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SECTION 34

# Gateway Business B-4 District

## 34.0 PURPOSE

*To allow for development of regional businesses that requires easy access to major highways. Applicable standards require building and site layout of appropriate character as the gateways to the Town of Old Saybrook. These Regulations pay particular attention to ensure that traffic congestion caused by these developments will not degrade or impede access to the Town itself.*

## 34.1 PERMITTED USES

Any *use* listed in Section 34.1 that occupies a *gross floor area* greater than twenty thousand square feet (20,000 s.f.) of total area will be a Special Exception.

- 34.1.1 Store or other *building* or structure where goods are sold or service is rendered primarily at retail
- 34.1.2 Business or professional office; bank or other financial institution; medical or dental clinic; newspaper or job printing
- 34.1.3 Cleaning business or retail or self-service cleaning business; laundry business or retail or self-service laundry business not using steam
- 34.1.4 [Reserved]
- 34.1.5 Indoor theater or assembly hall
- 34.1.6 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; educational, religious, philanthropic or charitable institution; membership club, lodge or community house
- 34.1.7 Public utility substation or telephone equipment *building* provided that there is no outside service yard or outside storage of supplies
- 34.1.8 Water supply reservoir, wells, tower, treatment facility or pump station
- 34.1.9 *Building, use* or facility of the State of Connecticut or Federal Government
- 34.1.10 Reserved]
- 34.1.11 Off-street parking facility when *accessory* to a permitted *use* or not
- 34.1.12 Hotel or motel, including conference facility; veterinary hospital; bowling alley
- 34.1.13 [Reserved]
- 34.1.14 [Reserved]
- 34.1.15 [Reserved]
- 34.1.16 Park, playground or open space land

34.1.17 *Signs*

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

### 34.2 SPECIAL EXCEPTION USES

34.2.1 Motor vehicle service station; motor vehicle repair garage, including automobile, truck, trailer or farm equipment repairing, painting or upholstering; establishment for motor vehicle washing; establishment for the sale or rental of new or used automobiles, trucks, trailers or farm equipment

34.2.2 Indoor restaurant or other indoor food and beverage service establishment

34.2.3 Helipad

34.2.4 *Nursing home facility*

34.2.5 *Bed and breakfast transient lodging*

34.2.6 *Adult entertainment business*

34.2.7 "Undertaker's Establishments"

34.2.8 Family and group daycare home

34.2.9 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

34.2.10 Research laboratory; manufacture, processing or assembling of goods

34.2.11 Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding or machine shop

34.2.12 Building, *use* or facility of the Town of Old Saybrook not listed as a permitted *use*

34.2.13 Marine Vehicle Establishment

34.2.14 Any non-residential *use, building* or *structure* in the District in which it is located, in whole or in part, is within the a *pedestrian node*.

### 34.3 PROHIBITED USES

34.3.1 Dwelling except as otherwise permitted in this District, hospital or sanitarium

### 34.4 LOT AREA, SHAPE, AND FRONTAGE

#### 34.4.1 Minimum Lot Area

A. Served by public water supply 20,000 square feet

B. Not served by public water supply 40,000 square feet



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- 34.4.2 **Minimum Dimension of Square**
- A. Served by public water supply 100 feet
  - B. Not served by public water supply 150 feet
- 34.4.3 **Minimum Frontage** 50 feet
- 34.5 **HEIGHT**
- 34.5.1 **Maximum Number of Stories** 2½ stories
- 34.5.2 **Maximum Height** 35 feet
- 34.6 **SETBACKS**
- 34.6.1 **From Street Line** 50 feet
- 34.6.2 **From Rear Property Line** 20 feet
- 34.6.3 **From Other Property Line** 20 feet
- 34.6.4 **From Residence District Boundary Line** 50 feet
- 34.6.5 **Projections into Setback Area** 5 feet
- 34.7 **BUILDING BULK AND COVERAGE**
- 34.7.1 **Maximum Building/Structure Coverage** 40%
- 34.7.2 **Maximum Gross Floor Area** 60%
- A. Maximum each for any *building*, plus covered loading spaces 85,000 square feet
  - B. Minimum *open space* between *buildings* 20 feet
- 34.7.3 **Maximum Total Lot Coverage** 70%
- A. Maximum each for any *building* 125,000 square feet
- 34.8 **PLOT PLAN**
- Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* in this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.
- 34.9 **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.
- 34.10 **SPECIAL EXCEPTION**
- Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted in this Section, a Site Plan and Special Exception application will be submitted to and approved by the Commission.