



## SECTION 21

# Residence AAA District

### 21.0 [RESERVED]

### 21.1 PERMITTED USES

- 21.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) *dwelling* per *lot*
- 21.1.2 Home Business
- 21.1.3 [Reserved]
- 21.1.4 Boarding house or renting of rooms
- 21.1.5 Accessory apartment
- 21.1.6 *Park*, playground or *open space* land
- 21.1.7 Farm, including a *roadside stand*, nursery or greenhouse
- 21.1.8 *Signs*
- 21.1.9 *Accessory uses* customary with and incidental to any permitted *use*
- 21.1.10 Keeping of livestock or poultry

### 21.2 SPECIAL EXCEPTION USES

- 21.2.1 Conversion of *dwelling* to contain *two* (2) *dwelling units*
- 21.2.2 [Reserved]
- 21.2.3 *Daycare*
- 21.2.4 Convalescent home, private hospital or sanitarium
- 21.2.5 Any one of the following *uses* when not conducted as a business or for profit: place of worship; parish hall; school; college; university; general hospital; cemetery; or educational, religious, philanthropic or charitable institution
- 21.2.6 *Building, use* or facility of the Town of Old Saybrook not listed as a permitted *use*
- 21.2.7 Summer day camp, if there is no furnishing of rooms
- 21.2.8 Any one of the following *uses* when not conducted as a business or for profit: membership club, lodge, community house; nature preserve or wildlife sanctuary; or tennis, swimming, boating or similar club
- 21.2.9 *Kennel*, livery or boarding stable or riding academy
- 21.2.10 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies

- 21.2.11 Water supply reservoir, wall, tower, treatment facility or pump station
- 21.2.12 *Building, use* or facility of the State of Connecticut or Federal Government
- 21.2.13 Railroad right-of-way or passenger station, including customary accessory service, excluding switching, storage sidings, freight yard or freight terminal
- 21.2.14 Radio tower for standard broadcasting radio station
- 21.2.15 *Accessory use*, customary with and incidental to any previously mentioned Special Exception *Use*
- 21.2.16 Agricultural nursery or greenhouse
- 21.2.17 *Open Space* Subdivision

## 21.3 LOT AREA, SHAPE AND FRONTAGE

### 21.3.1 Minimum Lot Area

- A. Served by public water supply: 40,000 square feet
- B. Not served by public water supply 60,000 square feet

### 21.3.2 Minimum Dimension of Square

- A. Served by public water supply 150 feet
- B. Not served by public water supply 200 feet

### 21.3.3 Minimum Frontage 20 feet

### 21.3.4 Minimum Width along Building Line 150 feet

## 21.4 HEIGHT

### 21.4.1 Maximum Number of Stories 2½ stories

### 21.4.2 Maximum Height 35 feet

## 21.5 SETBACKS

### 21.5.1 From Street Line 50 feet

### 21.5.2 From Rear Property Line 20 feet

### 21.5.3 From Other Property Line 20 feet

### 21.5.4 Projection into Setback Area 3 feet

### 21.5.5 Minor Accessory Building or Structure

- A. From *Street Line* 50 feet
- B. From *Rear Property Line* 20 feet
- C. From Other Property Line 20 feet
- D. Maximum *Height* 20 feet



## 21.6 BUILDING BULK AND COVERAGE

21.6.1 Maximum Building/Structure Coverage 10%

21.6.2 Maximum Gross Floor Area 20%

## 21.7 PLOT PLAN

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

## 21.8 SITE PLAN

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Site Plan will be submitted to and approved by the *Commission*.

## 21.9 SPECIAL EXCEPTION

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *Use* permitted under this Section, an application for Special Exception *Use*, including a Site Plan, will be submitted to and approved by the *Commission*.