



## SECTION 23

# Residence AA-2 District

### 23.0 [RESERVED]

#### 23.1 PERMITTED USES

- 23.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) *dwelling* per *lot*
- 23.1.2 Home Business
- 23.1.3 Boarding house or renting of rooms
- 23.1.4 Accessory apartment
- 23.1.5 *Park*, playground or *open space* land
- 23.1.6 Farm, including *roadside stand*
- 23.1.7 *Signs*
- 23.1.8 *Accessory use* customary with and incidental to any permitted *use*
- 23.1.9 Keeping of livestock or poultry

#### 23.2 SPECIAL EXCEPTION USES

- 23.2.1 Conversion of *dwelling* so as to contain two (2) *dwelling units*
- 23.2.2 *Bed and breakfast transient lodging*
- 23.2.4 *Daycare*
- 23.2.5 *Nursing home facility*, private hospital or sanitarium
- 23.2.6 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
- 23.2.7 *Building, use* or facility of the Town of Old Saybrook not listed as a permitted *use*
- 23.2.8 Summer day camp, provided that there is no furnishing of rooms
- 23.2.9 Any one of the following *uses* when not conducted as a business or for profit: membership club; lodge; community house; or nature preserve or wildlife sanctuary; or golf, tennis, swimming, boating or similar club
- 23.2.10 Public utility substation or telephone equipment building provided that there is no outside service yard or outside storage of supplies
- 23.2.11 Water supply reservoir, wells, tower, treatment facility or pump station
- 23.2.12 *Building, use* or facility of the State of Connecticut or Federal Government
- 23.2.13 Railroad right-of-way or passenger station, including customary accessory service, excluding switching, storage sidings, freight yard or freight terminal

23.2.14 *Accessory Use*, customary with and incidental to any previously mentioned Special Exception *Use*

23.2.15 Agricultural nursery or greenhouse

### 23.3 LOT AREA, SHAPE AND FRONTAGE

#### 23.3.1 Minimum Lot Area

A. Served by public water supply 20,000 square feet

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

#### 23.3.2 Minimum Dimension of Square

A. Served by public water supply 100 feet

B. Not served by public water supply 150 feet

23.3.3 Minimum Frontage 20 feet

23.3.4 Minimum Width along Building Line 100 feet

### 23.4 HEIGHT

23.4.1 Maximum Number of Stories 2 1/2 stories

23.4.2 Maximum Height 35 feet

### 23.5 SETBACKS

23.5.1 From Street Line 35 feet

23.5.2 From Rear Property Line 15 feet

23.5.3 From Other Property Line 15 feet

23.5.4 Projection into Setback Area 3 feet

#### 23.5.5 Minor Accessory Building or Structure

A. From *Street Line* 35 feet

B. From *Rear Property Line* 10 feet

C. From Other Property Line 10 feet

D. Maximum *Height* 20 feet

### 23.6 BUILDING BULK AND COVERAGE

23.6.1 Maximum Building/Structure Coverage 20%

A. Within *Gateway Conservation Zone* 15%

23.6.2 Maximum Gross Floor Area 40%



### 23.7 **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.

### 23.8 **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*.

### 23.9 **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*.