OLD   SAYBROOK   ZONING   COMMISSION—

TOWN   OF   OLD   SAYBROOK,   CONNECTICUT

Amendment of Zoning Regulations   (Definitions)
Proposed:   8/30/87

## SECTION 9 – DEFINITIONS

A.   With reference to SECTION 9 – DEFINITIONS,   a) delete Paragraph numbers 9.2
through 9.34, leaving the words defined without numbers but in alphabetical
order, b) under existing Par. 9.9 Home Occupation, change Paragraph numbers
9.9.1, 9.9.2 and 9.9.3 to be "a., b. and c." respectfully and c) elsewhere in
the Regulations, change any and all Paragraph references to 9.2 through 9.34
to be 9.1.

B.   Under Par. 9.1 General, add the following definitions of "Coverage, Buildings
and Structures" and "Coverage, Total":

Coverage, Buildings and Structures:   The ground coverage of a building or
structure is measured from the outermost edge of the building or structure,
projected to nadir, but excluding any architectural projections of the type
that are permitted to extend into the area required for setback from a
street line, property line or Residential District Boundary Line and also
excluding buildings and structures that are completely below the finished
grade of the lot.

Coverage, Total:   Total ground coverage on a lot consists of the aggregate
ground coverage of all buildings and structures, outside storage areas and
all areas of off-street parking and loading spaces and access aisles and
circulation driveways but excluding pedestrian sidewalks, ornamental plazas
and terraces, signs and landscaped islands within parking areas.

C.   Under Par. 9.1 General, amend "height" to read as follows:

### Existing

Height:   In measuring the height of a building or other structure to
determine compliance with maximum height provisions, measurements shall
be taken from the average ground level within 10 feet of the building or
structure to the level of the highest roof of the building or highest
feature of the structure.

### Proposed

Height:   In measuring the height of a building, or part thereof, or
other structure to determine compliance with the maximum height pro-
visions, measurement shall be taken from the average level of the
highest roof of the building or part thereof and from the highest
feature of a structure to a "ground elevation datum" consisting of
the average elevation of the finished grade of the lot within 10
feet of and around the perimeter of the building, or such part

thereof, or structure. A separate ground elevation datum is applicable to each building, or part thereof having a separate roof, and to each structure on a lot. When any two (2) buildings having different ground elevation datum are interconnected, such as by common areas, other floor area or other architectural features or structures, the ground elevation datum applicable to the interconnection feature or structure is the same as the building having the lower ground elevation datum.

D.   Under Par. 9.1 <u>General</u>, amend the definition of "Story, ½" to read as follows:

<u>Existing</u>

<u>Story, ½</u>:  For the purpose of determining the number of stories in a building, a "½" story shall mean the highest most story of the building, and having a stairway access located within the walls of the building and having a floor area, with a ceiling height of at least seven (7) feet, equal to no more than 50% of the floor area of the floor next below.

<u>Proposed</u>

<u>Story, ½</u>:  For the purpose of determining the number of stories in a building, a "½" story means the highest most story of the building, having a stairway access located within the walls of the building, and having a floor area equal to no more than 50% of the floor area of the floor next below.


SECTION 51 - SITE PLANS

E.   Amend Par. 51.15 <u>Total Ground Coverage</u> to read as follows, with no change in the standards specified for particular districts:

<u>Existing</u>

51.15   <u>Total Ground Coverage</u>:  The total ground coverage by buildings and other structures, outside storage and paving shall be limited in extent on any lot in specified districts as follows:  ... .

<u>Proposed</u>

51.15   <u>Total Ground Coverage</u>:  The total ground coverage on any lot in specified districts shall not exceed the following:  ... .