

# APPENDIX “1” OF LEDYARD ZONING REGULATIONS DESIGN GUIDELINES

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## Overview & Application Process

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These Design Guidelines provide a path for the design of future development projects in the Ledyard Center Design Districts (LCDD, LCTD, MVDD) and the Gales Ferry Design District (GFDD) as envisioned in the Ledyard Plan of Conservation and Development. This section provides a general overview of the Design Guidelines framework, including a description of how and when to utilize the Design Guideline.

In the event of conflict, the Zoning Regulations take precedence.

### Ledyard Center Design District Goals

Support the growth and development of Ledyard Center as a traditional “New England village” with an attractive Town Green to build upon social traditions while encouraging business development; future development implies an intensification and mixture of commercial, residential, and civic uses consistent with the Town’s Zoning Regulations to establish an identifiable community center. Support and develop a “sense of place” for Ledyard Center through appropriately scaled commercial and mixed-use development, harmonious streetscapes, walkways, and plantings. Promote infill and redevelopment in Ledyard Center to create a destination for shopping and services, a home for diverse age groups, and a convenient gathering place for the broader community.

### Gales Ferry Design District Goals

Support the growth and development of the Gales Ferry Design District as a pedestrian friendly commercial, civic, and residential center. Promote infill and redevelopment within the Gales Ferry Design District with a specific emphasis on the former Gales Ferry School and the “Riverview Mall/Ocean State Job Lot” shopping center to encourage higher density pedestrian-friendly development, and to prevent traffic congestion along State Route 12.

### What are Design Guidelines?

Design Guidelines convey general policies about new construction, site work, and design within the Ledyard Center Design Districts and the Gales Ferry Design District. The Design Guidelines define a range of appropriate responses to a variety of specific design issues.

The purpose of these guidelines is to establish clear and easily understood design criteria to guide applicants towards the desired development pattern, architectural scale and massing.

### Why have Design Guidelines?

The Design Guidelines will act as a guide for new construction within the Ledyard Center Design Districts and the Gales Ferry Design District. The guidelines establish a foundation of good urban design in a unique setting. They are imperative, as they ensure new infill is designed to be an integral part of the continued success of the immediate area and larger community. These guidelines will implement policies that will help the Town in achieving the goals identified and outlined in the Ledyard Plan of Conservation and Development (POCD).

## Who uses the Design Guidelines?

The Design Guidelines have been written primarily for use by the appropriate review authority. The Town of Ledyard Design Guidelines serve as a manual. The Architectural Review Board (ARB) is responsible for reviewing assigned, applicable projects and functions in an advisory capacity to the Planning and Zoning Commission (PZC). The ARB will provide commentary with regard to scale, massing, colors and proportions of buildings, landscaping, public spaces, lighting, and signage.

## When to use the Design Guidelines?

These Design Guidelines apply to all proposed development, new construction, and substantial reconstruction, or rehabilitation. If an existing building is increased in size by more than 25% within a 3 year period (including partial demolition, building additions, and replacement of the exterior façade or structure), the addition or rehabilitation should adhere to the Design Guidelines. Additional items which may require design review include the expansion of parking lots by more than 10 spaces, replacement/addition of signage, replacement/addition of outdoor lighting, improvements to more than 25% of existing landscaping, installation of solar panels if they can be viewed from a public area, and changes in roofing and siding materials and colors.

## Where do the Design Guidelines Apply?

The Design Guidelines may be applied to all properties within:

### Ledyard Center Design Districts

- Ledyard Center Design District (LCDD)
- Ledyard Center Transition District (LCTD)
- Multi-Family Design District (MVDD)

### Gales Ferry Design District

- Gales Ferry Design District

The goals established for the Ledyard Center Design Districts and the Gales Ferry Design District are consistent with the Town of Ledyard Plan of Conservation and Development. In addition to these goals, the Design Guidelines serve as an illustrated guide for the Commission to review all other proposed development in the Town of Ledyard. The Commission should reference the specific design standards and criteria established in these guidelines to promote and encourage both residential and commercial development that enhance the community's overall character. All future design in Ledyard should consider the human scale, architectural heritage, and the character of the Town. See the official **Town of Ledyard Zoning District Map** for the location of the Ledyard Center Design Districts (LCDDs) and the Gales Ferry Design Districts (GFDD) within the Town of Ledyard.

