



SECTION 22

Residence AA-1 District

22.0 [RESERVED]

22.1 PERMITTED USES

- 22.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) *dwelling* per *lot*
- 22.1.2 Home Business
- 22.1.3 [Reserved]
- 22.1.4 Boarding house or renting of rooms
- 22.1.5 Accessory apartment
- 22.1.6 *Park*, playground or *open space* land
- 22.1.7 Farm, including *roadside stand*
- 22.1.8 *Signs*
- 22.1.9 *Accessory uses* customary with and incidental to any permitted *use*
- 22.1.10 Keeping of livestock or poultry

22.2 SPECIAL EXCEPTION USES

- 22.2.1 Conversion of *dwelling* to contain *two* (2) *dwelling units*
- 22.2.2 *Animal care services*
- 22.2.3 *Daycare*
- 22.2.4 *Nursing home facility*, private hospital or sanitarium
- 22.2.5 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
- 22.2.6 *Building, use* or facility of the Town of Old Saybrook not listed as a permitted *use*
- 22.2.7 Summer day camp, if there is no furnishing of rooms
- 22.2.8 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
- 22.2.9 *Kennel*, livery or boarding stable or riding academy
- 22.2.10 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 22.2.11 Water supply reservoir, wall, tower, treatment facility or pump station

- 22.2.12 *Building, use* or facility of the State of Connecticut or Federal Government
- 22.2.13 Railroad right-of-way or passenger station, including customary accessory service, excluding switching, storage sidings, freight yard or freight terminal
- 22.2.14 *Accessory uses* customary with and incidental to any previously mentioned Special Exception *Use*, except where specifically prohibited
- 22.2.15 Agricultural nursery or greenhouse
- 22.2.16 *Open Space* Subdivision

22.3 LOT AREA, SHAPE AND FRONTAGE

22.3.1 Minimum Lot Area

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

22.3.2 Minimum Dimension of Square

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

22.3.3 Minimum Frontage 20 feet

22.3.4 Minimum Width along Building Line 100 feet

22.4 HEIGHT

22.4.1 Maximum Number of Stories 2½ stories

22.4.2 Maximum Height 35 feet

22.5 SETBACKS

22.5.1 From Street Line 35 feet

22.5.2 From Rear Property Line 20 feet

22.5.3 From Other Property Line 20 feet

22.5.4 Projection into Setback Area 3 feet

22.5.5 Minor Accessory Building or Structure

- A. From *Street Line* 35 feet
- B. From *Rear Property Line* 20 feet
- C. From Other Property Line 20 feet
- D. Maximum *Height* 20 feet



22.6 BUILDING BULK AND COVERAGE

| | | |
|--------|--|-----|
| 22.6.1 | Maximum Building/Structure Coverage | 20% |
| | A. Within <i>Gateway Conservation Zone</i> | 15% |
| 22.6.2 | Maximum Gross Floor Area | 40% |

22.7 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.

22.8 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*.

22.9 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*.