



## SECTION 41

# Industrial I District

### 41.0 PURPOSE

*To allow for offices, warehouses, light assembly, and other compatible light industrial uses that do not cause excess pollution or require sewers. Applicable standards permit flexible site development to retain the natural features and open qualities of the area.*

### 41.1 PERMITTED USES

Any *use* listed in Section 41.1 that occupies a *gross floor area* greater than forty thousand square feet (40,000 s.f.) of total area will be a Special Exception *Use*.

- 41.1.1 Research laboratory, manufacture, processing or assembling of goods
- 41.1.2 Business or professional office; bank or other financial institution; medical or dental clinic; health and physical fitness facility open to general public membership
- 41.1.3 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.
- 41.1.4 Printing or publishing establishment
- 41.1.5 Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding or machine shop
- 41.1.6 [Reserved]
- 41.1.7 *Hotel* or *motel*, including conference facility
- 41.1.8 *Daycare*
- 41.1.9 Store or other *building* or *structure* where goods are sold or service is rendered primarily at retail when accessory and subordinate to another permitted *use* on the same *lot*
- 41.1.10 [Reserved]
- 41.1.11 Public utility substation or telephone equipment *building*
- 41.1.12 Water supply reservoir, wells, tower, treatment facility or pump station
- 41.1.13 *Building, use* or facility of the State of Connecticut or Federal Government
- 41.1.14 Railroad right-of-way or passenger station, including customary accessory service
- 41.1.15 [Reserved]
- 41.1.16 *Park*, playground or *open space* land
- 41.1.17 *Sign*
- 41.1.18 *Accessory use*, customary with and incidental to any previously mentioned *use*

### 41.2 SPECIAL EXCEPTION USES

- 41.2.1 Helipad
- 41.2.2 Indoor restaurant or other indoor food and beverage service establishment
- 41.2.3 *Nursing home facility*
- 41.2.4 Off-street parking facility when not accessory and subordinate to a permitted *use*
- 41.2.5 Motor vehicle uses when clearly accessory and subordinate to a permitted *use* on the same *lot*
- 41.2.6 *Building, use* or facility of the Town of Old Saybrook not listed as a permitted *use*
- 41.2.7 Any one of the following *uses* when not conducted as a business or for profit; school, college, university or educational facility
- 41.2.8 *Marine Vehicle Establishment*

### 41.3 PROHIBITED USES

- 41.3.1 *Dwelling*; hospital or sanitarium
- 41.3.2 Store or other *building* or *structure* where goods are sold or service is rendered primarily at retail, except as permitted under Paragraph 41.1.9; veterinary hospital; undertakers' establishment; bowling alley
- 41.3.3 [Reserved]
- 41.3.4 *Kennels*; livery and boarding stables and riding academics; *roadside stand* for the display and sale or rental of farm products; summer day camp

### 41.4 LOT AREA, SHAPE AND FRONTAGE

#### 41.4.1 Minimum Lot Area

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

#### 41.4.2 Minimum Dimension of Square

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

#### 41.4.3 Minimum Frontage

50 feet

### 41.5 HEIGHT

#### 41.5.1 Maximum Number of Stories

- |  |            |
|--|------------|
| A. Within <i>Gateway Conservation Zone</i> | 2½ stories |
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#### 41.5.2 Maximum Height

50 feet

- |  |         |
|--|---------|
| A. Within <i>Gateway Conservation Zone</i> | 35 feet |
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#### 41.6 SETBACKS

41.6.1	From Street Line	50 feet
41.6.2	From Rear Property Line	20 feet
41.6.3	From Other Property Line	20 feet
41.6.4	From Residence District Boundary Line	50 feet
41.6.5	Projections into Setback Area	5 feet

#### 41.7 BUILDING BULK AND COVERAGE

41.7.1	Maximum Building/Structure Coverage	40%
	A. Within <i>Gateway Conservation Zone</i>	25%
41.7.2	Maximum Gross Floor Area	80%
41.7.2	Maximum Total Lot Coverage	70%

#### 41.8 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.

#### 41.9 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*.

#### 41.10 SPECIAL EXCEPTION

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