## **What is the Design Review Process?**

The design review process includes:

- Planning Department staff will serve as initial contact and liaison, providing the applicant with the ARB Application Form and corresponding materials.
- Upon a completed submission of the ARB Application Form and materials to the PZC, development projects may be referred to the ARB for design review at the discretion of the PZC addressed in the Design Guidelines within thirty-five (35) days of receipt of an application.
- The Commission will review the ARB's recommendations, and subsequently consult with the applicant and Planning Department staff. Upon review the Commission may decide to hold its own public hearing in accordance with the Town of Ledyard Zoning regulations prior to rendering a final decision.

## **Required Submission Materials**

A review by an ARB requires applicants to submit sufficient materials including drawings, models, renderings, and/or perspectives that illustrate the 3-dimensional massing and architectural character of proposed new buildings and/or substantial renovation of existing buildings, including adjacent buildings that are adequate for the ARB to properly assess the application.

## **Written Report**

The ARB shall submit a written report of recommendations to the Commission for each application received within thirty-five (35) days of receipt of an application. The cost, if any, shall be the responsibility of the applicant.

The written report shall include only those items addressed in the Design Guidelines, and the ARB shall not attempt to interpret the Zoning Regulations that govern use of a property, granting of variances, inland wetlands, or watercourses, or building code compliance. In addition, the ARB's recommendations shall be considered advisory and do not imply or guarantee subsequent approval of an application by the Commission.

# I. General Site Design

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## A. Façade & Building Design

All spaces, structures, and related site improvements visible to the public from public roadways should be designed to add to the visual amenities of the surrounding area in relationship to the proposed development.

The color, size, height, location, roof treatments, building materials, landscaping, and proportion of openings of any proposed new construction, re-construction, or substantial rehabilitation, as well as proposed signage and lighting, will be evaluated for compatibility with the area's surrounding architecture. The color, size, height, and architectural style of the building should complement and not compete with other architecturally distinguished buildings in the district. These details shall be reviewed by the ARB.

### Color

Primary colors should not be used for building walls unless muted in tone. Trim colors for windows, soffits, cornices, moldings, etc. should be whites or dark saturated cool colors (for example, greens, blues, bronze). Brick and stone may be left their natural color. Roof colors should be natural colors. Entry doors may have greater color latitude.

### Design Standards

Many of the design standards apply only where clearly visible from the street or public areas. The architectural and façade controls concentrate on the public realm. Wherever possible and where site conditions allow, the front building plane should be oriented towards the street. The street elevation of buildings should have at least one entrance oriented towards the street. Accessory buildings may be exempt. Façade materials should be finished with brick, cedar shakes, wood, cement board siding and appropriate stucco or concrete masonry units. Where architecturally appropriate, facades should include wall bases, finished with brick, stone, or cement. Awnings or similar weather protection along sidewalks of non-residential or mixed-use structures are encouraged.

Utility boxes and machinery, including but not limited to, backflow devices, electric meters and air conditioning units, should be screened from and not be visible from parks, squares, and public streets. Blank walls should not be visible from a public street. Site plans should minimize the view of parking lots, driveways, or garage doors from public view.

## **B. Site Design**

### **Landscaping**

Developers should prepare a landscape plan that enhances the overall aesthetics of the project through strategically placed plants and vegetation, retaining as much existing natural landscape and habitat of the site as possible. All future landscaping should be designed to complement the character of the surrounding area, as well as the planned building design and layout. Landscape design should integrate the natural and built environments, conserving natural areas while restoring damaged habitats and promoting biodiversity.

The landscape plan should include a description of the natural resources located on the parcel and clearly delineate construction boundaries to minimize disturbance of the site's existing vegetative features. All buildings should be carefully sited to minimize the amount of impervious surfaces and disturbance to the existing habitat. All landscape plans must attempt to preserve and retain the natural landscape (topography, soil, trees, and plant life) on the site. Landscape plans should include street tree installation to improve the overall character of the district and provide shade.

