



SECTION 37

Saybrook Point SP Districts

37.0 PURPOSE

To plan for the most appropriate use and development of this important area and to chart a course that ensures that protection of the significant heritage and scenic beauty of the Point. The Saybrook Point District delineates an area of the Town that is of local, State and National interest by reason of its:

- *Prominent location on the Connecticut River,*
- *Capability for development of water-dependent uses,*
- *Vistas and coastal environment that are enjoyed by many people, and*
- *The historic significance of the Fort Saybrook site and archaeological resources reflecting its use over many generations.*

The Saybrook Point District is designed and intended to be developed and used in an integrated and harmonious manner for Town park, open space or historic site preservation, for water-dependent uses or for water-related uses, which enable community enjoyment of the assets of the Point, or for uses consistent with preservation of adjacent residential neighborhoods, some of which are also of historic significance. The Saybrook Point area is divided into three districts within which the Commission permits particular uses applicable to promote a design unit, in accordance with studies prepared by the Town, necessary to conserve and make the best of the special resources of the area.

37.1 PERMITTED USES

Land, *buildings* or other *structures* in Saybrook Point Districts #1, #2 and #3 may be used for one or more of the *uses* listed as permitted in the *district*. Any *use* listed in Section 37.1 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*. *Uses* are permitted or prohibited in accordance with the following designation and procedure:

P A *use* permitted in the *District*, as a matter-of-right

S A *use* permitted in the *District*, subject to the approval as a Special Exception

X A *use* prohibited in the *District*

		SP-1	SP-2	SP-3
37.1.1	A single detached <i>dwelling</i> for one (1) <i>family</i> and not more than one (1) <i>dwelling</i> per <i>lot</i>	X	X	P
37.1.2	A <i>dwelling</i> containing two (2) <i>dwelling units</i> and not more than one (1) <i>dwelling</i> per <i>lot</i>	X	X	S
37.1.3	[Reserved]			
37.1.4	Home Business	X	X	P

	SP-1	SP-2	SP-3
37.1.5 [Reserved]			
37.1.6 <i>Signs</i>	P	P	P
37.1.7 A dock, wharf, slip basin or similar landing facility for pleasure <i>boats</i> or excursion <i>boats</i> serving the public, expressly excluding vessels engaged in commercial fishery or shellfishery	S	S	X
37.1.8 Establishment for the sale, repair or servicing of pleasure <i>boats</i> , including the dispensing of fuel or lubricants for <i>boats</i> at retail, but expressly excluding dry storage of <i>boats</i> or bulk storage of fuel	X	S	X
37.1.9 A sail loft or ship chandlery, including the retail sale of marine equipment, engines or provisions for pleasure <i>boats</i>	X	S	X
37.1.10 <i>Park</i> or playground or <i>open space</i> land	P	S	X
37.1.11 Marine research laboratory for the study of aquatic and marine environment, ecology or resources	X	S	X
37.1.12 Indoor <i>restaurant or outdoor restaurant</i> or other food and beverage service establishment	X	S	X
37.1.13 The following <i>uses</i> when related to and either accessory or subordinate to a <i>use</i> permitted under paragraphs 37.1.7, 37.1.8, 37.1.9 or 37.1.12 on the same <i>lot</i> : Business or professional office; Store or other <i>building</i> or <i>structure</i> where goods are sold and services are rendered primarily at retail; <i>Hotel</i> or <i>motel</i> , including conference facilities; swimming or other recreational facility	X	S	X
37.1.14 <i>Hotel suites</i> and <i>hotel rooms</i> in a separate <i>building</i> or <i>buildings</i> , as accessory to and administered as part of a <i>hotel</i> permitted under these Regulations, subject to the Special Standards of Section 53.	X	S	S
37.1.15 <i>Buildings, use</i> or facility of the Town	S	S	S
37.1.16 <i>Building, use</i> or facility of the State of Connecticut or Federal government	S	S	S
37.1.17 Off- <i>street</i> parking accessory to a <i>use</i> permitted and located in the Saybrook Point District	S	S	S
37.1.18 <i>Accessory uses</i> customary with and incidental to any permitted <i>use</i> located on the same <i>lot</i>	P	P	P



	SP-1	SP-2	SP-3
37.2 LOT AREA, SHAPE AND FRONTAGE			
37.2.1 Minimum Lot Area (s.f.)	20,000	20,000	69,700
37.2.2 Minimum Dimension of Square	100 feet	100 feet	100 feet
37.2.3 Minimum Frontage	50 feet	50 feet	50 feet
37.3 HEIGHT			
37.3.1 Maximum Number of Stories	2½	2½	2½
37.3.2 Maximum Height	35 feet	35 feet	35 feet
37.4 SETBACKS			
37.4.1 From Centerline of College St. Right-of-Way	55 feet	70 feet	55 feet
37.4.2 From Street line of Other Streets	25 feet	25 feet	25 feet
37.4.3 From Property Line			
A. Abutting navigable water	None	None	None
B. Not abutting navigable water	15 feet	15 feet	15 feet
37.4.4 Projections Into Setback Area	3 feet	3 feet	3 feet
37.5 BUILDING BULK AND COVERAGE			
37.5.1 Maximum Building/Structure Coverage	10%	25%	20%
37.5.2 Maximum Gross Floor Area	10%	50%	40%
37.5.3 Maximum Total Lot Coverage	75%	75%	75%
37.6 PLOT PLAN			
Prior to approval of any application for Certificate of Zoning Compliance for a permitted <i>use</i> under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.			
37.7 SITE PLAN			
Prior to approval of any application for Certificate of Zoning Compliance for a permitted <i>use</i> under this Section, a Site Plan will be submitted to and approved by the <i>Commission</i> .			
37.8 SPECIAL EXCEPTION			
Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception <i>Use</i> permitted under this Section, an application for Special Exception <i>Use</i> , including a Site Plan, will be submitted to and approved by the <i>Commission</i> .			