

**Saybrook Township Schedule of Uses - \* Conditional Use Permit Required**

**Commercial Business District (C-1)**

The purpose of the C-1 District is to encourage the establishment of areas for general commercial uses to meet the needs of a regional market area. Activities in this district may be large space users and the customers using such facilities generally may not make frequent purchases.

Accessory uses and structures incidental to any permitted residential use, such as garages, greenhouses or tool shed-----**ALL DISTRICTS.**

Accessory or conjunctive uses incidental to a permitted use which will not create a nuisance or hazard.-----**ALL DISTRICTS.**

Acetylene gas manufacture and/or storage \*

Agencies or offices rendering specialized services in the professions, real estate and brokerage, including service agencies not involving on-premises retail trade not wholesale trade on-premises, nor maintenance of stock of goods for sale to the general public.

Alcoholic beverage packaged retail store.

Amusement enterprises such as billiards, pool bowling, skating rinks, dance hall and similar activists when housed in a permanent structure but not including theater.

Animal Hospital

Antiques and gift retail sales.

Appliance distributors for wholesale.

Art Supply retail sales

Assembly halls, gymnasiums and similar structures when part of a school or place of worship.

Assembly of machines and appliances from previously prepared parts.

Automobile commercial parking enterprises.

Automobile (new and used) and accessory sales.

Automobile leasing and truck leasing.

Automobile parking operated in conjunction with permitted uses and in accordance with the requirements of Article 11 -----**ALL DISTRICTS**

Bakery shops and confectionaries operating both wholesale and retail business provided such operations are limited to 5000 square feet of manufacturing area and to the use of non0smoke producing types of furnaces.

Banks

Barber, beauty, and other personal services.

Barber, beauty equipment sales and supply

Bicycle sale and repair.  
Billboards (see signs) \_\_\_\_\_ **ALL DISTRICTS.**  
Blueprinting and photostatting establishments.  
Bookbindery.  
Book and Stationery Stores.  
Camera sales, supplies, services.  
Candy products manufacture.  
Candy product retail.  
Catering establishments.  
Ceramics.  
Charitable institutions.  
Churches and other places of worship, including parsonages or rectory.  
Clothing sales.  
Clubs and other places of entertainment.  
coal or coke yards.  
Cold storage plants food.  
Colleges, universities, business colleges, trade schools, music conservatories, dancing schools and similar organizations, offering training in specific fields.  
Construction materials, storage and sale.  
Convalescent and nursing homes.  
Custodial and diagnostic centers.  
Dairy bars for retail sales on the premises only.  
Day nurseries and Kindergartens.  
Department stores and Variety stores.  
Dental Laboratory.  
Drive in food dispensary  
Drive-in theatre, on major or secondary major street only.  
Drug stores  
Dry cleaning, pressing and dyeing plants and related retail service counter.  
Dwellings, detached single family \_\_\_\_\_ **ALL DISTRICTS except IP and IA**  
Dwellings, Two family \_\_\_\_\_ **ALL DISTRICTS except IP, IA and R-1**  
Eating and drinking establishments  
Electrical supplies, retail  
Electrical repair.  
Electronic assembly plant  
Enameling, japanning, lacquering of metals\*  
Farm machinery assembly, repair and sales.  
Feed sales and storage.  
Fertilizer wholesale sales and blending.  
Fertilizer retail sale.  
Flammable liquids, handling and storage in bulk plants.

Florist- warehousing for wholesale and related retail trade.

Florist retail.

Flour and other grain products, milling and storage.

Food processing for sale at retail on the premises, but excluding the killing and dressing of any flesh or fowl.

Food stores (retail only) grocery, delicatessen, meat fish but excluding the killing and dressing of any flesh or fowl.

Footwear retail.

Frozen food locker.

Funeral homes, undertaking establishments, embalming all residential districts

Furniture retail sales and floor coverings retail sales.

Furriers retail stores

Fur storage.

Gases or liquefied petroleum gases in approved portable metal cylinders, for storage or sale.

Gift shop, cards.

