



## ADOPTION

### 1973

#### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
October 15, 1973	Administrative	ADD: Rules for Submission for Policy #1

#### MAP AMENDMENT

EFFECTIVE DATE	DISTRICT/ZONE	LOCATION
April 23, 1973		Zoning Map of the Town of Old Saybrook, Conn.
April 23, 1973	Route 1	Supplementary Map No. 1
September 4, 1973	Route 1	Supplementary Map No. 1
	Riverfront	Supplementary Map No. 4

## AMENDMENTS

### 1974

#### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
December 16, 1974	32.2.2	ADD: auto <i>uses</i> in Shopping Center B-2 District
December 16, 1974	32.3.2	ADD: auto <i>uses</i> in Shopping Center B-2 District
December 16, 1974	53.6.2	ADD: auto <i>uses</i> in Shopping Center B-2 District
December 16, 1974	53.6.2 d.	ADD: auto <i>uses</i> in Shopping Center B-2 District

#### MAP AMENDMENT

EFFECTIVE DATE	DISTRICT/ZONE	LOCATION
February 25, 1974	MCL → A	Map 49 / Lot 4
December 2, 1974	B-3 → B-2	Map 57 / Lot 32-1

### 1975

#### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
January 31, 1975	51.9	ADD: subsurface sewage disposal systems
June 26, 1975	4.3	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	6.1.4	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	7.3	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	7.4.9	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	7.5.2	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	8.2	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	9	DEFINE: Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	22.6.3 a.	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	23.6.2 a.	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	24.6.2 a.	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	25.6.2 a.	Connecticut River <i>Gateway Conservation Zone</i>

June 26, 1975	41.4	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	41.6.2 a.	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	51.3	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	51.16	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	52.4	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	52.7.8	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	53.4	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	65.2	Connecticut River <i>Gateway Conservation Zone</i>
June 26, 1975	65.6.13	Connecticut River <i>Gateway Conservation Zone</i>

## MAP AMENDMENT

EFFECTIVE DATE	DISTRICT	LOCATION
June 26, 1975	B-3 → AAA	Middlesex Turnpike at Rt. 9

## 1976

## REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
March 1, 1976	72.4	AMEND
March 1, 1976	72.4.1 – 72.4.5	DELETE
March 1, 1976	64.8	AMEND: inspection fee
May 1, 1976	55.2	REVISE: Definitions
May 1, 1976	55.6.2 – 55.6.4	AMEND: Definitions
June 15, 1976	8.2.1	AMEND: Definitions
June 15, 1976	8.12	ADD: minimum <i>building</i> size
June 15, 1976	34.1.4	DELETE: indoor <i>restaurant</i>
June 15, 1976	34.2.2	ADD: indoor <i>restaurant</i> & food svc. establishment
June 15, 1976	51.2.5	ADD: Modification of Submission
June 15, 1976	55.5 b.	AMEND

## MAP AMENDMENT

EFFECTIVE DATE	DISTRICT	LOCATION
September 23, 1976	I-1 → A	Map 28 / Lots 28
September 23, 1976	I-1 → A	Map 28 / Lots 29
September 23, 1976	I-1 → A	Map 28 / Lots 30

## 1977

## REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
June 15, 1977	7.4.8	DELETE
June 15, 1977	8.13	AMEND
June 15, 1977	10.6.2	DELETE
June 15, 1977	31.1.14	DELETE
June 15, 1977	32.3.1	ADD: convalescent homes, hospitals, and sanatoria
June 15, 1977	51.2.2 – 51.2.3	AMEND: number of copies of plans required
June 15, 1977	52.3.2	ADD: Section 51
June 15, 1977	51.12.3	AMEND: conforming to requirements of Section 62
June 15, 1977	55.5	AMEND: condominium development



June 15, 1977	53.6.2 d.	DELETE: including damaged vehicles
June 15, 1977	55.6.3	AMEND: <i>dwelling unit</i> specifications
June 15, 1977	55.6.4	ADD: <i>setbacks</i>
June 15, 1977	55.6.6	ADD: bonding
June 15, 1977	62.7.4	ADD: parking <i>setbacks</i>
June 15, 1977	63.5.3 e.	ADD: no <i>sign</i> painted on the wall of the <i>building</i>
June 15, 1977	72.4.6	DELETE
June 15, 1977	74.2	ADD: Administrative Policy No. 1

## MAP AMENDMENT

EFFECTIVE DATE	DISTRICT/ZONE	LOCATION
August 9, 1977	B-4 → A	

## 1978

EFFECTIVE DATE	SECTION	DESCRIPTION
June 15, 1978	6.1.5	ADD: <i>Gateway Consvr. Zone</i> & comm'l tree removal
June 15, 1978	7.4.10	ADD: special <i>setbacks</i> from <i>wetlands</i>
June 15, 1978	8.6	ADD: home application and application for permit
June 15, 1978	8.12	ADD: minimum <i>building</i> size
June 15, 1978	9	ADD: <i>lot area and shape</i>
June 15, 1978	9.33	ADD
June 15, 1978	32.2.3	ADD: heliports
June 15, 1978	34.2.3	ADD: heliports
June 15, 1978	35.2.8	ADD & RENUMBER: special exception <i>uses</i>
June 15, 1978	41.2	ADD: special exception <i>uses</i>
June 15, 1978	42.2	ADD: special exception <i>uses</i>
June 15, 1978	51.10	ADD: <i>wetlands</i>
June 15, 1978	52.7.9	ADD: heliports
June 15, 1978	62.7.4	ADD: parking <i>setbacks</i>
June 15, 1978	63.7.1	AMEND: periods of time for special events
June 29, 1978	4.2 – 4.2.2	ADD: Flood Plain Management
June 29, 1978	8.2.1	AMEND: site plan
June 29, 1978	8.11	AMEND: minimum floor elevation
June 29, 1978	54	ADD: flood plain management
June 29, 1978	65.4	ADD: flood plain mgmt. and mobile home location
June 29, 1978	71.3	ADD: flood plain mgmt. and the Board of Appeals
June 29, 1978	72.2.6	ADD: Flood Plain <i>Zone</i>

## 1979

EFFECTIVE DATE	SECTION	DESCRIPTION
July 10, 1979	8.3	ADD: indoor <i>restaurant</i>
July 10, 1979	31.1.4	DELETE
July 10, 1979	31.2	ADD: special exception <i>uses</i>
July 10, 1979	31.2.1	ADD: indoor <i>restaurant</i> /special exception <i>uses</i>
July 10, 1979	31.3 – 31.8	RENUMBER
July 10, 1979	32.1.4	DELETE
July 10, 1979	32.2.4	ADD: indoor <i>restaurant</i> , food/bvge. estab.

## AMENDMENTS

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July 10, 1979	34.1.4	DELETE
July 10, 1979	34.2.2	AMEND: indoor <i>restaurant</i> , food/bvge. estab.
July 10, 1979	41.1.6	DELETE
July 10, 1979	41.2.2	ADD: indoor <i>restaurant</i>
September 18, 1979	8.12.1	AMEND: <i>dwellings</i> for elderly, handicapped persons
September 18, 1979	24.2.5	AMEND: <i>dwellings</i> for elderly, handicapped persons
September 18, 1979	62.3.1	AMEND: <i>dwellings</i> for elderly, handicapped persons
September 18, 1979	52.7.10	ADD: <i>dwellings</i> for elderly, handicapped persons
October 2, 1979	8.2.1	AMEND: site plan
October 2, 1979	51.16	AMEND: <i>Soil Erosion &amp; Sediment Control</i>
October 2, 1979	55.2.2	ADD: condominium <i>district</i>
October 2, 1979	55.3.1	AMEND: number of Class-A survey map
October 2, 1979	55.3.2	AMEND: number of site plans
October 2, 1979	55.3.3	AMEND: architectural plans
October 2, 1979	55.4	AMEND: procedure
October 2, 1979	55.5	AMEND: approval
October 2, 1979	55.6.1 – 55.6.4	AMEND: <i>open space</i>

### MAP AMENDMENT

EFFECTIVE DATE	DISTRICT/ZONE	LOCATION
June 12, 1979	I-1 → AA-1	Map 35 / Lot 8
August 14, 1979	A → B-2	Map 29 / Lot 17
August 14, 1979		Map 29 / Lot 35

## 1980

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
January 29, 1980	35.2.3	ADD: marine research laboratories
January 29, 1980	35.2.4 – 35.2.10	RENUMBER
January 29, 1980	36.2.2	ADD: marine research laboratories
January 29, 1980	36.2.3.1	RENUMBER
January 29, 1980	36.2.4 – 36.2.8	RENUMBER
January 29, 1980	52.7.11	ADD: marine research laboratories
February 22, 1980	7.4.10	ADD: special <i>setbacks</i> from <i>wetlands</i>
February 22, 1980	24.3	AMEND: minimum <i>lot</i> area
February 22, 1980	35.1.8	AMEND: <i>signs</i> as provided in Section 63
February 22, 1980	36.1.7	AMEND: repair/servicing of <i>boats</i>
February 22, 1980	51.2.4	AMEND: <i>Soil Erosion &amp; Sediment Control Plan</i>
February 22, 1980	52.3.4	AMEND: modification of submission
February 22, 1980	72.3	AMEND: Coastal Harbor Management Act
February 22, 1980	72.3.2	ADD: Coastal Harbor Management Act
February 22, 1980	72.2.6	ADD: Flood Plain <i>Zone</i>
February 22, 1980	72.2.7	RENUMBER
March 12, 1980	7.3	AMEND: <i>Gateway Conservation Zone</i>
March 12, 1980	10.6.2	AMEND: change in <i>nonconforming use</i>



March 12, 1980	21.2.14	ADD: towers for standard broadcasting radio stations
March 12, 1980	21.2.15	RENUMBER
March 12, 1980	57.2.12	ADD: radio towers

## 1981

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
September 30, 1981	6.1.3	AMEND: <i>amusement</i> machines or <i>devices</i>

## 1982

### REGULATION AMENDMENT

EFFECTIVE DATE	DISTRICT	LOCATION
October 15, 1982	Saybrook Point	Supplementary Map No. 2

## 1983

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
January 29, 1983	4.1	AMEND: Saybrook Point
January 29, 1983	4.4	ADD: Saybrook Point <i>district</i>
January 29, 1983	5.1	AMEND: Supplementary Maps
January 29, 1983	7.49	AMEND: section (b) <i>uses</i> permitted add'l sections
January 29, 1983	37	ADD: Saybrook Point <i>District</i>
January 29, 1983	51.13	AMEND: section i. SP-2 25%
January 29, 1983	51.18	ADD: Saybrook Point <i>District</i>
January 29, 1983	63.5.6	ADD: Saybrook Point <i>District</i>
January 29, 1983	63.5.7	RENUMBER
September 21, 1983	5.1	AMEND: Supplementary Maps
September 21, 1983	35	AMEND: Purpose of Marine Commercial MC District
September 21, 1983	51.5.2	AMEND: circulation
September 21, 1983	51.8	AMEND: drainage
September 21, 1983	51.9. A.	ADD: Hazardous Materials and Waste
September 21, 1983	51.13	AMEND: <i>outside storage</i> areas identified on site plan
September 21, 1983	51.16	AMEND: <i>soil erosion &amp; sediment control</i> on site plan
September 21, 1983	51.18	ADD: Marine Commercial <i>District</i>
September 21, 1983	62.3.11	AMEND: other <i>uses</i>
September 21, 1983	62.3.12	AMEND: Marinas
September 21, 1983	62.3.13	RENUMBER
September 21, 1983	63.5.5	AMEND: MC District <i>sign</i> regulations
September 21, 1983	72.2.7	ADD: 100' distance from <i>wetlands</i>
September 21, 1983	72.2.8	AMEND & RENUMBER
September 21, 1983	72.3.2	AMEND: Applications for special exception