Parking lots should be appropriately landscaped. The purpose of adding vegetation to parking areas is to reduce the amount of impervious surfaces, develop bio-retention areas/rain gardens that capture storm water and encourage habitat restoration, clearly define pedestrian and vehicular areas, reduce heat island effects, and capture carbon emissions. Parking areas should incorporate landscaping elements at curb cut locations, between parking rows, access lanes, transition areas, and pedestrian pathways. Invasive plants and noxious weed species are prohibited. Recommended plantings should require limited maintenance, such as fertilizers, pesticides, or herbicides, and should promote biodiversity.

### **Stormwater Management**

Storm water control measures may be provided for impervious surfaces within the site in accordance with the Town's ordinances, regulations and/or as deemed appropriate by the Commission. All storm water control structures shall be reviewed, approved, and inspected by the Director of Public Works or the Town Engineer.

## **C. Signage**

Exterior and freestanding signs should be designed to reflect the overall design purpose of the LCDDs and the GFDDs, while providing reasonable exposure, and fair competition, to advertise the products or services available at each location. Creativity is encouraged in signage and graphic design. Signs can be expressive in form and lighting. Wood and painted materials are encouraged for sign construction. Standard, metal frame and plastic signs are discouraged. Flat signs should be framed with raised edges.

All exterior signs should complement, rather than monopolize, the overall landscaping and architectural themes of the district, and should not create unreasonable distraction, or clutter. All signs should be in conformance with the following provisions:

- Creative designs for signs and support structures, including 3-dimensional themes, will be considered on a case-by-case basis. The scale, proportion, and overall design should relate harmoniously to the architecture of the building and/or the service or product offered, and should not mask architectural details of the building, nor obscure the view of adjacent signs and buildings.
- Design themes that compliment early New England architecture are encouraged.
- Franchise symbols and insignia convey a message, are universally recognizable, and should not exceed the gross area of the permitted “sign face” as defined in the Zoning Regulations.
- Sign structures may project from the face of the building (overhanging signs) provided they do not obscure adjacent signs or architectural details of buildings.
- Stone and brick planters around freestanding sign structures are encouraged. Larger building mounted “Identification Signs” may be considered if the “Freestanding Sign” size is proportionally reduced or eliminated, and the balance better serves the goals of the district.
- All external lighting of signs should be low level, shielded, and directed away from traffic and abutting residential properties.
- No outdoor advertising should take place on any part of a site unless said advertising is related to the services provided on the premises.
- Signs affixed to buildings should be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building or its vicinity. Wherever possible, Signs located on buildings within the same block face should be placed at the same height in order to create a unified sign band.

**Freestanding Signs, Hanging Signs, and Wall Signs** are allowed as specified in section 9 of the Ledyard Zoning Regulations.

#### **Additional Signs**

One additional temporary sign (sandwich sign) may be permitted for each lot for the purpose of displaying a changeable message to allow a business use to identify special products, events, or sales. This sign may not be internally illuminated. The sign should not be permanently affixed to the ground and must be removed from public view during non-business hours. In the case of a structure that faces more than one public roadway or entrance, one additional sign for each such circumstance may be permitted.

#### **D. Lighting**

Outdoor lighting is used to illuminate roadways, parking lots, yards, sidewalks, public spaces, signs, work sites, and buildings. It increases the safety of a site by providing better pedestrian, bicyclist, and vehicular visibility. Lighting also presents an opportunity to accent and enhance architectural features, facades, landscaping, and surrounding areas. The lighting fixtures chosen can add to the character of the building, improve the business image, and enliven the street. The fixtures chosen, and their illumination qualities should complement and enhance the architectural character of the building and district.

## **Lighting Design**

Outdoor lighting design will be used to enhance the buildings character, while providing safety for patrons and residents. Applicants should submit a lighting plan that incorporates the following:

- Full cutoff luminaries or recessed lighting fixtures; the source of illumination should not be visible.
- Luminaries should be aimed away from, and/or include shields that prevent the light source from being visible from adjacent properties or roadways.
- All wiring for new site lighting should be underground.
- The mounting heights for luminaries installed on poles or on buildings should be kept lower to the ground to avoid additional unnecessary glare and provide a welcoming environment for pedestrians.
- Luminaries are not permitted in buffer areas between adjacent properties and in buffer areas adjacent to roads.
- Floodlights and spotlights are not permitted for general lighting purposes.

All lighting should minimize light trespass, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce adverse impacts on wildlife environments.

Exterior lighting should be off when sufficient daylight is available and when the lighting is not required during nighttime hours.

