



SECTION 31

Central Business B-1 District

31.0 PURPOSE

To sustain and enhance a pedestrian-oriented village center with on-street parking, wide shady sidewalks, and mixed-use buildings, containing street-level stores with businesses, offices and residences above, forming the street wall. Applicable standards define and enhance the unique village qualities and encourage the conversion, conservation, and preservation of existing buildings and sites that define the historic qualities of the District.

31.1 PERMITTED USES

Any *use* listed in Section 31.1 that occupies a *gross floor area* greater than five thousand (5,000 s.f.) of total area will be a Special Exception *Use*. Any non-residential *use, building or structure* in the *District* that is located, in whole or in part, is within a pedestrian *node*, will require approval as a Special Exception *Use*.

- 31.1.1 Store or other *building or structure* where goods are sold or service is rendered primarily at retail
- 31.1.2 Business or professional office; bank or other financial institution; medical or dental clinic; newspaper or job printing
- 31.1.3 Cleaning agency or retail or self-service cleaning business; laundry agency or retail or self-service laundry business not using steam
- 31.1.4 Indoor theater and assembly hall
- 31.1.5 Manufacture, processing or assembling of goods for sale only on the premises or at retail, if there are no more than three (3) persons engaged in the manufacture, processing or assembling
- 31.1.6 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 31.1.7 *Building, use* or facility of the State of Connecticut or Federal Government
- 31.1.8 *Park*, playground or *open space* land
- 31.1.9 *Signs*
- 31.1.10 *Accessory use* customary with and incidental to any previously mentioned permitted *use*

31.2 SPECIAL EXCEPTION USES

- 31.2.1 Indoor restaurant or other indoor food and beverage service establishment
- 31.2.2 *Bed and breakfast transient lodging*
- 31.2.3 Mixed-use apartment

- 31.2.4 *Daycare*
- 31.2.5 [Reserved]
- 31.2.6 Any one of the following *uses* when not conducted as a business or for profit: place of worship or parish hall; school, college or university; educational, religious, philanthropic or charitable institution; membership club, lodge or community house
- 31.2.8 *Building, use* or facility of the Town of Old Saybrook not listed as a permitted *use*
- 31.2.9 "Undertaker's Establishments"
- 31.2.10 Any non-residential *use, building* or *structure* in the *District* in which it is located, in whole or in part, is within a *pedestrian node*
- 31.2.11 *Sign, Theater Marquee*

31.3 PROHIBITED USES

- 31.3.1 *Dwelling* except as otherwise permitted in this *District, Nursing home facility*, hospital or sanitarium
- 31.3.2 *Motor vehicle fueling station*, motor vehicle repair garage, including automobile, truck, trailer or farm equipment repairing, painting or upholstering; establishment for motor vehicle washing; establishment for the sale or rental of new or used automobiles, trucks, *trailers* or farm equipment or the rental thereof
- 31.3.3 *Hotel* or *motel*, including conference facility; veterinary hospital; bowling alley
- 31.3.4 Warehousing or wholesale business; *building* contractor business or storage yard; lumber or *building* materials business; freight or materials trucking terminal or business; bus terminal; commercial storage, sale or distribution of fuel
- 31.3.5 Research facility; manufacture, processing or assembling of goods engaging four (4) or more *persons* in the manufacture, process or assembly.
- 31.3.6 Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding or machine shop

31.4 LOT AREA, SHAPE AND FRONTAGE

31.4.1 Minimum Lot Area

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

31.4.2 Minimum Dimension of Square

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|--------------------------------------|----------|
| A. Served by public water supply | 50 feet |
| B. Not served by public water supply | 150 feet |

31.4.3 Minimum Frontage

	50 feet
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31.5 HEIGHT

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|--------|---------------------------|------------|
| 31.5.1 | Maximum Number of Stories | 2½ stories |
| 31.5.2 | Maximum Height | 35 feet |

31.6 SETBACKS

- | | | |
|--------|--------------------------------------------------------------------------------------------|---------|
| 31.6.1 | From Street Line | 10 feet |
| 31.6.2 | From Rear Property Line | 10 feet |
| 31.6.3 | From Other Property Line | None. |
| 31.6.4 | From Residence District Boundary Line | 5 feet |
| | If the line is the lot line of a PRD, then the <i>Setbacks</i> of 31.6.2 and 31.6.3 apply. | |
| 31.6.5 | Projection into Setback | 3 feet |

31.7 BUILDING BULK AND COVERAGE

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|--------|-----------------------------------------|--------------------|
| 31.7.1 | Maximum Building/Structure Coverage | 75% |
| | A. Maximum each for any <i>building</i> | 18,000 square feet |
| 31.7.2 | Maximum Gross Floor Area | 150% |
| | A. Maximum each for any <i>building</i> | 36,000 square feet |
| 31.7.3 | Maximum Total Lot Coverage | 85% |

31.8 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.

31.9 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*.

31.10 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*.