## MAP AMENDMENT

EFFECTIVE DATE	DISTRICT/ZONE	LOCATION
January 29, 1983	→ SP-1	Map 24 / Lot 41 (Supplementary Map No. 2)
January 29, 1983		Map 24 / Lot 48 (Supplementary Map No. 2)
January 29, 1983		Map 24 / 54 (Supplementary Map No. 2)
January 29, 1983		Map 24 / 55 pt. (Supplementary Map No. 2)
January 29, 1983		Map 24 / 56 (Supplementary Map No. 2)
January 29, 1983		Map 24 / Lot 42-1 (Supplementary Map No. 2)
January 29, 1983		Map 24 / Lot 42 (Supplementary Map No. 2)
January 29, 1983		Map 24 / Lot 43 (Supplementary Map No. 2)
January 29, 1983		Map 24 / Lot 44 (Supplementary Map No. 2)
January 29, 1983		Map 24 / Lot 45 (Supplementary Map No. 2)
January 29, 1983		Map 24 / Lot 46 (Supplementary Map No. 2)
January 29, 1983		Map 24 / Lot 47 (Supplementary Map No. 2)
January 29, 1983		Map 32 / Lot 42-2 (Supplementary Map No. 2)
April 18, 1983	North Cove	Supplementary Map No. 3
April 18, 1983	Ferry Point	Supplementary Map No. 5
May 13, 1983	North Cove	Supplementary Map Nos. 3
May 13, 1983	Riverfront	Supplementary Map Nos. 4
May 13, 1983	Ferry Point	Supplementary Map Nos. 5
May 27, 1983	North Cove	Supplementary Map Nos. 3
May 27, 1983	Riverfront	Supplementary Map Nos. 4
May 27, 1983	Ferry Point	Supplementary Map Nos. 5
September 21, 1983	MCL → MC	
September 21, 1983	MCL → A	
September 21, 1983	A → MC	
September 21, 1983	A → MC-2	
October 12, 1983	B-1 → A	Map 37 / Lot 56
October 12, 1983	B-1 → A	Map 37 / Lot 60
October 12, 1983	B-1 → A	Map 40 / Lot 61 pt.

## 1984

## REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
June 16, 1984	26	ADD: AA-3 District at Otter Cove & Watrous Point

## MAP AMENDMENT

EFFECTIVE DATE	DISTRICT/ZONE	LOCATION
February 6, 1984	B-2 → A	Map 59 / Lot 67
February 15, 1984	A → B-3	Map 28 / Lot 15
February 15, 1984	A → B-3	Map 28 / Lot 15-1
6/16/84 or 6/20/84	AA-1 → AA-3	Map 63 / Lot 65-3
6/16/84 or 6/20/84	AA-1 → AA-3	Map 63 / Lot 65-4
6/16/84 or 6/20/84	AA-1 → AA-3	Map 63 / Lot 65-5
6/16/84 or 6/20/84	AA-1 → AA-3	Map 69 / Lot 1
November 5, 1984	B-2 → AA-2	Map 58 / Lot 17 pt.





## 1985

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
March 18, 1985	8.14	ADD: accessory apartments
March 18, 1985	21.1.5	ADD: an apartment <i>dwelling unit</i>
March 18, 1985	21.1.6 – 21.1.8	RENUMBER
March 18, 1985	22.1.5	ADD: an apartment <i>dwelling unit</i>
March 18, 1985	22.1.6 – 21.1.8	RENUMBER
March 18, 1985	23.1.4	ADD: an apartment <i>dwelling unit</i>
March 18, 1985	23.1.5 – 23.1.8	RENUMBER
March 18, 1985	72.4.6	ADD: measurement and certification
April 25, 1985	34.2.4	ADD: convalescent homes
April 25, 1985	34.3.1	AMEND: hospitals and sanatoria
April 25, 1985	52.7.3	ADD: conditions for hospitals and sanatoria
July 1, 1985	37	ADD: <i>Aquifer</i> Protection
July 1, 1985	66	ADD: Soil Erosion and Sediment Control
July 1, 1985	37.8.1	AMEND: <i>dry storage</i>
October 28, 1985	41.2.3	ADD: Convalescent Homes
October 28, 1985		AMEND: Convalescent Homes
October 28, 1985	52.7.3a	AMEND: AAA/AA-1 Convalesc. Homes/Hospitals

### MAP AMENDMENT

EFFECTIVE DATE	DISTRICT/ZONE	LOCATION
July 1, 1985		<i>Aquifer</i> Protection Supplementary Map No. 6

## 1986

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
July 1, 1986	8.2.1r	ADD: required information on site plans
July 1, 1986	9	AMEND: <i>Story 1/2</i>
July 1, 1986	10.6.2	AMEND: conversion of seasonal residences
July 1, 1986	51.15	AMEND: enclosure
July 1, 1986	55.5	AMEND: public hearing
July 1, 1986	72.7	AMEND: approval and issuance of CZC
July 1, 1986	51.16	AMEND: landscaping to be provided
July 1, 1986	51.2.1	AMEND: additional Statement of <i>Use</i> requirements
July 1, 1986	51.2.5	ADD: Traffic Impact Report
July 1, 1986	51.6	ADD: Access and Circulation
July 1, 1986	51.7	ADD: Plan of Development
July 1, 1986	62.3.8	AMEND: hospitals (as separate <i>use</i> )
July 1, 1986	62.3.9	ADD: <i>hotels</i> and <i>motels</i> (as separate <i>uses</i> )
July 1, 1986	62.7.3	ADD: additional landscaping requirements
July 1, 1986	62.7.4	ADD: parking <i>setbacks</i>
July 1, 1986	66.4	AMEND: minimum SE&SC standards
July 1, 1986	72.9	AMEND: additional CZC requirements

## MAP AMENDMENT

EFFECTIVE DATE	DISTRICT/ZONE	LOCATION
July 1, 1986	I-1 → A	Map 53

## 1987

## REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
April 7, 1987	51.14.3	ADD: landscaping SP-1, SP-3, MC and I <i>Districts</i>
April 7, 1987	62.7.4	ADD: parking <i>setbacks</i> in SP-1, -2 and -3 <i>Districts</i>
November 23, 1987	8.8.2a	AMEND: farms and property area
December 28, 1987	9	DELETE: paragraph numbers; ADD: Coverage, <i>Building/Structure</i> ; Coverage, Total; AMEND: Total ground coverage

## 1988

## REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
March 28, 1988	55.1	AMEND: portion of AA- (Ragged Rock) standards
March 28, 1988	55.6.1	AMEND: portion of AA- (Ragged Rock) standards
April 25, 1988	8.3	ADD: additional standards
	33.2.3	AMEND: food service customers in motor vehicles
August 24, 1988	7.4.10	DELETE: setback from <i>wetlands</i>

## MAP AMENDMENT

EFFECTIVE DATE	DISTRICT/ZONE	LOCATION
February 15, 1988	I-1 → A	Map 49 / Lot 12
March 28, 1988	AA-2 → PRD	
June 24, 1988	A → B-2	Map 29 / Lot 12 pt.
June 24, 1988	A → B-2	Map 29 / Lot 13
June 24, 1988	A → B-2	Map 29 / Lot 14
June 24, 1988	A → B-2	Map 29 / Lot 15
June 24, 1988	A → B-2	Map 29 / Lot 16
June 24, 1988	A → B-2	Map 29 / Lot 36 pt.

## 1989

## REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
January 30, 1989	24.2.6	RENUMBER
January 30, 1989	24.2.6	ADD: <i>Residential life care facility</i>
January 30, 1989	52.7.1	ADD: Special Standards
January 30, 1989	62.3.1	AMEND: required number of parking spaces
April 27, 1989	8.3	AMEND: Take-out window as SPECEX
	33.2.3	AMEND: permit Take-Out Window





October 2, 1989	24.6.2a	AMEND: "on <i>lots</i> in the <i>Gateway Conservation Zone</i> – 15%"
December 4, 1989	9	AMEND: <i>Lot Area, Shape, Cvrgr. Buildings/Structures</i>

### MAP AMENDMENT

EFFECTIVE DATE	DISTRICT/ZONE	LOCATION
May 30, 1989	A → B-2	Map 29 / Lot 37

## 1990

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
August 21, 1990	26.3	Min. <i>Lot Area</i> amended from 80,000 to 87,120 s.f.
October 1, 1990	8.14.2	AMEND: non-profit corp. as non-res. <i>dwelling</i> owner
October 1, 1990	9	DEFINE: <i>Non-profit corporation</i>

### MAP AMENDMENT

EFFECTIVE DATE	DISTRICT/ZONE	LOCATION
December 12, 1990	B-4 → A	Map 17 / Lot 5 pt. \

## 1991

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
October 1, 1991	64.8	AMEND: Inspection Fee amended
October 1, 1991	72.4	AMEND: fees
October 1, 1991	72.4.1 – 72.4.9	DELETE
October 1, 1991		Admin. Policy #1 AMEND: fees

## 1993

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
November 10, 1993	9.1	DEFINE: <i>Bed &amp; breakfast transient lodging</i>
November 10, 1993	23.2.1	ADD: Special Exception <i>Uses</i> – <i>Bed &amp; breakfast</i>
November 10, 1993	24.2.1	ADD: Special Exception <i>Uses</i> – <i>Bed &amp; breakfast</i>
November 10, 1993	32.2.5	ADD: Special Exception <i>Uses</i> – <i>Bed &amp; breakfast</i>
November 10, 1993	52.7.13	ADD: special standards for <i>Bed &amp; breakfast</i>

### MAP AMENDMENT

EFFECTIVE DATE	DISTRICT/ZONE	LOCATION
May 28, 1993	B-4 → B-3	Map 42 / Lots 30
May 28, 1993 B-4	B-3	Map 42 / Lot 30-1

## 1995

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
January 1, 1995	62	ADD: criteria for parking, loading, access, circulation
January 1, 1995	63	ADD: req. for landscaping, screening, buffer area
January 1, 1995	63	DEFINE: <i>gross floor area</i> in regard to parking calc.
April 13, 1995	7.21	ADD: MABL on each <i>building lot</i> created
April 13, 1995	8.2.1	AMEND: requirements for Plot Plan submissions
April 13, 1995	31.1	ADD: Floor area thresholds for Special Exceptions
April 13, 1995	32.1	ADD: Floor area thresholds for Special Exceptions
April 13, 1995	33.1	ADD: Floor area thresholds for Special Exceptions
April 13, 1995	34.1	ADD: Floor area thresholds for Special Exceptions
April 13, 1995	35.1	ADD: Floor area thresholds for Special Exceptions
April 13, 1995	37.1	ADD: Floor area thresholds for Special Exceptions
April 13, 1995	41.1	ADD: Floor area thresholds for Special Exceptions
April 13, 1995	51	AMEND: requirements for Site Plan submissions
April 13, 1995	51.2.1 A-F	RENUMBER and RELOCATE: to Section 8
April 13, 1995	52.2.1	ADD: Waiver of Site Plan Info. req.
April 13, 1995	52.2.2	ADD: Partial Waiver of Site Plan Info. req.
May 16, 1995	9	DEFINE: <i>Partially nude utility; Principal activity; Adult personal service business; Adult novelty business; Adult motion picture theatre; Adult mini-motion picture theatre; Adult bookstore; Adult cabaret; Adult entertainment business; Principal activity; Trailer, commercial; Construction/office, trailer; Storage, trailer; Tent, trailer; Travel, trailer; Utility, trailer</i>
May 16, 1995	34.2	AMEND: <i>Adult entertainment business</i> by SPECEX
May 16, 1995	52.7.15	ADD: Special Exception, establishing standards for <i>adult entertainment businesses</i> , including procedural and informational requirements
May 30, 1995	9	AMEND: <i>Boat with or without hauling trailer; Mobile manufacturing home; Motorized camper; Pick-up coach or pick-up camper</i>
May 30, 1995	66	AMEND: standards and procedures for trailers