## **Street Lighting**

Street lighting should be provided on all streets. Street light fixtures should be located within 3 feet of the curb and should be provided at consistent regular intervals. Street light fixtures should be chosen in consultation with the ARB and PZC. Design should be consistent in color, style, and architectural details. Street lighting should be well integrated with landscaping and building design.

## **E. Streetscape**

### **Street Trees**

Trees provide shade when planted alongside sidewalks. In addition, street trees provide a more pedestrian friendly environment, reduce heat island effects, improve air quality, reduce cooling loads in buildings, and increase evapotranspiration rates.

Shade from trees is estimated by the crown diameter (the width of the shade if the sun is directly above the tree), which is used to calculate the total shaded area. Streets should be planted with regularly spaced street trees (no more than 40 feet apart) to provide maximum shade for pedestrians. Street trees should be at least 3 inch in caliper at chest height to achieve maximum shade and coverage. Trees should be indigenous to the region and selected in consultation with the ARB and PZC.

The plan should detail appropriate species of trees, root mediums, and width and soil volume of planter strips or wells. The plan will also address whether the tree species are considered invasive to the Town of Ledyard, according to the United States Department of Agriculture (USDA) or the state agricultural extension service. New and existing developments may choose to develop “tree lawns.” Tree lawns are strips of land between the road and the sidewalk and should be a minimum of 5 feet wide. Grass should be established continuously for the full length of the tree lawn with mulch rings or planting beds around new and existing plants or trees. Tree-lined streets provide an attractive neighborhood and commercial setting.

### Street Furniture

The Commission may require streetscapes, which includes well-designed street furniture and infrastructure. These items include but are not limited to the following: benches, trash receptacles, street signs, and traffic lights. Street furniture should be chosen in consultation with the commission. Benches and trash receptacles should be provided on all streets at consistent regular intervals. Street furniture should be located so as to maintain a clear pedestrian path. Street furniture should be consistent in color and style along both sides of any street. All new utilities should be placed underground in all public streets and in rear service alleys.

### Sidewalks

The Commission may require that a system of sidewalks and pedestrian pathways within a site and between adjacent sites, linking all buildings, parking areas and green spaces should be provided. This network should also connect adjacent sidewalks and pedestrian pathways when applicable.

A minimum of a 5-foot wide sidewalk should be provided, and thus represents a good dimension where pedestrian traffic is light, street furniture is limited, and buildings are set back from the sidewalk. Wider sidewalks (8 feet) are warranted in areas of high pedestrian traffic and commercial activity.

Sidewalks should be constructed of reinforced concrete or other durable low maintenance surface materials (pavers, bricks, etc.) acceptable to the Commission. Sidewalk material should be consistent throughout the design district and enhance the architectural character of the building design. Where possible, reduce impervious surfaces by integrating sustainable design materials and features (open-grid pavers, porous pavers, etc.) as long as they are consistent with the overall design of the district.

## F. Parks & Recreation Space

The Commission may require parks and/or recreation space for public gathering, including Town Green, plazas, parks, and squares. New development should provide an amount of park and/or recreational space dependent upon the size and use of the parcel. Parks encourage a variety of functions, facilities, and features, such as playground equipment, seating areas, performance venues, information kiosks, street trees, plant materials, interpretative signage, landmarks, and trail linkages.

## **Design**

Ensure parks are at a similar grade to the public street. Provide enhanced perimeter street tree planting along street frontage. Encourage double row street tree planting to reinforce street edge. Ensure all park spaces include appropriate signage visible from surrounding streets. Locate playground structures with clear visibility to public streets. Provide a balance of hard and soft landscape materials at street corners. Encourage a decorative hardscape surface to accommodate street furniture such as bike racks, kiosks, and signage at park and trail entrances. Landscape details should be increased at major pedestrian areas. Incorporate seating areas into all areas with waste/recycling receptacles and trees for shade. Consider backless benches in areas with multiple functions and backed benches with areas of individual focus/activity. Encourage architectural structures in active park spaces associated with other neighborhood uses. Encourage sheltered facilities and amphitheaters in active park spaces. Provide pathways through parks that reflect desire lines particularly at street intersection locations.

