



SECTION 35

Marine Industrial MI District

35.0 PURPOSE

To provide for and encourage appropriate land uses, with emphasis on waterfront access and water-dependent uses as defined by the Connecticut Coastal Management Act, as codified at C.G.S. §22a-93, and water-related uses.

35.1 PERMITTED USES

Any *use* listed in Section 35.1 that occupies a *gross floor area* greater than five thousand square feet (5,000 s.f.) of total area will be a Special Exception *Use*.

- 35.1.1 Expansion of a single-family dwelling for one (1) family and not more than one (1) dwelling per lot including buildings, uses and structures accessory thereto existing on December 11, 2017
- 35.1.2 School, park, playground or open space land of the Town of Old Saybrook
- 35.1.3 A dock, wharf, slip basin or similar landing facility for pleasure boats
- 35.1.4 A fish market primarily handling local catches
- 35.1.5 Establishment for the sale, repair or servicing of boats, including the dispensing of fuel and lubricants at retail, but expressly excluding bulk storage of fuel
- 35.1.6 A sail loft or ship chandlery, including the retail sale of marine equipment, engines, and provisions for boats
- 35.1.7 Storage of boats when accessory and subordinate to a use permitted under Paragraph 35.1.3 or 35.1.5
- 35.1.8 Signs
- 35.1.9 Accessory uses customary with and incidental to any previously mentioned permitted use

35.2 SPECIAL EXCEPTION USES

- 35.2.1 Dock, wharf, slip basin or similar landing facility for vessels engaged in commercial fishery or shellfishery
- 35.2.2 Marine research laboratories for the study of aquatic and marine environment, ecology or resources
- 35.2.3 Building, use or facility of the Town of Old Saybrook other than uses specified in Paragraph 35.1.2
- 35.2.4 Public utility substation and telephone equipment building provided that there is no outside service yard or outside storage of supplies
- 35.2.5 Water supply reservoir, well, tower, treatment facility or pump station

- 35.2.6 *Building, use* or facilities of the State of Connecticut or Federal Government
- 35.2.7 Railroad right-of-way or passenger station, including customary accessory services, excluding switching, storage siding, freight yard or freight terminal
- 35.2.8 Retail store or service establishment
- 35.2.9 *Restaurant* or other indoor food and beverage service establishment
- 35.2.10 Business or professional office
- 35.2.11 Swimming facility, commercially operated tennis court or private tennis club or similar facility for racquetball or paddle tennis
- 35.2.12 Base operation for fishery or shellfishery business, including as an *accessory use* of the business a store or market for the sale of fish, shellfish or other related food products, or the commercial bulk processing of fish and shellfish
- 35.2.13 *Accessory uses* customary with and incidental to any Special Exception *Use*

35.3 LOT AREA, SHAPE AND FRONTAGE

35.3.1 Minimum Lot Area

- | | |
|--------------------------------------|--------------------|
| A. Served by public water supply | 20,000 square feet |
| B. Not served by public water supply | 40,000 square feet |

35.3.2 Minimum Dimension of Square

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

35.3.3 Minimum Frontage

20 feet

35.4 HEIGHT

35.4.1 Maximum Number of Stories

2½ stories

35.4.2 Maximum Height

35 feet

35.5 SETBACKS

35.5.1 From Street Line

40 feet

35.5.2 From Rear Property Line

- | | |
|---------------------------------|---------|
| A. Abutting navigable water | None |
| B. Not abutting navigable water | 20 feet |

35.5.3 From Other Property Line

- | | |
|---------------------------------|---------|
| A. Abutting navigable water | None |
| B. Not abutting navigable water | 20 feet |



35.5.4	From Residence District Boundary Line	25 feet
35.5.5	Projections into Setback Area	3 feet

35.6 **BUILDING BULK AND COVERAGE**

35.6.1	Maximum Building/Structure Coverage	40%
35.6.2	Maximum Gross Floor Area	80%
35.6.3	Maximum Total Lot Coverage	80%

35.7 **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.

35.8 **SITE PLAN**

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

35.9 **SPECIAL EXCEPTION**

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