## 1996

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
October 7, 1996		Admin. Policy #2 Fees for technical assistance

### MAP AMENDMENT

EFFECTIVE DATE	DISTRICT	LOCATION
February 26 1996	B-2 → AA-1	Map 58 / Lot 38



## 1997

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
December 10, 1997	7	ADD: <i>Telecommunication Facilities</i> and Non-Commercial Airway Communication equipment
December 10, 1997	8	ADD: <i>Telecommunication Facilities</i> and Non-Commercial Airway Communication equipment
December 10, 1997	9	ADD: <i>Telecommunication Facilities</i> and Non-Commercial Airway Communication equipment
December 10, 1997	67	ADD: <i>Telecommunication Facilities</i> and Non-Commercial Airway Communication equipment

## 1998

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
June 15, 1998	51	AMEND: ARB prior to formal application to the ZC
June 30, 1998	52	ADD: referral of Special Exceptions to ARB
November 16, 1998	64.4.1	ADD: Municipal events <i>signage</i>
December 30, 1998	9	DEFINE: <i>Assisted living unit &amp; Residential life care facility</i>
December 30, 1998	52.7.13	AMEND: <i>Residential life care facility</i>
December 30, 1998	62.3.21	AMEND: Non-Resid'l Uses: <i>Resid'l life care facility</i>

## 1999

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
August 16, 1999	9	DEFINE: <i>Attic; Floor area; Height; Story, One-half (1/2); Story</i>
August 23, 1999	55.1	PROHIBIT: PRDs in Cornfield Point

### MAP AMENDMENT

EFFECTIVE DATE	DISTRICT/ZONE	LOCATION
August 23, 1999	PRD → part A	Cornfield Point

## 2000

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
January 3, 2000	Resolution 99-01	Interpretation of Definitions regarding coverage
February 18, 2000	9	DEFINE: Private country club
February 18, 2000	21	AMEND: permit Private country club
February 18, 2000	22	AMEND: permit Private country club
February 18, 2000	26	AMEND: permit Private country club
February 18, 2000	52	AMEND: special standards for Private country club
February 18, 2000	62.3.2 S.	AMEND: Off-street Parking and Loading, Access and Circulation for Private country club
March 10, 2000	4	AMEND: substitute PRD for condominium

March 10, 2000	37	AMEND: substitute PRD for condominium
March 10, 2000	55	AMEND: substitute PRD for condominium
July 14, 2000	7.2.1	ADD: set forth requirements MABL

## MAP AMENDMENT

EFFECTIVE DATE	DISTRICT/ZONE	LOCATION
August 23, 1999	A → SP-3	Saybrook Point

## 2001

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
June 14, 2001	11	PROHIBIT: <i>Billboards</i>

## MAP AMENDMENT

EFFECTIVE DATE	DISTRICT/ZONE	LOCATION
May 1, 2001	I-1 → B-3	Map 44 / Lot 17
May 1, 2001	I-1 → B-3	Map 44 / Lot 18
May 1, 2001	I-1 → B-3	Map 44 / Lot 19
May 1, 2001	I-1 → B-3	Map 44 / Lot 20
May 1, 2001	I-1 → B-3	Map 44 / Lot 21-1
May 1, 2001	I-1 → B-3	Map 44 / Lot 21-2
May 1, 2001	I-1 → B-3	Map 44 / Lot 21-3
May 1, 2001	I-1 → B-3	Map 44 / Lot 22
May 1, 2001	I-1 → B-3	Map 44 / Lot 23
May 1, 2001	I-1 → B-3	Map 44 / Lot 24
May 1, 2001	I-1 → B-3	Map 44 / Lot 24-1

## 2002

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
July 26, 2002	9	DEFINE: <i>Accessory building or structure; Building/Structure Coverage; Bulk; Deck; District; Floor area; Gross; Floor area ratio; Inland wetland; Tidal wetland; Total lot coverage; Water-dependent uses; Zone</i> AMEND: <i>Accessory use; Building; Driveway; Gross floor area; Lot; Lot coverage; Parcel; Paved area; Principal use; Setback from street; Setback from other property line; Street; Structure; Wetland;</i>
August 1, 2002	31.0	ADD/AMEND: Purpose of non-residential <i>district</i>
August 1, 2002	32.0	ADD/AMEND: Purpose of non-residential <i>district</i>
August 1, 2002	33.0	ADD/AMEND: Purpose of non-residential <i>district</i>
August 1, 2002	34.0	ADD/AMEND: Purpose of non-residential <i>district</i>
August 1, 2002	35.0	ADD/AMEND: Purpose of non-residential <i>district</i>
August 1, 2002	36.0	ADD/AMEND: Purpose of non-residential <i>district</i>
August 1, 2002	37.0	ADD/AMEND: Purpose of non-residential <i>district</i>
August 1, 2002	38.0	ADD/AMEND: Purpose of non-residential <i>district</i>
August 1, 2002	41.0	ADD/AMEND: Purpose of non-residential <i>district</i>



## MAP AMENDMENT

EFFECTIVE DATE	DISTRICT	LOCATION
November 4, 2002	A → PRD	Map 25 / Lot 1

## 2003

EFFECTIVE DATE	SECTION	DESCRIPTION
July 7, 2003	41.1.2	ADD: health/physical fitness facilities
September 15, 2003	4.1	ADD: Residence Conservation C <i>District</i>
September 15, 2003	27	ADD: Residence Conservation C <i>District</i>
September 15, 2003	55.1	ADD/AMEND: PRD is a <i>zone</i>
September 15, 2003	55.2	DEFINE/AMEND: PRD
September 15, 2003	55.3	ADD/AMEND: Application for PRD
September 15, 2003	55.3.1	DELETE: seepage test holes/deep test pits location
September 15, 2003	55.3.3	ADD/AMEND: architectural plans
September 15, 2003	55.3.5	RENUMBER: "Management" to 55.3.7
September 15, 2003	55.3.6	ADD: Protection of Surface and Ground Water
September 15, 2003	55.4	ADD: Procedure
September 15, 2003	55.5	DELETE: Approval
September 15, 2003		55.5.2 ADD/AMEND: Timing and Staging
September 15, 2003	55.5.4	ADD: Bond to include PRD
September 15, 2003	55.6	ADD: Standards
September 15, 2003	55.6.1	ADD: <i>Lot Area</i>
September 15, 2003	55.3.2	ADD: <i>Dwelling units</i>
September 15, 2003	55.6.4	ADD: <i>Setbacks</i>
September 15, 2003	55.6.5	ADD: Utilities
September 15, 2003	55.6.6	ADD/AMEND: Paving and <i>Sidewalks</i>
September 15, 2003	55.6.7	ADD: Method of Ownership
September 15, 2003	55.6.8	ADD: <i>Open space</i>
September 15, 2003	55.6.9	ADD/AMEND: Supporting Services
September 15, 2003	56.1	ADD: General
September 15, 2003	56.2	ADD: Purpose
September 15, 2003	56.3.1	ADD/AMEND: Conceptual Plan
September 15, 2003	56.3.2	ADD: Efficient presentation
September 15, 2003	56.3.3	ADD/AMEND: Preliminary <i>open space</i> plan
September 15, 2003	56.3.4	ADD: Letter C, sewage disposal
September 15, 2003	56.4	ADD: Initial procedure
September 15, 2003	56.6.2	ADD/AMEND: Number of <i>lots</i>
September 15, 2003	56.6.3	ADD/AMEND: <i>Lot area, shape and frontage; Building, bulk and coverage</i>
September 15, 2003	56.6.4	ADD/AMEND: Water supply/sewage disposal plans
September 15, 2003	56.6.5	ADD: <i>Open space</i> for AA-1 <i>Open Space</i> Subdivisions
September 15, 2003	56.6.6	ADD: <i>Open space</i> land
September 15, 2003	56.6.7	ADD: Permitted <i>uses</i>
September 15, 2003	56.6.9	ADD: Conflicting Provisions

## MAP AMENDMENT

EFFECTIVE DATE	DISTRICT/ZONE	LOCATION
October 7, 2003	A → PRD	Map 22 / Lot 22-1

## 2004

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
April 30, 2004	55.2	AMEND: <i>Age restricted</i>
April 30, 2004	55.6.2	AMEND: age restriction, change <i>bedrooms</i> per acre
April 30, 2004	55.6.3	ADD: <i>setbacks</i> in <i>age restricted development</i>
April 30, 2004	55.6.4	ADD: <i>open space</i> in Res. A, AA-2 and SP-3 <i>Districts</i>
May 17, 2004	56.6.3a/b	AMEND: reduce <i>lot</i> area, reduce min. dim. of square
May 17, 2004	56.6.3	AMEND: reduce width along <i>building</i>
July 7, 2004	7.4.8	AMEND: reduce side and rear <i>setbacks</i> for <i>accessory structures</i> >120 s.f. by 1/2 on non-conforming <i>lots</i>
July 7, 2004	7.4.10	PROHIBIT: activities within 50' of <i>tidal wetlands</i>
July 7, 2004	9	DEFINE: <i>Structure</i> to exempt <i>decks</i> > 6" from existing grade and to exclude handicapped ramps
July 7, 2004	10.11	DEFINE: <i>Special Flood Hazard Area</i>
July 7, 2004	21.5.5d	ADD: <i>height</i> of <i>accessory structure</i>
July 7, 2004	22.5.5d	ADD: <i>height</i> of <i>accessory structure</i>
July 7, 2004	23.5.5d	ADD: <i>height</i> of <i>accessory structure</i>
July 7, 2004	24.5.5d	ADD: <i>height</i> of <i>accessory structure</i>
July 7, 2004	25.5.5d	ADD: <i>height</i> of <i>accessory structure</i>
July 7, 2004	26.5.5d	ADD: <i>height</i> of <i>accessory structure</i>
July 7, 2004	27.5.5d	ADD: <i>height</i> of <i>accessory structure</i>
July 7, 2004	64.5.2c	AMEND: maintain uniformity; one <i>sign</i> /tenant/wall
July 7, 2004	64.5.2d	AMEND: maintain uniformity; one <i>sign</i> /tenant/wall
July 7, 2004	64.5.5	AMEND: maintain uniformity; one <i>sign</i> /tenant/wall
July 7, 2004	72.7.5	ADD: mandatory <i>Special Flood Hazard Area</i> review
September 7, 2004	52.7.2	DELETE: 5-yr renewal day nursery in bus. <i>districts</i>

### MAP AMENDMENT

EFFECTIVE DATE	DISTRICT/ZONE	LOCATION
April 30, 2004	A → PRD	Map 45 / Lot 15
April 30, 2004	A → PRD	Map 55 / Lots 56 & 61
April 30, 2004	AAA & A-1 → C	Map XX / Lots 6, 13, 15, 17, 18
November 1, 2004	A → PRD	Map 49 / Lot 12
November 1, 2004	A → PRD	Map 49/Lot 12-2
November 15, 2004	B-2 → B-1	Map 40 / Lot 1

