

Reference Sources – Village Districts (Connecticut)

Below are links to some of the reference resources used in researching our draft design guidelines for a village District in Gales Ferry. These examples illustrate that Village Districts are a well-established and flexible tool in Connecticut, capable of aligning local development patterns with adopted planning goals while supporting long-term economic value.

Old Greenwich Village District Overlay

(Old Greenwich Village District)

This example demonstrates that a Village District can be effectively implemented as an **overlay zone**. The regulations clearly establish design controls layered over existing zoning without altering underlying uses.

The appendix also includes a “positive visual inventory,” illustrating building types and design characteristics that new development is encouraged to emulate.

Link:

<https://www.greenwichct.gov/DocumentCenter/View/46974/Approved-Language-OGVD>

Preston Zoning Regulations – Section 12: Village Districts

(Poquetanuck Village District)

This section provides a strong example of how Village Districts can be used to protect both **historic character and surrounding landscape features**, consistent with Connecticut General Statutes § 8-2j.

Notable elements include:

- Alignment with POCD-identified areas of “distinctive character, landscape, or historic value”
- Integration of environmental and cultural resource protection (e.g., Poquetanuck Cove and watershed considerations)
- Clearly articulated **Special Exception (Special Permit) criteria** (§12.3.5), which may inform future guideline or regulatory language for Gales Ferry

Link:

<https://www.preston-ct.org/DocumentCenter/View/4609/APPROVED-ZONING-REGULATIONS-August-2025>

City of Norwich – Village District Design Guidelines

(Norwich Village District)

These guidelines are notable for their inclusion of a **descriptive architectural lexicon** in the appendix. This provides clear definitions of stylistic elements and building features commonly found in the district.

Such an approach may be useful in documenting and reinforcing the **distinctive characteristics** of Gales Ferry.

Link:

<https://www.norwichct.gov/DocumentCenter/View/4203/Village-District-Overlay-Design-Guidelines>

East Norwalk Village District Design Guidelines

(East Norwalk Village District)

As well as being a well written and presented document, the appendices in these guidelines provide **high-quality visual examples** illustrating both:

- Abstract design concepts (massing, scale, form), and
- Practical applications (storefronts, landscaping, signage, sidewalks, and streetscape elements)

These visual references are particularly effective in translating design standards into clear, usable guidance.

Link:

<https://docaccess.com/docviewer.html?url=https%3A%2F%2Fnorwalkct.gov%2FDocumentCenter%2FView%2F25881>