Government buildings- buildings used exclusively by federal, state county or village government for public purpose. \_\_\_\_\_ **ALL DISTRICTS.**

Government building-Building used exclusively by the federal, state, county or village government for public purposes except for garages, repair or storage yard, warehouse and buildings used or intended to be used as correctional or penal institutions. - **ALL DISTRICTS**

Grounds and facilities for recreational and community center buildings, country clubs, lakes, and other similar facilities operated on a non-profit basis.

Hardware, appliances and electrical items, retail sale.

Hat cleaning and blocking.

Hospitals and sanitariums located on a major street or secondary major street.

Hotel and Inns.

Incidental accessory retail uses such as cafeterias, gift or variety shops, soda bars conducted solely for the convenience of the employees, patients, patrons, or visitors on the premises wholly within the principal building and without exterior advertising display.

Jewelry and watch sale and repair.

Kennels boarding or training.

Laundries: All hand laundries and any small power laundries operated in conjunction with retail service counter on premises where not more than 5,000 square feet of floor space is devoted to the laundering and finishing process, provided the total operating capacity of all commercial washing machines shall not exceed 400 pounds and no coal burning or smoke producing equipment is used.

Launderette service: Where individual, family-size laundry equipment is rented for use by the customer.

Laundry pick up stations.

Libraries \_\_\_\_\_ **ALL DISTRICTS except R&D**

Lock and Gunsmith.  
Lodges, fraternal and social organizations.  
Lumber yards, building material storage and sale.  
Miniature Golf.  
Motorcycle Sales and Repair.  
Motels.  
Museums and Art Galleries.  
Music stores.  
Musical instruments store, sales of and instruction.  
Newsstands as an accessory use.  
Nursing Homes.  
Office buildings-Governmental and private offices buildings, including professional offices.  
Office equipment and supplies sales and services.  
Office and secretarial service establishments.  
Optical and scientific instrument, jewelry and clock, musical instrument manufacture.  
Optical supplies sales.  
Orphanages.  
Paint retail sales.  
Pawn shops or second hand stores.  
Pet shop, bird stores taxidermists.  
Photographic studios and camera supply stores.  
Physical culture establishment.  
Planing or saw mills (other then temporary)  
Playground-tot-lot.  
Plumbing shop and yard.  
Postal facilities \_\_\_ (Private)  
Postal facilities \_\_\_ (Public) \_\_\_\_\_ **ALL DISTRICTS**  
Printing publishing and reproduction establishment.  
Radio and Television studios.  
Rag, bag and carpet cleaning establishment.  
Repair and servicing of office and household equipment.  
Retail stores not otherwise listed, including those conducting incidental light manufacturing or processing of goods above the first floor or in the basement to be sold exclusively on the premises and employing not more then ten (10) operatives.  
Retail stores similar to those otherwise named on this list.  
Riding stables, commercially operated.  
Rodenticide, insecticide and pesticide sales storages and service.  
Sawmill permanent.  
Schools public and private.  
Sheet metal shops.  
Shoe repair.

Sign manufacturing and painting.

Sign painting, exclusive of manufacture.

Signs, (See sign section for restrictions) \_\_\_\_\_ **ALL DISTRICTS.**

Softball diamond \_\_\_\_\_ **ALL DISTRICTS except C-2**

Sorority Houses \_\_\_\_\_ **ALL DISTRICTS except C-2**

Sporting goods sales.

Stonecutting, monument manufacture and sales.

Storage, under cover, of goods intended for retail sales on the premises, but not including combustibles.

Storage warehouses and yards.

Swimming pools, accessory use (Private residence only) \_\_\_\_\_ **ALL DISTRICTS**

Swimming pools and bathing areas, public or private as primary uses.

Tailors, dressmakers milliners.

Taverns, bars and nightclubs.

Taxi Stand.

Tennis court.

Theaters, housed in a permanent indoor structure, exhibition halls and other similar structures.

Tot-Lot

Truck terminals, repair shops. hauling and storage yards.

Upholstery, paper hanging and decorator shops.

Variety stores.

Wholesale and jobbing establishments, including incidental retail outlets for only such merchandise as is handled at wholesale.

Woodworking shops, millwork.