## 2005

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
April 18, 2005	8.22	ADD: drive-through pharmacies/banks in B-2 & B-4
April 18, 2005	9	DEFINE: <i>Drive-through window</i> ; <i>Drive-through substation</i>
April 18, 2005	62.6.3	AMEND: permit off site parking for municipal <i>uses</i>
August 1, 2005	56.5	AMEND: 6 mos. period to 1-yr. with 1-yr. extension
November 1, 2005	63.5.1	AMEND: buffer widths for PRDs
November 4, 2005	55.6.1	AMEND: permit PRDs of 2.5 ac. w/n 500' of B-1
November 4, 2005	55.6.3	AMEND: 2nd-flr. <i>dwelling units</i> in existing <i>structure</i>





November 4, 2005 55.6.4  
November 4, 2005 31.6.4

AMEND: PRD *dwelling units/setbacks* for B-1  
AMEND: Residence boundary line *setback* for PRDs

## 2006

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
April 10, 2006	56.1	ADD: permit <i>Open Space</i> Subdivisions in AAA
April 10, 2006	56.6.3	AMEND: wells in AAA <i>Open Space</i> Subdivisions
April 10, 2006	56.6.4	ADD: permit <i>Open Space</i> Subdivisions in AAA
April 10, 2006	56.6.7	ADD: <i>uses</i> within AAA <i>Open Space</i> Subdivisions
April 10, 2006	8.23	ADD: reduced <i>setbacks</i> in <i>pedestrian nodes</i>
April 10, 2006	9.1	DEFINE: <i>Pedestrian node</i>
April 10, 2006	31.2.3	AMEND: non-resid'l <i>structure</i> in <i>pedestrian node</i>
April 10, 2006	32.3.6	AMEND: non-resid'l <i>structure</i> in <i>pedestrian node</i>
April 10, 2006	33.2.17	AMEND: non-resid'l <i>structure</i> in <i>pedestrian node</i>
April 10, 2006	34.2.7	AMEND: non-resid'l <i>structure</i> in <i>pedestrian node</i>
April 20, 2006	53	DELETE: Section and transfer ZBA SPEX to ZC
April 20, 2006	52.1	DELETE: ZBA SPEX review; ADD: conversions of <i>dwellings</i> to two-family
April 20, 2006	52.7.18	ADD: automotive <i>uses</i>
August 28, 2006	4.2	AMEND: FP, PRD, and AP; ADD: GC, CAM
August 28, 2006	4.3	DELETE
August 28, 2006	4.4	RELOCATE: to new Section 59 CAM
August 28, 2006	6.1.4	RELOCATE: to new Section 58 GC
August 28, 2006	6.1.5	RELOCATE: to new Section 58 GC
August 28, 2006	7.3	DELETE
August 28, 2006	7.4.9	DELETE
August 28, 2006	7.5.2	DELETE
August 28, 2006	8.2.3	DELETE
August 28, 2006	8.21	DELETE
August 28, 2006	9.1	DEFINE: <i>Cupola</i> ; <i>Developed area</i> ( <i>Gateway Conservation Zone</i> ); <i>High tide line</i> ; <i>Height</i> ( <i>Gateway Conservation Zone</i> ); <i>Riparian</i> ; <i>Riparian area</i> ; <i>Riparian buffer area</i> ; <i>Shoreline flood &amp; erosion control</i> ; AMEND: <i>Connecticut River Gateway Zone</i> ; <i>Commercial tree cutting</i> ; <i>Height</i> ; <i>Non-commercial communications equipment</i>
December 4, 2006	9.1	AMEND: <i>Special Flood Hazard Area</i>

## 2008

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
February 19, 2008	4.2.3	AMEND: change <i>Zone</i> to Area
February 19, 2008	5.1.6	DELETE: Supplementary Map Number 6 (Aquifer Protection <i>Zone</i> )
February 19, 2008	9	DEFINE: <i>Aquifer protection area</i> ; DELETE: Primary recharge area, Secondary recharge area
February 19, 2008	57	DELETE: Section 57 Aquifer Protection <i>Zone</i>

## AMENDMENTS

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March 17, 2008	4.2	AMEND: re-format list of special zones
March 17, 2008	6.1	AMEND/REMOVE: <i>Amusement Device</i> to Sect. 53
March 17, 2008	6.2	DELETE: Performance Standards
March 17, 2008	6.3	DELETE: Parking and Loading
March 17, 2008	6.4	DELETE: Landscaping, Screening and Buffer Areas
March 17, 2008	8	REMOVE: (to Section 53) 8.3 <i>Restaurant</i> , Indoor; 8.4 Accessory Uses; 8.5 Professional Office in a <i>Dwelling Unit</i> ; 8.6 Home Occupation in a <i>Dwelling Unit</i> ; 8.7 Renting of Rooms; 8.8 Farm; 8.14 Accessory Apartment; 8.18 <i>Outside Storage</i> ; 8.22 Drive Through Window for Financial Institutions & Pharmacies; DELETE: 8.13 Liquor Establishment
March 17, 2008	9.1	DEFINE: <i>Amusement Device</i> ; <i>Kennel</i>
March 17, 2008	10.5	AMEND: Casualty
March 17, 2008	10.11	AMEND: Flood Plain Compliance
March 17, 2008	11.2	ADD: prohibition of A-frame <i>signs</i>
March 17, 2008	52.5	AMEND: Expiration of Special Exception
March 17, 2008	52.6.7	ADD: requirement to preserve character of house
March 17, 2008	52.7	REMOVE: (to Section 53) 52.7.1 <i>Roadside stand</i> ; 52.7.2 Day Nursery; 52.7.3 Convalescent Home & Hospital; 52.7.4 Club; 52.7.5 – Commercial <i>Kennel</i> and Stable; 52.7.6 Public Utility Station; 52.7.9 Heliport; 52.7.10 <i>Dwelling</i> for Elderly or Handicapped Persons; 52.7.11 Marine Research Laboratory; 52.7.12 Radio Tower; 52.7.13 <i>Residential Life Care Facility</i> ; 52.7.14 <i>Bed &amp; Breakfast Transient Lodging</i> ; 52.7.15 <i>Adult Entertainment Business</i> ; 52.7.16 Private Country Club; 52.7.18 Automotive Use
March 17, 2008	53	ADD: Accessory Apartment; <i>Accessory Use</i> ; <i>Adult Entertainment Business</i> ; Animal; Automotive Use; <i>Bed &amp; Breakfast Transient Lodging</i> ; Club; Commercial Kennel and Stable; Convalescent Home & Hospital; Day Nursery; Drive-through Window for Financial Institution & Pharmacy; Domestic Animal; <i>Dwelling</i> for Elderly or Handicapped Persons; Farm; Heliport; Home Occupation in a <i>Dwelling Unit</i> ; <i>Kennel</i> ; Livery and Boarding Stable; Livestock or poultry; Marine Research Laboratory; <i>Outside Storage</i> ; Private Country Club; Professional Office in a <i>Dwelling Unit</i> ; Public Utility Station; Radio Tower; Renting of Rooms; <i>Residential Life Care Facility</i> ; <i>Roadside stand</i> ; ADD: Schools; <i>Restaurant</i> , Outdoor Seating
March 17, 2008	54	DELETE: Section 54 Flood Plain Requirements
March 17, 2008	58	AMEND: replace Total Floor Area with <i>Gross Floor Area</i>
March 17, 2008	54.2.5	ADD: elevation of first finished floor in SFHA
March 17, 2008	64.3.	ADD: limit to <i>height</i> of <i>sign</i> posts; AMEND: require timers for <i>illuminated signs</i>



March 17, 2008	64.5	AMEND: reduce size of ground <i>signs</i> ; reduce <i>height</i> of ground <i>signs</i>
March 17, 2008	68	DELETE: Section 68 <i>Telecommunications Facilities</i>
March 17, 2008	72.5	AMEND: correct for staking of work by applicant
September 8, 2008	7.4	AMEND: shoreline flood & erosion control <i>structure</i> ; ADD: exemptions from <i>tidal wetland setback</i>
September 8, 2008	9	DEFINE: <i>Daycare; Deck; Restaurant, Fast Food; Restaurant, Full-service; Restaurant, Take-out; Roadside stand; Structure</i>
September 8, 2008	21.1	AMEND: clarify list of Permitted <i>Uses</i> ; ADD: <i>Roadside stand</i> , Keeping of livestock or poultry
September 8, 2008	21.2	AMEND: clarify list of Special Exception <i>Uses</i> ; RELOCATE: <i>Roadside stand</i> to 21.1.7; ADD: Agricultural nursery or greenhouse; <i>Open Space Subdivision</i>
September 8, 2008	21.7	AMEND: clarify Requirement for Plot Plan
September 8, 2008	21.8	AMEND: clarify Requirement for Site Plan
September 8, 2008	21.9	AMEND: clarify Requirement for Special Exception
September 8, 2008	22.1	AMEND: clarify list of Permitted <i>Uses</i> ; ADD: Keeping of livestock or poultry; <i>Roadside stand</i>
September 8, 2008	22.2	AMEND: clarify list of Special Exception <i>Uses</i> ; RELOCATE: <i>Roadside stand</i> to 22.1.7; ADD: Agricultural nursery or greenhouse; <i>Open Space Subdivision</i>
September 8, 2008	22.7	RELOCATE: <i>Open Space Subdivision</i> to 22.2.17; RENUMBER & AMEND: clarify Requirement for Plot Plan
September 8, 2008	22.8	RENUMBER & AMEND: clarify Requirement for Site Plan
September 8, 2008	22.9	RENUMBER & AMEND: clarify Requirement for Special Exception
September 8, 2008	23.1	AMEND: clarify list of Permitted <i>Uses</i> ; ADD: <i>Roadside stand</i> , Keeping of livestock or poultry
September 8, 2008	23.2	AMEND: clarify list of Special Exception <i>Uses</i> ; ADD: Agricultural nursery or greenhouse
September 8, 2008	23.7	AMEND: clarify Requirement for Plot Plan
September 8, 2008	23.8	AMEND: clarify Requirement for Site Plan
September 8, 2008	23.9	AMEND: clarify Requirement for Special Exception
September 8, 2008	24.1	AMEND: clarify list of Permitted <i>Uses</i> ; ADD: <i>Roadside stand</i> , Keeping of livestock or poultry
September 8, 2008	24.2	AMEND: clarify list of Special Exception <i>Uses</i> ; RELOCATE: <i>Roadside stand</i> to 24.1.7; ADD: Agricultural nursery or greenhouse
September 8, 2008	24.7	AMEND: clarify Requirement for Plot Plan
September 8, 2008	24.8	AMEND: clarify Requirement for Site Plan
September 8, 2008	24.9	AMEND: clarify Requirement for Special Exception
September 8, 2008	25.1	AMEND: clarify list of Permitted <i>Uses</i> ; ADD: Keeping of livestock or poultry