## **G. Screening**

### **Commercial Screening**

Walls built adjacent to any street frontage should be between 4 feet and 6 feet above the ground. Street-level landscaping should not interfere with visibility and safety of vehicles. The better side of a street wall should face the street. Walls should be constructed of natural materials, such as stone, brick or any other materials that the PZC approves. All fences or walls 50 feet in length or longer should be designed to minimize visual monotony by changing plane, height, material, or material texture, or significant landscape massing. Screening may also be accomplished through the use of street trees, landscaping, and other natural features identified in the landscaping plan.

Where parking lots and drives abut the landscaped strip along the street right-of-way, evergreen shrubs, and/or a 3-foot stone wall should be provided for screening. The screening should be an indigenous plant species that is a minimum of 3 feet high and a maximum of 6 feet high and extend along the entire street frontage of the parking lot, exclusive of driveways and visibility lines.

### **Residential Screening**

The rear lot line of a residential property should have a 3 to 6-foot-tall privacy screen of fence, wall, or shrubs. The side lot line of a residential property should have a 5 to 7-foot privacy wall or fence on shared side property lines. Adequate measures should be taken to ensure privacy between residences. Residential uses allowed on the first story should have a finished floor height raised a minimum of 2 feet above sidewalk grade. Privacy walls should be constructed of natural materials, such as wood, stone, or brick.

It is the intent of these guidelines to provide a welcoming transition zone between the private realm (housing, lawns, porches, etc.) and the public realm (sidewalks, street trees, etc.). Fences should not exceed 4 feet in height and have a transparent character, allowing views into yards and providing interest for pedestrians. Solid fences made of dense materials and design are inappropriate, and do not engage the pedestrian or passerby.

### **Service Areas & Mechanical Equipment Screening**

Commercial and residential buildings often require mechanical equipment (plumbing, vents, stacks, transformers, fans, cooling towers, etc.) and service areas (loading docks, exterior storage areas, dumpsters, etc.) that can detract from the overall building design and architectural character of the development. Mechanical equipment, garbage containers, dumpsters, and electrical transformers should be concealed from public view on all sides by architectural or natural elements satisfactory to the PZC's approval. Shared loading and delivery areas should be encouraged between nearby uses where feasible. Roof penetrations should not be visible from public areas.

### **Utilities**

When site conditions allow, all service and utility areas should be located either underground or away from the street and concealed from building entrances, pedestrian areas, and adjacent buildings.

## **H. Architectural Detail**

The requirements and materials described in this section are intended to provide guidance to applicants on the types of syntax the PZC expects to find on new or improved structures. Alternative materials may be proposed by the applicant, and may be supported by the PZC, if they meet the purpose and intent of the district.

### **Columns, Arches, Piers, Railings & Balustrades**

Columns and piers should be spaced no farther apart than they are tall. Suggested finish materials include the following:

- **Columns:** Wood (painted or natural), cast iron, concrete with smooth finish.
- **Arches:** Concrete masonry units with stucco (C.B.S.), reinforced concrete with stucco, brick, wood.
- **Piers:** Concrete masonry units with stucco (C.B.S.), reinforced concrete with stucco, brick, wood.
- **Railings & Balustrades:** Wood (termite resistant), painted or natural, wrought iron, balustrades should not be farther apart than 3 inch minimum or 4 inch maximum

Suggested configurations include the following:

- **Columns:** Square (6-inch minimum, with or without capitals and bases), round (6-inch minimum outer diameter, with or without capitals and bases), classical orders.
- **Arches:** Semi-circular & segmental.
- **Piers:** 8-inch minimum dimension.
- **Porches:** Railings 2-3/4-inch minimum diameter. Balustrades shall not be farther apart than 3 should minimum or 4 inch maximum

## Windows & Doors

Window openings facing streets should be oriented vertically. Storefront windows should be single panes of glass, with window grids, not larger than 6 feet in height x 4 feet in width. For retail uses, windows should cover 75% of the street frontage on the ground floor facing the street. Storefront windows should begin a maximum of three feet height above the sidewalk.

Suggested accessories include the following:

Shutters (standard), wooden window boxes, muntins and mullions, fabric awnings (no backlighting; no glossy-finish fabrics)

Suggested finish materials include the following:

- Wood, aluminum, copper, steel, cement board siding, doors, wood or metal, fiberglass.

