



## SECTION 33

# Restricted Business B-3 District

### 33.0 PURPOSE

*To allow for the orderly transition from residential areas to business areas in a way that will maintain the residential qualities of the area and achieve harmony with the adjacent residential neighborhoods. Applicable standards protect those neighborhoods by limiting the type and intensity of business uses, as well as the size and scale of buildings and the layout of the site. Extensions of or alteration of an existing building originally designed as a house will preserve the architectural integrity of the existing building, as a house.*

### 33.1 PERMITTED USES

Any *use* listed in Section 33.1 that occupies a *gross floor area* greater than three-thousand square feet (3,000 s.f.) of total area will require approval as a Special Exception *Use*.

33.1.1 Single family *dwelling* for one (1) *family* and not more than one (1) *dwelling* per *lot*

33.1.2 Home Business

33.1.3 [Reserved]

33.1.4 The renting of not more than three (3) rooms, with or without meals, in a *dwelling unit* to a total of not more than three (3) persons

33.1.5 *Park*, playground or *open space* land

33.1.6 Farm, including *roadside stand*

33.1.7 *Signs*

33.1.8 *Accessory use* customary with and incidental to any previously mentioned permitted *use*

33.1.9 Keeping of livestock or poultry

### 33.2 SPECIAL EXCEPTION USES

33.2.1 Store or other *building* or *structure* where goods are sold or service is rendered primarily at retail

33.2.2 Business or professional office; bank or other financial institution; medical or dental clinic

33.2.3 Indoor restaurant

33.2.4 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

33.2.5 "Undertaker's Establishments"

33.2.6 *Bed and breakfast transient lodging*

- 33.2.7 *Daycare*
- 33.2.8 *Nursing home facility*, hospital or sanitarium
- 33.2.9 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; general hospital; cemetery; educational, religious, philanthropic or charitable institution
- 33.2.10 *Building, use* or facility of the Town of Old Saybrook not listed as a permitted *use*
- 33.2.11 Any one of the following uses when not conducted as a business or for profit: membership club, lodge or community house; nature preserve or wildlife sanctuary; golf, tennis, swimming, boating or similar club
- 33.2.12 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 33.2.13 Water supply reservoir, wall, tower, treatment facility or pump station
- 33.2.14 *Building, use* or facility of the State of Connecticut or Federal Government
- 33.2.15 Veterinary hospital located on a *lot* at least one (1) acre
- 33.2.16 *Accessory use* customary with and incidental to any previously mentioned Special Exception *Use*
- 33.2.17 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*
- 33.2.18 Agricultural nursery or greenhouse
- 33.2.19 *Marine Vehicle Establishment*

### 33.3 PROHIBITED USES

- 33.3.1 *Motor vehicle fueling station*; motor vehicle repair garage, including automobile, truck, *trailer* and farm equipment repairing, painting and upholstering; establishment for motor vehicle washing; establishment for the sale of new or used automobiles, trucks, *trailers* or farm equipment or the rental thereof.
- 33.3.2 *Hotel* or *motel*, including conference facility; bowling alley
- 33.3.3 Warehousing and wholesale businesses; *building* contractors' businesses and storage yards; lumber and *building* materials businesses; freight and materials trucking terminals and businesses; bus terminals; commercial storage, sale and distribution of fuel
- 33.3.4 Research laboratories; manufacture, processing or assembling of goods, except as permitted under Paragraph 33.2.4
- 33.3.5 Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding or machine shop
- 33.3.6 Newspaper or job printing; cleaning or laundry business or self-service business; theater and assembly hall; day camp; and *kennels*, livery or board stables or riding academy



### 33.4 LOT AREA, SHAPE AND FRONTAGE

#### 33.4.1 Minimum Lot Area

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

#### 33.4.2 Minimum Dimension of Square

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

#### 33.4.3 Minimum Frontage 100 feet

### 33.5 HEIGHT

#### 33.5.1 Maximum Number of Stories 2½ stories

#### 33.5.2 Maximum Height 35 feet

### 33.6 SETBACKS

#### 33.6.1 From Street Line 25 feet

#### 33.6.2 From Rear Property Line 15 feet

#### 33.6.3 From Other Property Line 15 feet

#### 33.6.4 Projection into Setback Area 3 feet

#### 33.6.5 Minor Accessory Building or Structure

- |                                   |         |
|-----------------------------------|---------|
| A. From <i>Street Line</i>        | 25 feet |
| B. From <i>Rear Property Line</i> | 10 feet |
| C. From Other Property Line       | 10 feet |

### 33.7 BUILDING BULK AND COVERAGE

#### 33.7.1 Maximum Building/Structure Coverage 40%

A. Maximum each for any <i>building</i>	3,000 square feet
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#### 33.7.2 Maximum Gross Floor Area 80%

A. Maximum each for any <i>building</i>	6,000 square feet
B. Minimum <i>open space</i> between <i>buildings</i>	20 feet

#### 33.7.3 Maximum Total Lot Coverage 80%

### 33.8 PLOT PLAN

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* permitted under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

### 33.9 SITE PLAN

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

### 33.10 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*.