## AMENDMENTS

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September 8, 2008	25.2	AMEND: clarify list of Special Exception <i>Uses</i> ; ADD: Agricultural nursery or greenhouse
September 8, 2008	25.7	AMEND: clarify Requirement for Plot Plan
September 8, 2008	25.8	AMEND: clarify Requirement for Site Plan
September 8, 2008	25.9	AMEND: clarify Requirement for Special Exception
September 8, 2008	26.1	AMEND: clarify list of Permitted <i>Uses</i>
September 8, 2008	26.1.5	ADD: <i>Roadside stand</i>
September 8, 2008	26.1.8	ADD: Keeping of livestock or poultry
September 8, 2008	26.1.9	ADD: Boarding house or the renting of rooms
September 8, 2008	26.1.10	ADD: Accessory apartment
September 8, 2008	26.2	AMEND: clarify list of Special Exception <i>Uses</i>
September 8, 2008	26.2.5	Conversion of <i>dwelling</i> to contain 2 <i>dwelling units</i>
September 8, 2008	26.2.6	<i>Building</i> , use or facility of the Town of Old Saybrook
September 8, 2008	26.2.7	ADD: Agricultural nursery or greenhouse
September 8, 2008	26.2.8	ADD: <i>Daycare</i>
September 8, 2008	26.7	AMEND: clarify Requirement for Plot Plan
September 8, 2008	26.8	AMEND: clarify Requirement for Site Plan
September 8, 2008	26.9	AMEND: clarify Requirement for Special Exception
September 8, 2008	27.1	AMEND: clarify list of Permitted <i>Uses</i> ; DELETE: Family <i>daycare</i> home; ADD: <i>Roadside stand</i> ; Keeping of livestock or poultry
September 8, 2008	27.2	AMEND: clarify list of Special Exception <i>Uses</i> ; ADD: Daycare; Agricultural nursery or greenhouse; <i>Open Space</i> Subdivision
September 8, 2008	27.7	AMEND: clarify Requirement for Plot Plan
September 8, 2008	27.8	AMEND: clarify Requirement for Site Plan
September 8, 2008	27.9	AMEND: clarify Requirement for Special Exception
September 8, 2008	53	ADD: <i>Boarding house</i> ; <i>Daycare</i> ; <i>Renting of Rooms</i> ; DELETE: Day nursery
October 20, 2008	31.1	ADD: Non-residential <i>use</i> within <i>pedestrian node</i> provision from 31.2; RENUMBER & AMEND: clarify list of Permitted <i>Uses</i> ; RELOCATE: Place of worship or parish hall; school, college or university; educational, religious, philanthropic or charitable institution; membership club, lodge or community house to 31.2.6; DELETE: day nursery; water supply reservoir, well, tower, treatment facility or pump station; Railroad right-of-way or passenger station; off- <i>street</i> parking facility
October 20, 2008	31.2	AMEND: clarify list of Special Exception <i>Uses</i> ; RELOCATE: Non-residential use within <i>pedestrian</i> <i>node</i> provision to 31.1; ADD: <i>Daycare</i> ; Off- <i>street</i> parking; Place of worship or parish hall; School, college or university; Educational, religious, philanthropic or charitable institution; Membership club, lodge or community house; <i>Building</i> , <i>use</i> or facility of the Town of Old Saybrook



October 20, 2008	31.3	AMEND: clarify list of Prohibited <i>Uses</i> ; ADD: Conference facility
	31.6.5	ADD: Projection into <i>setback</i>
October 20, 2008	31.7	AMEND: clarify Requirement for Plot Plan
October 20, 2008	31.8	AMEND: clarify Requirement for Site Plan
October 20, 2008	31.9	AMEND: clarify Requirement for Special Exception
October 20, 2008	32.1	AMEND: clarify list of Permitted <i>Uses</i> ; RELOCATE: Place of worship or parish hall; school, college or university; educational, religious, philanthropic or charitable institution; membership club, lodge or community house; well, tower, treatment facility or pump station <i>Building, use</i> or facility of the Town
October 20, 2008	32.2;	ADD: conference center; <i>Park</i> , playground or <i>open space</i> land of the Town; DELETE: Undertaker's establishment; water supply reservoir, Railroad right- of-way or passenger station; off- <i>street</i> parking facility;
October 20, 2008	32.2	AMEND: clarify list of Special Exception <i>Uses</i> ; RELOCATE: Well, tower; treatment facility of pump station; <i>Building, use</i> or facility of the Town of Old Saybrook; ADD: Place of worship or parish hall; School, college or university; Educational, religious, philanthropic or charitable institution; Membership club, lodge or community house; Well, tower, treatment facility or pump station; <i>Building, use</i> or facility of the Town to 32.2 DELETE: Heliport;
October 20, 2008	32.3	AMEND: clarify list of Prohibited <i>Uses</i> ; ADD: Conference facility
October 20, 2008	32.7	AMEND: clarify Prohibited <i>Uses</i>
October 20, 2008	32.8	AMEND: clarify Requirement for Plot Plan
October 20, 2008	32.9	AMEND: clarify Requirement for Site Plan
October 20, 2008	32.10	AMEND: clarify Requirement for Special Exception
October 20, 2008	33.1	AMEND: clarify list of Permitted <i>Uses</i> ; RELOCATE: Agricultural nursery or greenhouse to 33.2; ADD: keeping of livestock or poultry; DELETE: School
October 20, 2008	33.2	AMEND: clarify list of Special Exception <i>Uses</i> ; RELOCATE: Well, tower; treatment facility of pump station; <i>Building, use</i> or facility of the Town of Old Saybrook; DELETE: Undertaker's establishment; Conversion to two- <i>family dwelling</i> ; Railroad right-of- way or passenger station
October 20, 2008	33.3	AMEND: clarify list of Prohibited <i>Uses</i> ; ADD: Conference facility; <i>Kennel</i>



## AMENDMENTS

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October 20, 2008	33.8	AMEND: clarify Requirement for Plot Plan
October 20, 2008	33.9	AMEND: clarify Requirement for Site Plan
October 20, 2008	33.10	AMEND: clarify Requirement for Special Exception
October 20, 2008	34.1	AMEND: clarify list of Permitted <i>Uses</i> ; RELOCATE: <i>Nursing home facility</i> ; Warehousing or wholesale business; building contractor, business or storage yard; lumber or building materials business; freight or materials trucking terminal or business; bus terminal; commercial storage, sale or distribution of fuel; Research laboratory; manufacture, processing or assembling of goods; painting plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding or machine shop; <i>Building, use</i> or facility of the Town to 34.2; ADD: Conference facility; DELETE: Undertaker's establishment; railroad right-of-way or passenger station
October 20, 2008	34.2	AMEND: clarify list of Special Exception <i>Uses</i> ; ADD: <i>Nursing home facility</i> ; <i>Family</i> and group <i>daycare</i> home; Warehousing or wholesale business; building contractor, business or storage yard; lumber or building materials business; freight or materials trucking terminal or business; bus terminal; commercial storage, sale or distribution of fuel; Research laboratory; manufacture, processing or assembling of goods; Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding or machine shop; <i>Building, use</i> or facility of the Town to 34.2
October 20, 2008	34.8	AMEND: clarify Requirement for Plot Plan
October 20, 2008	34.9	AMEND: clarify Requirement for Site Plan
October 20, 2008	34.10	AMEND: clarify Requirement for Special Exception
October 20, 2008	37.1	AMEND: clarify lists of Permitted, Special Exception and Prohibited <i>Uses</i> ; ADD: <i>Signs</i> ; DELETE: <i>Planned Residential Development</i> ; <i>Park</i> , playground, museum, educational facility or <i>open space</i> land of the Town; Transient lodging
October 20, 2008	37.8	AMEND: clarify Requirement for Plot Plan
October 20, 2008	37.9	AMEND: clarify Requirement for Site Plan
October 20, 2008	37.10	AMEND: clarify Requirement for Special Exception
October 20, 2008	41.1	AMEND: clarify list of Permitted <i>Uses</i> ; ADD: Conference Facility; <i>Park</i> , playground or <i>open space</i> land; DELETE: Newspaper or job printing; Place of worship or parish hall; School, college or university; Educational, religious, philanthropic or charitable institution; Membership club, lodge or community house; Indoor theater or assembly hall;





October 20, 2008	41.2	RELOCATE: Motor vehicle use; Off-street parking facility; <i>building, use</i> or facility of the Town to 41.2 AMEND: clarify list of Special Exception <i>Uses</i> ; ADD: Motor vehicle use; Off-street parking facility; <i>building, use</i> or facility of the Town
October 20, 2008	41.3	AMEND: Clarify list of Prohibited <i>uses</i> ; DELETE: Motor vehicle <i>uses</i>
October 20, 2008	41.8	AMEND: clarify Requirement for Plot Plan
October 20, 2008	41.9	AMEND: clarify Requirement for Site Plan
October 20, 2008	41.10	AMEND: clarify Requirement for Special Exception
November 17, 2008	55.6.11	ADD: allow <i>bed and breakfast transient lodging</i> and accessory retail store at PRD proximate to <i>bed and breakfast transient use</i>

## 2009

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
August 17, 2009	3	DELETE SECTION & REPLACE NEW: Certificate of Zoning Compliance
	7	DELETE SECTION & REPLACE NEW: Area, Location & <i>Bulk</i> Standards
	8	DELETE SECTION & RESERVE
	9	DELETE SECTION & REPLACE NEW: Definitions
	54	NEW: <i>Incentive Housing Zone</i> (IHZ)
	61	DELETE SECTION & REPLACE NEW: Performance, Maintenance & Operations
	62	DELETE SECTION & REPLACE NEW: Access, Parking & Loading
	63	DELETE SECTION & REPLACE NEW: Landscaping, Screening & Buffer Areas
	68	NEW: Neighborhood Pattern & Building Design
August 24, 2009	9	DEFINE: <i>hotel; hotel room; hotel suite; motel;</i>
	37.1.14	RENUMBER: 37.1.5
	37.1.14:	NEW: <i>Hotel Suites</i>
	37.1.15	RENUMBER: 37.1.16
	37.1.16	RENUMBER: 37.1.17
	37.1.17	RENUMBER: 37.1.18
	53	NEW: <i>Hotel Suites</i> in the SP-2 and SP-3 <i>Districts</i>
October 5, 2009	54.1.3a	DELETE: Multi <i>Family</i> MF Subzone, REPLACE WITH: Mixed-use MU Subzone
October 26, 2009	9	AMEND: <i>Height</i> ( <i>Gateway Conservation Zone</i> ), <i>Riparian Area, Riparian Buffer Area</i>
	58.2.1a	NEW: <i>Riparian Buffer Area Exception</i>
	58.2.5	AMEND: <i>Riparian Buffer Area</i>
	58.6	AMEND: <i>Setback</i> ( <i>Gateway Conservation Zone</i> )

**MAP AMENDMENT**

<b>EFFECTIVE DATE</b>	<b>DISTRICT/ZONE</b>	<b>LOCATION</b>
August 17, 2009	Map Change	NEW: Ferry Point <i>Incentive Housing Zone</i> and Mixed Use Ferry Point Subzone
August 17, 2009	IHZ MU Subzone	Portions of Ferry and Essex Road

**2010****REGULATION AMENDMENT**

<b>EFFECTIVE DATE</b>	<b>SECTION</b>	<b>DESCRIPTION</b>
June 1, 2010	56.5	AMEND: to expand approval period for <i>open space</i> subdivision
December 6, 2010	37.1.14	AMEND: to allow <i>Hotel Rooms</i> as permitted in SP-2 & SP-3 <i>districts</i>
	53	AMEND: <i>Hotel Suites</i> Sections A-K to add <i>Hotel Rooms</i> and room specifications
December 10, 2010	3, 7, 8, 9, 54, 61, 62, 63 & 68	READOPT: Sections adopted on August 7, 2009 for funding qualification for Housing for Economic Development Program
	54.1.3a(1)	NEW: Identifying Phase 1 of Ferry Point IHZ
	Article IV	NEW: Contents Section & Preamble

**MAP AMENDMENT**

<b>EFFECTIVE DATE</b>	<b>DISTRICT/ZONE</b>	<b>LOCATION</b>
December 10, 2010		RE-ADOPT: Ferry Point <i>Incentive Housing Zone</i> designating 45 Ferry Road ( Map 45/Lot 3 as Ferry Crossing (Phase 1) of the Ferry Point IHZ

**2011****REGULATION AMENDMENT**

<b>EFFECTIVE DATE</b>	<b>SECTION</b>	<b>DESCRIPTION</b>
April 1, 2011	4.2	DELETE: APZ Saybrook Well Field Level B ADD: Saybrook Well Field Level A
	57	DELETE: Section 57 in it's entirety.
May 2, 2011	62.3.4	ADD: allow waiver to eliminate one loading space when <i>gross floor area</i> of <i>building</i> is less than 15,000 s.f.

