



## SECTION 24

# Residence A District

### 24.0 [RESERVED]

#### 24.1 PERMITTED USES

- 24.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) *dwelling* per *lot*
- 24.1.2 Home Business
- 24.1.3 [Reserved]
- 24.1.4 Boarding house or renting of rooms
- 24.1.5 Accessory apartment
- 24.1.6 *Park*, playground or *open space* land
- 24.1.7 Farm, including *roadside stand*
- 24.1.8 *Signs*
- 24.1.9 *Accessory uses* customary with and incidental to any permitted use
- 24.1.10 Keeping of livestock or poultry

#### 24.2 SPECIAL EXCEPTION USES

- 24.2.1 Conversion of a *dwelling* so as to contain two (2) *dwelling units*
- 24.2.2 *Bed and breakfast transient lodging*
- 24.2.3 [Reserved]
- 24.2.4 *Daycare*
- 24.2.5 *Nursing home facility*, private hospital or sanitarium
- 24.2.6 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; educational; religious, philanthropic or charitable institution; or *dwelling* for elderly or handicapped persons
- 24.2.7 *Residential life care facility*
- 24.2.8 *Building, use* or facility of the Town of Old Saybrook not listed as a permitted *use*
- 24.2.9 Summer day camp, if there is no furnishing of rooms
- 24.2.10 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

- 24.2.11 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 24.2.12 Water supply reservoir, wells, tower, treatment facility or pump station
- 24.2.13 *Building; use* or facility of the State of Connecticut or Federal Government
- 24.2.14 Railroad right-of-way or passenger station, including customary accessory service, excluding switching, storage sidings, freight yard or freight terminal
- 24.2.15 *Accessory use*, customary with and incidental to any previously mentioned Special Exception *Use*
- 24.2.16 Agricultural nursery or greenhouse

### 24.3 LOT AREA, SHAPE AND FRONTAGE

#### 24.3.1 Minimum Lot Area

- A. Served by public water supply 20,000 square feet
- B. Not served by public water supply 40,000 square feet

#### 24.3.2 Minimum Dimension of Square

- A. Served by public water supply 100 feet
- B. Not served by public water supply 150 feet

#### 24.3.3 Minimum Frontage 50 feet

#### 24.3.4 Minimum Width along Building Line 100 feet

### 24.4 HEIGHT

#### 24.4.1 Maximum Number of Stories 2½ stories

#### 24.4.2 Maximum Height 35 feet

### 24.5 SETBACKS

#### 24.5.1 From Street Line 25 feet

#### 24.5.2 From Rear Property Line 15 feet

#### 24.5.3 From Other Property Line 15 feet

#### 24.5.4 Projection into Setback Area 3 feet

#### 24.5.5 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



## 24.6 BUILDING BULK AND COVERAGE

24.6.1	Maximum Gross Floor Area	40%
24.6.2	Maximum Building/Structure Coverage	20%
	A. Within the <i>Gateway Conservation Zone</i>	15%

## 24.7 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.

## 24.8 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*.

## 24.9 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*.