



SECTION 25

Residence B District

25.0 [RESERVED]

25.1 PERMITTED USES

- 25.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) *dwelling* per *lot*
- 25.1.2 A *dwelling* containing two (2) *dwelling units* and not more than one (1) *dwelling* per *lot*
- 25.1.3 Home Business
- 25.1.4 [Reserved]
- 25.1.5 Boarding house or renting of rooms
- 25.1.6 *Park*, playground or *open space* land
- 25.1.7 Farm
- 25.1.8 *Accessory use* customary with and incidental to any permitted *use*
- 25.1.9 Keeping of livestock or poultry

25.2 SPECIAL EXCEPTION USES

- 25.2.1 *Roadside stand*
- 25.2.2 *Daycare*
- 25.2.3 *Nursing home facility*, private hospital or sanitarium
- 25.2.4 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
- 25.2.5 *Building, use* or facility of the Town of Old Saybrook not listed as a permitted *use*
- 25.2.6 Summer day camp, if there is no furnishing of rooms
- 25.2.7 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
- 25.2.8 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 25.2.9 Water supply reservoir, wells, tower, treatment facility or pump station
- 25.2.10 *Building, use* or facility of the State of Connecticut or Federal Government

- 25.2.11 Railroad right-of-way or passenger station, including customary accessory service, excluding switching, storage sidings, freight yard or freight terminal
- 25.2.12 *Accessory use*, customary with and incidental to any previously mentioned Special Exception *Use*
- 25.2.13 Agricultural nursery or greenhouse

25.3 LOT AREA, SHAPE AND FRONTAGE**25.3.1 Minimum Lot Area**

- A. Served by public water supply 12,500 square feet
- B. Not served by public water supply 40,000 square feet

25.3.2 Minimum Dimension of Square

- A. Served by public water supply 80 feet
- B. Not served by public water supply 150 feet

25.3.3 Minimum Frontage

50 feet

25.3.4 Minimum Width along Building Line

100 feet

25.4 HEIGHT**25.4.1 Maximum Number of Stories**

2½ stories

25.4.2 Maximum Height

35 feet

25.5 SETBACKS**25.5.1 From Street Line**

25 feet

25.5.2 From Rear Property Line

15 feet

25.5.3 From Other Property Line

15 feet

25.5.4 Projection into Setback Area

3 feet

25.5.5 Minor Accessory Building or Structure

35 feet

- 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



25.6 BUILDING BULK AND COVERAGE

25.6.1 **Maximum Building/Structure Coverage** 20%

A. Not served by public water supply within *Gateway Conservation Zone* 15%

25.6.2 **Maximum Gross Floor Area** 40%

25.7 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.

25.8 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*.

25.9 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.