**MAP AMENDMENT**

<b>EFFECTIVE DATE</b>	<b>DISTRICT/ZONE</b>	<b>LOCATION</b>
April 1, 2011		DELETE: Saybrook Well Field Aquifer Protection <i>Zone</i> Level B ADD: Aquifer Protection Area Level A Map for Saybrook Well Field



## 2012

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
January 2, 2012	9	DELETE SECTION & REPLACE NEW: <i>Gross floor area</i> & <i>Gross floor area (Gateway Conservation Zone)</i>
January 2, 2012	9	ADD: Accessory Apartment, (mixed use)
May 1, 2012	31.2.9 32.2.3 33.2.5 34.2.7	ADD: "Undertaker's Establishments"
May 1, 2012	59.2.9	AMEND: Exempt elevation of existing <i>structure</i> from Coastal Site Plan Review
May 1, 2012	9	AMEND: Definition of <i>story</i> in <i>Special Flood Hazard Area</i>
May 1, 2012	53	DELETE: 5 year maximum for daycare permits.
May 1, 2012	52.4	REMOVE: Mandatory referral of Special Exception application to Planning Commission.
May 1, 2012	51.8	AMEND: Bonding Requirements
December 10, 2012	32.2.10	ADD: sale, repair & servicing of boats as a Special Exception Use.
	32.2.11	ADD: storage of 8 or fewer <i>boats</i> as accessory to a Special Exception <i>Use</i> in 32.2.10

## 2013

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	LOCATION
March 4, 2013	5.1	DELETE: supplementary maps
March 4, 2013	9	AMEND: Structure to clarify that a patio less than 6' is not a structure.
March 4, 2013	10.5	DELETE/REPLACE: Casualty to extend to 2 years
March 4, 2013	51.6.4 B (2)	AMEND: Site development plans to require electronic NAD83 data
March 4, 2013	51.8	AMEND: Bond requirements to reflect new State Laws
March 4, 2013	22.2.4	REPLACE: "convalescent home" with " <i>nursing home facility</i> "
	23.2.3	
	24.2.5	
	25.2.3	
	27.2.2	
March 4, 2013	2.7.3	AMEND: Temporary Certificate Requirements
March 4, 2013	9	AMEND: Definition of <i>Sign</i> & <i>Billboard</i> ADD: Different types of <i>sign</i> definitions
March 4, 2013	11.1	RELOCATE: 11.2 into 11.1 ADD: as prohibited <i>flashing, moving, painted wall &amp; vehicle signs</i>

## AMENDMENTS

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March 4, 2013	64	DELETE/REPLACE: Section 64: Signs in its entirety
March 4, 2013	53	AMEND: Reduce parking spaces per <i>hotel room</i> in SP-3 District.
March 4, 2013	53	AMEND: Allow for <i>drive-through windows</i> for pharmacies & banks in B-1 District.
June 17, 2013	53	ADD: Food & Beverage Concession Service
June 17, 2013	37.1.10	REPLACE: "Public <i>walkway</i> , park or fishing pier" with " <i>Park</i> or playground or <i>open space</i> land"
June 17, 2013	9	ADD: Definition of " <i>Park</i> "
September 9, 2013	54.1.3	DELETE SECTION & REPLACE NEW: <i>Incentive Housing Zone</i> IHZ
September 9, 2013	54.3.5	AMEND: Mixed-Use MU Subzone
October 21, 2013	9.1	AMEND: Definition of Developable Land ( <i>Incentive Housing Zone</i> ) Section C

### MAP AMENDMENT

EFFECTIVE DATE	DISTRICT/ZONE	LOCATION
July 1, 2013	IHZ MF Subzone	Map 40/Lot 5 & 6, and Map 39/Lot 9.

## 2014

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
July 1, 2014	21.5.5a	REMOVE: From longest <i>street line</i> of corner lot REPLACE WITH: From <i>Street Line</i>
	22.5.5a	
	23.5.5a	
	24.5.5a	
	25.5.5a	
	26.5.5a	
	27.5.5a	
	33.6.5a	
	56.6.3a	
July 1, 2014	9	AMEND: <i>Building Structure Coverage</i> to clarify coverage is calculated to the drip line and does not exclude projections. ADD: New text exempting projections into <i>setbacks</i> as described in Section 68 from coverage calculations for <i>lots</i> of less than 12,500s s.f.
July 1, 2014	9	AMEND: <i>Gross Floor Area</i> to clarify <i>attics</i> , garages & habitable space are included.
July 1, 2014	9	DELETE/REPLACE: Width Along Building Line to Minimum Width Along Building Line.
July 1, 2014	9	ADD: Definition of " <i>Person</i> "
July 1, 2014	31.3.1	AMEND: " <i>Dwelling</i> " to " <i>Dwelling</i> as otherwise permitted in the <i>District</i> "



	32.3.1	AMEND: “ <i>Dwelling</i> ” to “ <i>Dwelling</i> as otherwise permitted in the <i>District</i> ”
	34.3.1	AMEND: “ <i>Dwelling</i> ” to “ <i>Dwelling</i> as otherwise permitted in the <i>District</i> ”
July 1, 2014	32.3.2	DELETE: 32.2.1 no longer in existence.
July 1, 2014	51.4.5	DELETE: 45 day ARB timeline to respond.
July 1, 2014	52.4	DELETE: SPEX timeline to respond for advisory Planning & ARB reports.
July 1, 2014	52.6.7	AMEND & RELOCATE: Special Exception text for B-3 District to Section 33 Purpose B-3.
July 1, 2014	52.5	AMEND: Special Exception extend approval period to 3 years and permit additional 2 years for extensions.
July 1, 2014	53	DELETE: Professional Office in a <i>dwelling unit</i> .
July 1, 2014	53	DELETE: Home Occupation in a <i>dwelling unit</i> .
July 1, 2014	53	ADD: Home Business in a <i>dwelling unit</i> .
July 1, 2014	53	AMEND: Accessory Apartment (residential) “owner” to “ <i>person</i> ” & remove Section H requirement for Enforcement Officer to report.
July 1, 2014	53	REMOVE: Marine Research Laboratory “to be located in the MC District”
July 1, 2014	53	AMEND: Rename Restaurant Outdoor Seating to Outdoor Seating. Clarify method to calculate allowable number of seats. New subsections A & B to allow for both restaurant and retail seating.
July 1 2014	53	AMEND: Public Utility Substation to make standards apply in all <i>Districts</i> , not just B-3.
July 1, 2014	54.6.1	ADD: “not”
July 1, 2014	56.4	DELETE/REPLACE: “Enforcement Officer “to Land Use Department”
July 1, 2014	59.2.5	ADD: Elevated decks
July 1, 2014	62.3.4C	DELETE: Language relating to loading space waiver.
July 1, 2014	63.2	AMEND: Bond language for consistency.
July 1, 2014	65.6.11	AMEND: Bond language for consistency.
July 1, 2014	65.2.5	ADD: Excavation exemption for installation of septic system.
July 1, 2014	68.1.5	ADD: High Illumination Zone
July 1, 2014	68.2.4	RENAME: “Projection from Façade” to “Projection into <i>setback</i> .”
July 1, 2014	52.5	AMEND: Special Exception extend approval period to 5 years and permit additional 5 years for extensions.

**2015****REGULATION AMENDMENT**

<b>EFFECTIVE DATE</b>	<b>SECTION</b>	<b>DESCRIPTION</b>
January 1, 2015	52.5	AMEND: Special Exception extend approval period to 5 years and permit additional 5 years for extensions.
March 16, 2015	11.2	ADD: Prohibition of Bulk Propane Storage
July 1, 2015	3.3.4	DELETE : High Tide Line REPLACE WITH: <i>Coastal Jurisdiction Line</i>
July 1, 2015	9	DEFINE: Community Water Supply
July 1, 2015	9	DELETE: Club, Private Country Club
July 1, 2015	9	DEFINE: <i>Coastal Jurisdiction Line</i>
July 1, 2015	21.2.1.5	DELETE & RESERVE: Private Country Club
July 1, 2015	22.2.14	DELETE & RESERVE: Private Country Club
July 1, 2015	26.2.3	DELETE & RESERVE: Private Country Club
July 1, 2015	27.2.13	DELETE & RESERVE: Private Country Club
July 1, 2015	34.3.1	DELETE & RESERVE: <i>nursing home facility</i> as prohibited <i>use</i> .
July 1, 2015	51.4.6	DELETE/REPLACE: CRERPA with RiverCOG
July 1, 2015	51.6.5.A.1.b	AMEND: Water Supply
July 1, 2015	53	DELETE: Private Country Club
July 1, 2015	53	DELETE/REPLACE: CRERPA with RiverCOG
July 1, 2015	54.8.2c	DELETE/REPLACE: use with <i>districts</i>
July 1, 2015	54.8.3c	DELETE/REPLACE: uses with <i>districts</i>
July 1, 2015	54.8.4	DELETE/REPLACE: use with <i>districts</i>
July 1, 2015	54.8.5	DELETE/REPLACE: use with <i>districts</i>
July 1, 2015	55.6.9	DELETE & RESERVE : golf Courses
July 1, 2015	56.6.5	DELETE : golf Courses
July 1, 2015	56.6.4	AMEND: Water Supply and Sewage Disposal Plans
July 1, 2015	62.4.6 S	DELETE: Parking Requirements Private Country Club
July 1, 2015	62.4.6T	REPLACE: Private Country Club with Membership Club, Lodge or Community House.
July 1, 2015	68.2	AMEND: Require façade articulations in <i>structures</i> visible from adjacent properties.





## 2016

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
May 2, 2016	11.1	ADD: "Feather flag/swooper/tear drop shaped flag signs" to prohibitions
May 2, 2016	64.5.1B	AMEND: Reduce number of permitted <i>community event signs</i> .
May 2, 2016	64.5.1C	DELETE: Eliminate free-standing special event <i>signs</i> .
May 2, 2016	9	ADD: Definition of "Residential Utility Platform"
May 2, 2016	9	AMEND: Clarify <i>Building/Structure Coverage</i> definition for exclusion of <i>wetlands</i> from coverage calculations
May 2, 2016	9	DELETE: <i>Gross Floor Area (Gateway Conservation Zone)</i> AMEND: <i>Gross Floor Area</i> DELETE: <i>Gateway Story</i> AMEND: <i>Story</i> , half (1/2)
May 2, 2016	10.11	AMEND: to exempt elevators
May 2, 2016	33.1	
	35.1.1	AMEND: remove detached from single <i>family dwelling</i> to clarify residences may be attached to businesses in B-3 & MC
May 2, 2016	68.1.2B9	AMEND: to clarify patios/platforms less than 6' from grade not permitted within 50' <i>tidal wetlands</i> .
May 2, 2016	53	AMEND: outdoor seating to allow more than 25% by Special Exception and calculate # allowed based on parking.
October 11, 2016	41.1.8	ADD: <i>Daycare</i>
	53	ADD: Standards for <i>daycare</i> in Industrial I <i>District</i> .

