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## **MEMORANDUM**

TO: Elizabeth Burdick, Director of Land Use & Planning, Town of Ledyard

FROM: John Guskowski, AICP, CZEO 

DATE: December 5, 2025

SUBJECT: **Proposed Revisions to Multi-family Parking Regulations**

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### **Background Summary**

Tyche Planning and Policy Group has been asked by the Town of Ledyard to provide a review of the parking standards within the Ledyard Zoning Regulations and make recommendations concerning a potential framework for a regulation amendment.

We note that in Section 9.4 (Parking Requirements and Design Standards) of the Regulations, there are many specific parking ratios for different land uses which are the default standard for proposals. Section 9.4.D allows some flexibility for the applicant to demonstrate (via evidence) that a smaller number of spaces would be appropriate. If the Commission is satisfied that the applicant has demonstrated the lower demand to be reasonable, it may choose to allow the lower number.

The ratios contained in Section 9.4.1 include a wide variety of commercial uses, but ratios for multifamily housing are not included. The regulatory section dealing with multifamily housing development (Section 8.28.E) does not specify a parking ratio, but instead simply refers to Section 9.4. Accordingly, anyone proposing a multifamily development is moved to Section 9.4.2 ("Uses Not Listed"). This section essentially states that the Commission shall determine the appropriate number of parking spaces based on the evidence in the record – which is intended to be provided principally by the applicant.

While many communities have been migrating to this approach broadly (letting the applicant make the case for the appropriate number of parking spaces to avoid over-provision of expensive and environmentally problematic paved parking), we understand that the Commission may be uncomfortable with such an open-ended provision.

To provide for a reasonable "starting point" or baseline for parking associated with multifamily housing developments, we would therefore offer the following proposed amendment to the Zoning Regulations:

## Proposed Language for Consideration

### Section 9.4.1.22 – ***Multi-Family Housing:***

*A minimum of 1.5 parking spaces per bedroom in all multifamily housing units shall be provided, unless the applicant can demonstrate that there is sufficient and available public off-street parking spaces within 1,000 linear feet or a public transit station (train station or marked bus stop) is within 500 linear feet of any entrance of the multi-family structure.*

The proposed regulation is slightly more conservative than the default multi-family parking ratios that were included in Public Act 21-29, which caps parking requirements at one space per studio or one-bedroom unit and two spaces per larger units (2+ bedrooms). The Town of Ledyard “opted out” of these standards and therefore may set its own. Given Ledyard's broadly auto-dependent nature and rural areas, on-site parking is critical, but the proposed regulation allows for some flexibility in reduction under specific circumstances where a more compact or transit-friendly environment provides some potential relief from auto-dependency.

We look forward to discussing this further with your Commission.