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 character 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 character of buildings and the layout of the site. Extensions of or alteration of an existing building originally designed as a house will preserve the character 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 detached *dwelling* for one (1) *family* and not more than one (1) the *dwelling* per *lot*

33.1.2 Professional office in a *dwelling unit*

33.1.3 *Home occupation* in a *dwelling unit*

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

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 or other indoor food and beverage service establishment, including service to customers at a service counter or in a motor vehicle at a take-out window

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 [Reserved]

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

33.3 Prohibited Uses

33.3.1 Motor vehicle service 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; veterinary hospital; 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, wood- working, blacksmith, welding or machine shop

33.3.6 Roadside stand for the display and sale or rental of farm products; 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
33.3.2	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 Street Line	25 feet
	B. From rear Property Line	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 *building*	3,000 square feet
33.7.2	**Maximum Gross Floor Area**	80%
	A. Maximum each for any *building*	6,000 square feet
	B. Minimum *open space* between *buildings*	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.