



## SECTION 27

# Conservation C District

### 27.0 PURPOSE

*To develop nature-based uses in configurations suitable to conserve natural or cultural resources such as, but not limited to, unusual topography, wetlands, watercourses, stormwater basins; aquifers; agricultural land or aquaculture activity; wildlife habitat; historic landscapes, visual corridors or scenic vistas.*

### 27.1 PERMITTED USES

- 27.1.1 Activities conducted for the specific purpose of conserving or preserving *soil*, vegetation, water, fish, shellfish, wildlife or other land or water resources
- 27.1.2 Public *walkway, park* or fishing pier
- 27.1.3 Off-*street* parking accessory to a permitted *use*
- 27.1.4 [Reserved]
- 27.1.5 [Reserved]
- 27.1.6 *Park*, playground or *open space* land
- 27.1.7 Keeping of livestock or poultry
- 27.1.8 Farm, including a *roadside stand*, agricultural nursery or greenhouse
- 27.1.9 *Signs*
- 27.1.10 *Accessory uses* customary with and incidental to any previously mentioned permitted *use*

### 27.2 SPECIAL EXCEPTION USES

- 27.2.1 Research laboratory for the study of aquatic and marine environment, ecology or resources
- 27.2.2 *Shoreline flood & erosion control structure*
- 27.2.3 Summer day camp, if there is no furnishing of rooms
- 27.2.4 Any one of the following *uses* when not conducted as a business or for profit: place of worship, schools, cemetery; or educational, religious, philanthropic or charitable institution
- 27.2.5 *Building, use* or facility of the Town of Old Saybrook not listed as a permitted *use*
- 27.2.6 *Building, use* or facility of the State of Connecticut or Federal Government
- 27.2.7 Any one of the following *uses* when not conducted as a business for profit: or nature preserve or wildlife sanctuary; or golf, tennis, swimming, boating or similar club

27.2.8 *Commercial tree cutting*

27.2.9 Public utility substation or telephone equipment building provided that there is no outside service yard or *outside storage* of supplies

27.2.10 Water supply reservoir, wells, tower or treatment facility or pump station

27.2.11 *Accessory use* customary with and incidental to any Special Exception *Use*, except where specifically prohibited

### 27.3 LOT AREA, SHAPE AND FRONTAGE

#### 27.3.1 Minimum Lot Area

A. Not served by public water supply 60,000 square feet

B. Served by public water supply 40,000 square feet

#### 27.3.2 Minimum Dimension of Square

A. Served by public water supply 150 feet

B. Not served by public water supply 200 feet

#### 27.3.3 Minimum Frontage

20 feet

#### 27.3.4 Minimum width along Building Line

150 feet

### 27.4 HEIGHT

27.4.1 Maximum number of stories 2½ stories

27.4.2 Maximum Height 35 feet

### 27.5 SETBACKS

27.5.1 From Street Line 50 feet

27.5.2 From Rear Property Line 20 feet

27.5.3 From Other Property Line 20 feet

27.5.4 Projection into Setback Area 3 feet

#### 27.5.5 Minor Accessory Building or Structure

A. From *Street Line* 50 feet

B. From *Rear Property Line* 20 feet

C. From Other Property Line 20 feet

D. Maximum *Height* 20 feet



## 27.6 BUILDING BULK AND COVERAGE

27.6.1 Maximum Building/Structure Coverage 10%

27.6.2 Maximum Gross Floor Area 20%

## 27.7 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.

## 27.8 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*.

## 27.9 SPECIAL EXCEPTION

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted under this Section, a Site Plan and Special Exception application will be submitted to and approved by the *Commission*.