## 2017

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
August 14, 2017	7.6	
	66.4	
	71.3	
	71.3.1	
	9	DELETE: Remove references to Sec 54 Flood Plain Zone. ADD: Special Flood Hazard Area (SFHA), Change Ord to Town Code
August 14, 2017	71.3.1	ADD: and deputies

## AMENDMENTS

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August 14, 2017	31.2.5	DELETE & RESERVE: Off- <i>street</i> parking
August 14, 2017	64.5.5.B.1	
	64.5.8.B.1	DELETE: unless permitted by Special Exception
August 14, 2017	9	
	63.6.1	
	68.1.2.B.*6	AMEND: <i>Structure</i> not include <i>fences</i> /retaining walls 7' or less
August 14, 2017	41.1.18	REMOVE: Special Exception
August 14, 2017	41.2.7	ADD: Education Facilities as Special Exception <i>Use</i>
August 14, 2017	68.1.2B2	DELETE/REPLACE: <i>Setback</i> for parking
August 14, 2017	63.4.1	AMEND: Clarify other line <i>setback</i> , perimeter landscape buffer
August 14, 2017	9	AMEND: Clarify definition of deck.
August 14, 2017	51.5.10	
	52.6.1	
	68.2.2	ADD: Preservation of historic <i>structures</i> .
August 14, 2017	53	AMEND: Accessory Apartment to increase gfa to 1000 max. AMEND: <i>Kennel</i> for clarification AMEND: Drive Through to remove as SPEX in B-1. AMEND: reserve parking from gfa 20,000 s.f. to 3,000 s.f.
August 14, 2017	62.4.1.C2	
August 14, 2017	72.0	
	72.1	
	72.2	
	72.2.1	
	72.2.2	
	72.2.3	
	72.2.4	
	72.2.5	
	72.2.6	
	72.2.8	
	72.3	
	72.3.1	
	72.4	
	72.5	
	72.6	
	72.6.1	
	72.6.2	
	72.6.3	
	72.7	
	72.7.1	
	72.7.2	



	72.7.3	
	72.7.4	
	72.7.5	
	72.7.6	
	72.7.7	
	72.8	
	72.9	AMEND: outdated FEMA and other references.
August 14, 2017	Admin. Policy No. 1	
		AMEND: reflect current practices
August 14, 2017	9	ADD: Marine Vehicle Establishment
August 14, 2017	53	ADD: Marine Vehicle Establishment
August 14, 2017	7.8	AMEND: Update for compliance with MS-4
	51.6.4g(1) & (2)	Stormwater Requirements
	51.6.5b4	
	61.7.1	
	62.2.4	
	62.4.2	
	62.4.2f	
	67.3	
	67.3.2	
November 1, 2017	32.2.4	ADD: <i>Drive-through windows</i> accessory to fast food, full service & take-out restaurant
	53.1	ADD: <i>Drive-through windows</i> for indoor restaurant or other food & beverage service establishment.
December 11, 2017	54.1.3E1	DELETE: MC and B2 <i>Districts</i>
	35	DELETE: Marine Commercial (MC) <i>District</i>
		RENAME: Marine Industrial (MI) <i>District</i> throughout Section 35 and entire set of regulations.
	35.1.1	DELETE: <i>Single-family dwelling</i> as permitted.
		ADD: Expansion of single <i>family</i> allowed if exist prior to 12/11/17
	11.3	ADD: Prohibition of residential use in MI <i>District</i> .
	53	REMOVE/REPLACE perimeter buffer planting requirement.
	31.2.10	ADD: Text requiring Special Exception B-1 <i>Pedestrian Node</i> .
	31.2.13	ADD: Text requiring Special Exception B-1 <i>Pedestrian Node</i> .

## 2017

### MAP AMENDMENT

#### EFFECTIVE DATE

December 11, 2017

#### DESCRIPTION/ZONE LOCATION

Reduce Ferry Road IHZ MU Subzone to 45 Ferry Road  
(Map 45, Lot 3)

## 2019

### REGULATION AMENDMENT

#### EFFECTIVE DATE

#### SECTION

#### DESCRIPTION

January 7, 2019

62.4.1D4

ADD: Off-Site Parking for Principal *Uses* in Specified  
*Districts*

53.1

AMEND: Special Standards to include off-site parking  
facility

March 1, 2019

9

AMEND: *flashing sign*, electronic message sign, scoreboard  
sign, *fence & building structure* coverage calculations of  
projections, *riparian area*, *riparian buffer area*.

10.11

ADD: changeable message *sign*, hazardous *fence*

53

AMEND: flood compliance allow elevation 500 year *zone*.

33.1.6

ADD: new Special Standard for hazardous *fence*.

33.3.6

AMEND: *roadside stands*

58.2

AMEND: *remove roadside* stand as prohibited.

58.6

AMEND: change high tide line to *coastal jurisdiction line*.

59.2.9

58.6

ADD: structure to *setback* requirement in GCZ.

68.1.5C

AMEND: remove façade renovation of historic and state  
*buildings* as of right and not allow for changing colors in  
façade illumination.

September 4, 2019

9

ADD: Definitions of *Permeable Paving Materials*, *Sidewalk*  
and *Walkway*.

DELETE: Ornamental Plaza and Terraces from Total *Lot*  
Coverage definition.

AMEND: definition of *Structure* to exempt patios over 6"  
when grade changes due to code-compliant septic system.

27

RENAME: Residence C as Conservation C and amend  
references throughout the regulations.

AMEND uses for Conservation C *District*

51.2A

DELETE: 8.2 REPLACE with 3.3.1 to reference correct  
section

51.6.4(i)(8)

ADD: Site Plan requirement identifying degree of pervious  
for proposed materials.

51.13.1

AMEND: Site Plan/SPEX Minor Amendments to allow  
ZC to not require a public hearing requirement for changes  
of *building structure coverage*/gfa of 500 s.f.



	51.13.2	AMEND: Major Amendments, delete “on cases of question”
	53	DELETE: reference to Paragraph 8.7 that no longer exists.
	53.1	DELETE: Off-Street Site Parking Facility
	55	DELETE: Residence C references throughout. PRD not allowed in C
	55.3.1	AMEND: datum definition to NAVD
	55.3.2	DELETE: 6 copies of survey map requirement REPLACE: Copies as required by ZEO or ZC
	55.6.11B	DELETE: store from allowed <i>uses</i> associated with <i>Bed and Breakfast Transient Lodging</i> in PRD.
	56	DELETE: Residence C references in <i>Open Space</i> Subdivision.
	56.3.4	DELETE: 6 copies of written statement requirement
	62.2.1	DELETE/REPLACE: Stamped concrete with stenciled concrete
	62.4.1.D.4	DELETE: Off-site parking for principal <i>uses</i>
	63.3.1C2	AMEND: <i>Street</i> Tree requirements to clarify one tree for within every 40’ of lot <i>frontage</i> .
	68.2.7B2	DELETE: roof overhang 6”-18”
	62.4.3A	AMEND: snow removal for situations where no turnarounds.
December 2, 2019	33.2.15	ADD: Veterinary Hospital as permitted SPEX use
	33.3.2	REMOVE: prohibition on Veterinary Hospitals

## 2019

### MAP AMENDMENT

#### EFFECTIVE DATE

September 4, 2019	C to AAA
December 2, 2019	AA-1 to B-3

#### DESCRIPTION/ZONE LOCATION

Map 61/Lot 17
Map 68/lot 28-1

## 2020

### REGULATION AMENDMENT

#### EFFECTIVE DATE

#### SECTION

#### DESCRIPTION

February 19, 2020	68.1.5B3	REMOVE: prohibition of illuminated playing fields
	53	ADD: new Special Standard to permit Athletic Field Lighting on properties of 11 acres or more in Residence A and Industrial I <i>Districts</i> owned by TOS or OSFC #1
	9	AMEND: definition of <i>Height</i> of Athletic Field Light Poles and definition of <i>Structure</i> to exclude Athletic Field Light Poles

## AMENDMENTS

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February 19, 2020	65 53	DELETE & RESERVE: Excavation & Grading ADD: new Special Standard, Material Earth Removal, Filling & Excavation.
June 8, 2020	11.2	AMEND: to increase the prohibition limit from 20,000 to 60,000 gallons aggregate water capacity of propane, liquefied petroleum gas, or liquefied natural gas on a <i>lot</i> .
June 8, 2020	41.1.3	AMEND: Section 41.1.3 to include a reference to Section 53.
June 8, 2020	53	ADD: new special standards to Section 53 to regulate bulk propane storage when the propane is not consumed on the <i>lot</i> that it is stored.

## 2021

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
March 18, 2021	68.2.4	AMEND: to clarify wall articulated every 40' with a 2' recess in the same wall.
March 18, 2021	68.2.4	DELETE: Text paragraph next to 68.2.4 beginning with "Uninterrupted means..."
March 18, 2021	64.3.3	REMOVE: Conflicting text allowing for <i>signs</i> larger than 100 s.f. ( <i>billboard</i> ) since <i>billboards</i> are prohibited in Section 11
March 18, 2021	64.3.4	AMEND: <i>Sign</i> calculations to correspond with change to articulations in façade.
March 18, 2021	10.8.5	AMEND: to allow for new construction on <i>non-conforming lots</i> when all <i>setback</i> , coverage & <i>gross floor area</i> requirements are met.
March 18, 2021	51.11	AMEND: to increase timeline to commence construction to allow for delays.
March 18, 2021	53	AMEND: Section H REMOVE: Sections I & J to remove minimum gfa for other <i>buildings</i> on <i>lot</i> , public entrance within 50' of <i>street line</i> and window required within 100' of residential <i>district</i> boundary.
March 18, 2021	53	AMEND: Parking for <i>Bed &amp; Breakfast Transient Lodging</i> must be on same <i>lot</i> .
April 12, 2021	9	ADD: <i>Outdoor Restaurant</i> definition
	37.1.12	AMEND: to include <i>outdoor restaurant</i>
	53	ADD: <i>Outdoor Restaurant</i> standard
	66.2.2	ADD: Temporary Non-Residential Restaurant Trailer
	66.3.4	ADD: Temporary Non-Residential Trailer
April 19, 2021	9	ADD: Theater Marquee Sign
	31.2.11	AMEND: to add <i>Theater Marquee Sign</i> as Special Exception Use.



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October 20, 2021	12	ADD: Moratoriums
October 20, 2021	12.1	ADD: Cannabis
November 16, 2021	7.7.1	
	55.6.10C	DELETE: Minimum <i>building size</i>
November 16, 2021	9	AMEND: Definition of <i>street line</i> to allow other line <i>setback</i> when street is unimproved road, leads to a coastal resource.
November 16, 2021	9	AMEND: Special Flood Hazard Area to add AO & AH
November 16, 2021	9	AMEND: <i>Structure</i> to exclude sheds of 120 s.f. or less, hot tubs & seasonal pools.
November 16, 2021	10.11	ADD: Repair to allow reconstruction of certain pre-existing <i>non-conformities</i> , 120 s.f. or less.
November 16, 2021	21.5	
	22.1.5	
	23.1.4	
	24.1.5	
	26.1.10	
	31.2.3	AMEND: Accessory Apartment names in each <i>district</i> .
November 16, 2021	53	REMOVE: References to 52.7.15, 52.7.18 & 52.7.13.
November 16, 2021	53	DELETE: Accessory apartment (residential) REPLACE: Accessory Apartment to include both attached & detached
November 16, 2021	53	AMEND: Accessory apartment (mixed use) in B-1 District to Mixed Use Apartments and allow for more than 2 when deed restricted affordable.
November 16, 2021	62.4.5	AMEND: To require 1 parking space for accessory apartment.
November 16, 2021	68.1.2B4*	DELETE: Narrow Street <i>Setback</i>
November 16, 2021	68.1.2B9*	AMEND: <i>Tidal Wetland Setback</i> to allow vertical expansion over <i>non-conforming structure</i> .
November 16, 2021	Throughout	REMOVE/REPLACE: the words character & characteristics in 89 places.

