



SECTION 26

Residence AA-3 District

26.0 [RESERVED]

26.1 PERMITTED USES

- 26.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) *dwelling* per *lot*
- 26.1.2 Home Business
- 26.1.3 [Reserved]
- 26.1.4 *Park*, playground or *open space* land
- 26.1.5 Farm, including *roadside stand*
- 26.1.6 *Signs*
- 26.1.7 *Accessory use* customary with and incidental to any permitted *use*
- 26.1.8 Keeping of livestock or poultry
- 26.1.9 Boarding house or the renting of rooms
- 26.1.10 Accessory apartment

26.2 SPECIAL EXCEPTION USES

- 26.2.1 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
- 26.2.2 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
- 26.2.3 Golf courses.
- 26.2.4 *Accessory uses* customary with and incidental to any previously mentioned Special Exception *Use*, except where specifically prohibited
- 26.2.5 Conversion of a *dwelling* to contain two (2) *dwelling units*
- 26.2.6 *Building, use* or facility of the Town of Old Saybrook
- 26.2.7 Agricultural nursery or greenhouse
- 26.2.8 *Daycare*

26.3 LOT AREA, SHAPE AND FRONTAGE

26.3.1	Minimum Lot Area	87,120 square feet
26.3.2	Minimum Dimension of Square	200 feet
26.3.3	Minimum Frontage	20 feet
26.3.4	Minimum Width along Building Line	200 feet

26.4 HEIGHT

26.4.1	Maximum Number of Stories	2½ stories
26.4.2	Maximum Height	35 feet

26.5 SETBACKS

26.5.1	From Street Line	50 feet
26.5.2	From Rear Property Line	20 feet
26.5.3	From Other Property Line	20 feet
26.5.4	Projection into Setback Area	3 feet
26.5.5	Minor Accessory Building or Structure	
	A. From <i>Street Line</i>	50 feet
	B. From <i>Rear Property Line</i>	20 feet
	C. From Other Property Line	20 feet
	D. Maximum <i>Height</i>	20 feet

26.6 BUILDING BULK AND COVERAGE

26.6.1	Maximum Building/Structure Coverage	10%
26.6.2	Maximum Gross Floor Area	20%

26.7 PLOT 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*.

26.8 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*.

26.9 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*.