Suggested configurations include the following:

- **Windows:** Rectangular, square, round (18-inch maximum outer diameter), semi-circular.
- **Window Operations:** Casement, single and double-hung, industrial, fixed frame.
- **Door Operations:** Casement, french, sliding.

## Roofs & Gutters

Suggested roof types include the following:

- Gabled, hipped, flat, and domed (down spouts are to match gutters in material and finish).
- Flat roofs should be concealed or screened.

Suggested finish materials include the following:

- **Metals:** Painted galvanized steel, copper, aluminum, zinc-aluminum.
- **Shingles:** Asphalt or metal, “dimensional” type, slate, cedar shake.
- **Tile:** Clay, terra cotta, concrete.
- **Gutters:** Copper, Aluminum, Painted galvanized steel.

\* Rubber panels and sealed membrane roofs are allowed on flat roofs or low-pitched roofs.

Suggested configurations include the following:

- **Metals:** Standing seam, 24-inch maximum spacing, panel ends exposed at overhang.
- **Shingles:** Square, rectangular, fish-scale, shield.
- **Gutters:** Rectangular section, square section, half-round section.

## **Garden Walls & Fences**

Suggested materials include the following:

- Wood (termite resistant, painted white, left natural, or painted/stained with colors approved by the PZC), Concrete masonry units with stucco (C.B.S.), reinforced concrete with stucco, wrought iron, brick, cement board siding, stone

Suggested finish materials include the following:

- Wood: Picket Fences: minimum 30% opaque, with corner posts. Other: to match building walls.
- Stucco: With texture and color to consistent with building walls.
- Wrought Iron: Vertical, 5/8-inch minimum dimension, 3-inch to 4-inch spacing.

\* Chain-link fencing is not permitted.

## **I. Access**

The PZC may require the applicant to present a traffic survey conducted by a qualified traffic engineer evaluating the impact of the anticipated traffic on the safety and congestion of traffic flow on the public roadway, and on pedestrian use in front of the property. The PZC may require such measures as are necessary to ensure pedestrian and vehicular safety and ease of travel, including limiting access to and from the parking area to right turns only, and requiring other measures to enhance visibility for persons exiting from the parking area and for drivers and pedestrians on the public roadways. All developments should locate parking lots behind, below, or between structures, hidden from view of the road by proper screening (see section on screening).

It is the intent of the PZC is to provide safe access for all pedestrians and bicyclists. This is to be achieved by limiting curb cuts, providing clearly marked and designated crosswalks through the use of brick, stamped asphalt, and bollards. To reduce the speed of passing vehicular traffic, the PZC may require minimum sight line distances depending on present or anticipated traffic conditions and upon posted speed limits and surveyed average vehicular speeds.

The applicant should demonstrate that the site design makes proper provision for pedestrian access and safety. All site plans should provide for pedestrian walkways and circulation in and around buildings. Sidewalks should be constructed parallel to roadways. Pedestrian pathways allowing access from the sidewalk to the primary building entrance are encouraged.

Vehicular entrances should be a maximum of 25 feet wide and should be clearly defined. Vehicular entrances should not exceed 30% of the lot frontage. The total number of entrances that can safely be accommodated along the same road will be a consideration for approval or disapproval of a special permit and/or site plan application. Wherever possible, each development should be limited to one access point per property on the same road. Shared entrances are allowed and encouraged, as well as use of side entrances that provide access to multiple developments.

### **On-Street Parking**

On-street parking is encouraged throughout the design district. Parking need not be contiguous with the building or the use it serves.

Shared parking solutions are preferred. Parking minimums can be reduced by up to 50% with a shared parking solution approved by the Commission. The applicant should provide a parking analysis justifying the proposed shared parking solution.

### **Off-Street Parking**

Off-street surface parking lots should be setback a minimum of 10 feet from the sidewalk line. Surface parking lots may be built up to the property line or sidewalk on all secondary street frontages. All parking lots should be screened (see screening section). Alleys may be incorporated into lots as standard drive aisles. Access to all properties adjacent to the alley should be maintained. Access between parking lots across property lines is also encouraged.

Circular drives are prohibited except for civic buildings in LCDD. Circular drives are permitted in LCDD-3. Where space permits, garage doors should face the side or the rear, not the front. Off-street parking areas in front of new buildings are discouraged. Off-street parking areas in front of existing buildings are discouraged if alternative parking solutions exist.