**2022****REGULATION AMENDMENT**

<b>EFFECTIVE DATE</b>	<b>SECTION</b>	<b>DESCRIPTION</b>
February 1, 2022	34.2.2	AMEND: To allow restaurant <i>drive-through window</i> as an <i>accessory use</i> .
February 1, 2022	53	AMEND: To allow restaurant <i>drive-through window</i> as an <i>accessory use</i> in B-4 District
February 1, 2022	62.4.6.D.6	AMEND to change parking ratio for <i>shopping centers</i> to 1 per 225 s.f. of g.f.a. and to allow <i>buildings</i> in excess of 10,000 s.f. to allocate space devoted to storage to 1 space per 1,200 s.f.
February 1, 2022	32.0 32.7.2	AMEND: to allow one bldg. with max gfa of 35,000 s.f. in B-2 Zone when on a 5 acre parcel.
March 1, 2022	12 12.2	ADD: Opting Out of certain provisions of PA 21-29 ADD: Opting Out of certain provisions of PA 21-29 Accessory Dwelling Units.
March 1, 2022	34.2.1 53.1	AMEND: to permit retail gasoline and other motor vehicle fuel sales and battery charging stations as principal use by Special Exception in B-4 District.
April 15, 2022	9 22.2.2 53.1	AMEND: to add Animal Care Services. ADD: Animal Care Services ADD: Standards for Animal Care Services.
May 23, 2022	9	ADD: Definitions: Cannabis, cannabis cultivator, cannabis dispensary facility (adult-use and medical use), cannabis establishment, cannabis manufacturing (indoor), cannabis micro-cultivation, cannabis product and pharmacy
May 23, 2022	11.4 11.5	ADD: Prohibition of cannabis gifting and cannabis smoking lounges/parties.
May 23, 2022	34.2.16	ADD: Expansion or enlargement of cannabis dispensary facility or change of use from cannabis dispensary facility from medical to adult-use.
May 23, 2022	53	ADD: expansion of cannabis dispensary approved by CZC prior to 1/1/2022 by Special Permit.
May 23, 2022	53	AMEND: To consolidate text for drive-through windows for restaurants, pharmacies and financial institutions into one special standard.
May 23, 2022	32.2.4	AMEND: drive-through restaurant B-2, remove references to other sections and change text for consistency
May 23, 2022	33.2.3	REMOVE: drive-through restaurants as special exception use in B-3 District
May 23, 2022	62.4.6C	REMOVE: financial institution parking additional space requirement based on teller windows and ATMs.



May 23, 2022	62.4.6F	ADD: drive-through to clarify that take-out window and drive-through window are same parking calculation.
May 23, 2022	62.4.6f 3	REMOVE: 1 sp. per 50 s.f. parking requirement for night club, add dance club and amend to 1 space for every 4 occupants per the CT Fire Safety Code.
May 23, 2022	9	ADD: street line setback for sheds not considered structures.
May 23, 2022	31.2.3	ADD: Mixed use apartments as special exception use.
May 23, 2022	9 Kennel 53 Kennel	AMEND: to exclude retail animal services in business districts and eliminate requirement for new Special Exception every 5 years.
May 23, 2022	64.5.6c	ADD: to allow municipal electronic message signs in the B-3 when not visible from street/other properties.
May 23, 2022	9	ADD: Motor Vehicle Fueling Station as the retail sale of gas/alternative fuels.
May 23, 2022	53 34.2.1 33.1 32.2.2 33.3.1 34.2.1	AMEND: to remove service stations and replace sale of gas/alternative fuel with motor vehicle fueling stations
May 23, 2022	41.1.3	REMOVE: reference to Sect. 53
May 23, 2022	53 62.4.6e 1-4	AMEND: to change automotive uses to motor vehicle uses, gas to fueling and remove service stations and references to other sections of the zoning regulations.
May 23, 2022	53	AMEND: Motor Vehicle Fueling Station to create exclusions for hybrid and ev chargers as accessory uses to residential and commercial development under specific circumstances and prohibit televisions, speakers and electronic signs at charging stations.
May 23, 2022	11.7	ADD: Accessory Apartment (AP) new text prohibiting detached units on lots of less than 12,500 s.f. or splitting lots with apartments on lots of 12,500 s.f
May 23, 2022	53	ADD: Standards requiring AP to maintain accessory appearance and prohibit multiple driveways.
August 15, 2022	53	AMEND: to allow drive-through windows to include properties with frontage on Route 166.
November 7, 2022	9	REMOVE/REPLACE: Developed Area (Gateway Conservation Zone). ADD: Enlarge and/or Extend (Gateway Conservation Zone). AMEND: Statutory reference and commission charge in Gateway Conservation Zone definition.

## REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
November 7, 2022	9	ADD: Marine Facility (Gateway Conservation Zone) REMOVE: Riparian buffer area. ADD: Riparian Vegetation Buffer (Gateway Conservation Zone). REMOVE: Total floor area (Gateway Conservation Zone).
	58.0	ADD: Statutory reference to Purpose.
	58.2	AMEND: To require lots split in the GCZ to remain under GCZ Regulations despite property line change.
	58.2	RENAME: Riparian Buffer Area to Required Riparian Vegetative Buffer.
	58.2.1	REMOVE: text listing what may be included as development.
	58.2.4	AMEND: footpath clearing.
	58.5.3	ADD: a Viewshed Analysis.
	58.8	ADD: New Building/Structure Coverage in GCZ to allow increase coverage to 20% under specific circumstances.
	58.9	ADD: Light Pollution (Gateway Conservation Zone).
	58.11-58.19	[RESERVED]
	58.20	RENUMBER Considerations for Decision.
	November 11, 2022 12.3	ADD: temporary moratorium for drive-through establishments.
	December 12, 2022 64.3.3	AMEND: maximum area of sign from 100' to 75'.
December 12, 2022	9	AMEND: billboard definition to any sign greater than 75 s.f.
	64.3.4	AMEND: wall area calculations maximum height from 12' to 10'. ADD: calculating area of square or rectangle for lettering or logos fixed directly to wall.
	64.3.6	AMEND: to reduce maximum post structure height to 6'
	64.4.5A3	and require landscaping, plantings and border around all
	64.5.2A3	freestanding signs.
	64.5.2C3	
	64.5.3A3	
	64.5.5A3	
	64.4.5A2	AMEND: to reduce height of freestanding sign from
	64.5.3A2	10' to 8'.
	64.5.5A2	
	64.5.6A2	
	64.5.7A2	
	64.5.8A2	



64.3.10	ADD: requirement that illuminated signs be dark sky compliant and meet lighting regulations in Sec. 53 & 68
64.3.11	ADD requiring minimum construction and specifications for signs.
64.4.7	AMEND: window signs reduced to 20% or 25 s.f. max for non illuminated, 10% or 10 s.f. max when combination of illuminated, & non Illuminated and 10% or 6 s.f. max for internally illuminated.
64.5.5A1	AMEND: freestanding sign to allow 50 s.f. max. (1 <sup>st</sup> sign) and 25 s.f. max. (2 <sup>nd</sup> sign) for non illuminated. AMEND: freestanding sign to allow 45 s.f. max. (1 <sup>st</sup> sign) and 20 s.f. max. (2 <sup>nd</sup> sign) for internally illuminated.
64.5.3A6	ADD: freestanding signs on properties with multiple businesses or uses limited to r colors. 5 or more colors permitted by Special Exception.
64.5.5A6	
64.5.6A6	
64.5.7A6	
64..5.8A6	AMEND: wall signs reduced to 50 s.f. max (1 <sup>st</sup> sign) and 20 s.f. max (2 <sup>nd</sup> sign) for non-illuminated, 20% max of 1 <sup>st</sup> wall or 35 s.f. max for internal illuminated (1 <sup>st</sup> sign), 2 <sup>nd</sup> illuminated sign not permitted.
64.5.3B1	
64.5.4	AMEND: wall signs reduce to 30 s.f. max (1 <sup>st</sup> sign) and 15 s.f. max (2 <sup>nd</sup> sign) for non-illuminated. Internal illumination not permitted.
64.5.5B1	AMEND: wall signs to reduce to 75 s.f. max (1 <sup>st</sup> sign) for non illuminated. ADD: wall sign 20% max or 65 s.f. max (1 <sup>st</sup> sign) and 5% max or 25 s.f. max (2 <sup>nd</sup> sign) for internal illuminated.
64.5.6B1	AMEND: wall signs area to reduce to 50 s.f. max.
64.5.7B1	AMEND: wall sign area to 50 s.f. max (1 <sup>st</sup> sign) and 25 s.f. max (2 <sup>nd</sup> sign).
64.5.8B1	AMEND: wall sign area to reduce to 75 s.f. max.

## 2023

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
March 6, 2023	9	ADD: definition of Cannabis Grow Space AMEND: definition of Cannabis Micro-cultivation Facility to add Cannabis Grow Space
March 6, 2023	11.4 34.2.17	AMEND to add cannabis prohibition exception ADD: Cannabis Micro-cultivation facility as special exception use in Gateway Business B-4 District
	53	ADD: new Special Standard to allow operation of Cannabis Micro-cultivation facilities by Special Exception Permit.
March 27, 2023	12.3	AMEND: to extend Drive-Thru Moratorium to remain in effect until December 31, 2023
July 1, 2023	53.1	AMEND: reduce separation distance for fuel pumps for motor vehicle uses in B-4 Zone to 500'
November 6, 2023	12	AMEND: Extend Moratorium for Drive-Through Windows to 6/1/2024
December 15, 2023	36	ADD: Planned Development District (PDD)
December 18, 2023	62.4.6.E.5	ADD: Parking requirement for existing motor vehicle fueling stations with convenience store

## 2024

### REGULATION AMENDMENT

EFFECTIVE DATE	SECTION	DESCRIPTION
January 22, 2024	53	REMOVE & REPLACE: Drive-through windows for financial institutions, pharmacies, indoor restaurants and other food & beverage establishments.
January 22, 2024	9	REMOVE: drive-through substation. Remove & replace definition of drive-through window, fast food restaurant, full service restaurant, outdoor restaurant, take-out restaurant, sign direction
January 22, 2024	32.2.4	REMOVE: drive-through pharmacies, indoor restaurants or other food and beverage establishments as a Special Exception Use in B-2 Dist.
January 22, 2024	34.2.2 34.2.18	REMOVE & REPLACE: drive-through pharmacies, indoor restaurants or other food & beverage establishments as a Special Exception Use in B-4 Shopping Center District.





January 22, 2024	62.4.6	REMOVE & REPLACE: Non-residential uses parking requirements
	62.4.6F	REMOVE & REPLACE: parking space requirement for restaurant, bar, pub, fast food restaurant, restaurant with take out or drive through window.
January 22, 2024	63.7	REMOVE & REPLACE: screening requirements.
January 22, 2024	12	AMEND: Moratorium on Drive-through windows to extinguish moratorium if a regulation is adopted prior to June 1, 1024.
April 15, 2024	9	AMEND: Definition of billboard to remove reference to Special Exception Use.
	9	ADD: Definition of Shopping Center.
	9	AMEND: Definition of ½ story to clarify roof top deck language.
	9	ADD: Definition of Rooftop Deck.
	10.6.4	AMEND: discontinuance of a non-conformity for consistency with State Statute.
	53	AMEND: Accessory Apartment to permit finished area in garage to count toward primary dwelling,
	53	AMEND: Accessory Apartment to remove requirement that detached accessory apartment must be located no closer to street than primary dwelling.
	53	AMEND: Bed & Breakfast to remove language regarding dwelling units so that B&B can be located in some business districts.
	62.3B.2	AMEND: to allow walkway materials other than concrete.
	63.2	REMOVE: illegal bonding language.