## II. Ledyard Center Design District Bulk Design

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### LCDD

There is no minimum lot size and lot width for buildings in the LCDD. Lot coverage by all impervious surfaces including buildings, structures, parking areas, and access roads should not exceed 85% of the total lot area. Residential units, which are optional, should not be on the ground floor, and should not exceed two bedrooms each.

Non-residential and mixed-use structures should be built to the sidewalk line. Appropriate exceptions include relief for commercial hardscapes and/or public green space. Residential structures may have a greater front setback to allow for landscape treatments, porches, bay windows, and other architectural embellishments; however, the setback should not exceed 10 feet from the sidewalk line.

Garages, carports, and other accessory structures should have a front setback of 60 feet from the front boundary line of the parcel. There are no side or rear setback requirements. The highest point of an egress should not exceed 35 feet without approval from the Fire Marshal. One structure may share no more than one party wall with another structure on a separate lot. The front or side of every building should face the street. Loading docks, overhead doors and service entries are prohibited from facing the street.

Accessory structures are permitted in accordance with the Town of Ledyard Zoning Regulations. Accessory structures should not exceed two (2) stories in height.

The LCDD permits multi-family structures and condominiums on up to 75% of the lot or of the building usage provided that the balance of the lot or building usage is developed as a commercial use, or alternatively, another equivalent area of a parcel in the LCDD district is developed commercially.

### LCTD

If public water and public sewer are available, the density should not exceed one residential unit per 7,500 square feet of lot area. If there are septic systems, the density should be determined by the public health code not to exceed one residential unit per 7,500 square feet of lot area.

Single-family homes are permitted in the LCTD district if on an interior lot 20,000 square feet or larger.

### **LCDD & LCTD**

Gas stations are permitted provided the fuel pumps are appropriately screened from view from the street.

Two bedroom apartments or condominiums are permitted if not on the ground floor.

### **MFDD**

This area permits only multi-family, condominiums, cooperatives, and townhouses. There are no limits on the number of bedrooms. The density should not exceed 1 unit per 7,500 square feet of lot area, and a minimum lot size of 20,000 square feet and other conventional bulk requirements.

### **Large Footprint Buildings**

Two or three-story buildings are desired in the LCDDs. Single use facilities may be permitted to construct one-story, provided an appropriate facade is maintained facing the street.

### **Civic Buildings**

Civic buildings may be set farther back from the street than non-civic buildings in the district. Civic buildings include, but are not limited to, municipal buildings, churches, libraries, schools, recreation facilities, and places of assembly. Civic buildings do not include retail buildings, residential buildings, or privately-owned office buildings.

## III. Gales Ferry Design District Bulk Design

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### GFDD

All commercial, mixed-use, and residential developments should be built to the sidewalk line. It is the intent of the PZC and these guidelines to minimize front yard setbacks and produce a harmonious streetscape and street edge with similarly scaled, massed, and designed buildings. Appropriate exceptions for disruption to a continuous streetscape building setback would be for the placement of commercial hardscapes, plazas, parks, and green space.

Residential structures are allowed a greater front setback (not to exceed 10 feet from the sidewalk line) to create a comfortable transition zone between the public and private realm. The transition zone may include screening (see screening section), front lawns, trees, landscaping (native species), bay windows, porches, and other architectural embellishments.

One structure should not share more than one party wall with another structure on a separate lot. The front or side of every building should face the street. Loading docks, overhead doors and service entries are prohibited from facing the street. Building height should not exceed 50 feet. The highest point of an egress should not exceed 35 feet without approval from the Fire Marshal.

Accessory structures are permitted, and uses may include parking, storage space, and trash receptacles. Home occupation uses are not allowed unless in a single-family dwelling. Accessory structures should not exceed two (2) stories in height. Detached garages, carports, and other accessory structures should have a front setback of 60 feet from the front boundary line of the parcel.

### Civic Buildings

Civic buildings are encouraged in the GFDD to add to the character of the district. Civic buildings may be set farther back from the street than other non-civic buildings in the district. Civic buildings include, but are not limited to, municipal buildings, churches, libraries, schools, recreation facilities, and places of assembly. Civic buildings do not include retail buildings, residential buildings, or privately-owned office buildings.