

**Application PZC #25-2 ZRA
[AMENDED]**

(22 Proposed Changes for Multifamily & Mixed Use Developments)

Prepared by: Eric Treaster
(For June 26 2025 Continuation of Public Hearing and Use During Post Hearing Deliberations)

To Reduce Maximum Multifamily Height to 35' in R20, R40, & R60 Districts

Change #

1. Page 5-1 – DELETE: ~~“Maximum Building Height of Principal Structure (ft)***”~~ [the bottom line in Table 5.2.]
2. REPLACE WITH: “Maximum Building Height of Principal Structure (ft)”
3. Page 5-2 – DELETE: ~~“***Maximum Building Height for permitted Non-residential Principal Uses and/or Multifamily Residences in the R20, R40, or R60 Districts is 45ft/3.5 Stories”~~ [the top of page 5-2.]
4. REPLACE WITH: “***Maximum Building Height for permitted Non-residential Principal Uses and/or Multifamily Residences in the R20, R40 or R60 Districts is 35' and not to exceed 3 Stories.”

To Reduce Maximum Multifamily Height to 35' in LCDD, LCTD, MFDD, GFDD, & RCCD Districts

5. Page 6-2 – REPLACE: Each “50” and “50*” with “35”. [on the last line in Table 6.2.1 on page 6-2 under the LCDD, LCTD, MFDD, GFDD, and RCCD columns]
6. Page 6-2 – DELETE: ~~“*Maximum height may be increased to sixty-five (65) feet for multifamily and/or mixed-use buildings with full sprinkler systems; located in areas with functioning fire hydrants; and where all sides of the structure are accessible by a ladder fire engine.”~~ [below Table 6.2.1]

To Add A Special Permit Requirement For Multifamily Developments & Residential Mixed Use Developments In LCDD, LCTD, MFDD, GFDD, & RCCD Districts

7. Page 6-4 – REPLACE: Each “SPL” entry on the “Residence Multifamily (apts, condos) §8.13” line [in Table 6.4] with “SUP”
8. Page 6-6 – REPLACE: Each “SPL” entry on the “Mixed Use Residential/Commercial §8.22” line [in Table 6.4] with “SUP”

To Avoid Public Health and Safety Risks Associated With Privately Owned Sewer Treatment Plants For Commercial, Multifamily and Mixed Use Developments

9. Page 2-9 – ADD: INDIVIDUAL SEWER DISPOSAL SYSTEM: An Individual Sewage Disposal System (ISDS) is a privately owned and maintained sewage disposal system, commonly referred to as a septic system or on-site wastewater system, consisting of a septic tank and disposal field. The septic tank separates and stores solid material, and the disposal field allows wastewater to percolate into the ground. [to §2.2]

- 10.** Page 2-16 – ADD: SEWER TREATMENT PLANT: A type of wastewater treatment facility intended to remove contaminants from sewage to produce an effluent that is suitable to discharge to the surrounding environment and prevent water pollution employing one or more of the following technologies: (a) activated sludge system; (b) aerobic treatment system; (c) enhanced biological phosphorus removal; (d) expanded granular sludge bed digestion; (e) filtration; (f) membrane bioreactor; (g) moving bed biofilm reactor; (h) rotating biological contactor; (i) trickling filter, or (j) ultraviolet disinfection. **[to §2.2]**
- 11.** Page 2-16 – ADD: SEWER TREATMENT PLANT, PRIVATE: A sewer treatment plant intended to remove contaminants from sewage generated by a commercial, multifamily, or mixed-use on the same parcel. **[to §2.2]**
- 12.** Page 2-16 – ADD: SEWER TREATMENT PLANT, PUBLIC: A sewer treatment plant owned and operated by a municipality or public utility intended to remove contaminants from sewage generated by commercial, multifamily, or mixed uses on other parcels. **[to §2.2]**

To Clarify That Private Sewer Treatment Plants, As Defined, Are Not Permitted

- 13-1.** Page 3-3 – ADD: (§3.8.F) Private sewer treatment plants (see definition) are not permitted.

**To Assure Consistency With The “Protection Of Character Goals”
in the “POCD” and the “2013-2028 Ledyard Affordable Housing Plan”**

- 13-2.** Page 8-25 – RETAIN: 8.28 RESIDENCE, MULTIFAMILY (APARTMENTS, CONDOMINIUMS, TOWNHOUSES)
- A. Apartment/Condominium complexes may consist of single or multiple buildings, and if located within the R20, R40, or R60 districts, shall not be permitted on lots of less than five (5) acres
- 14.** Page 8-25 – DELETE: B. ~~Density: The density for an Apartment/Condominium complex shall be limited only by applicable building, fire and public health codes and applicable bulk/dimensional requirements of the particular zone.~~
- 15.** REPLACE WITH: B. Density: The following constraints are to help assure consistency of these regulations with the protection of character goals in the “Ledyard Affordable Housing Plan 2023-2028” and the “2020 Plan of Conservation and Development:”
- 15-1** 1. The footprint of a multifamily structure shall not exceed 5,000 square feet.
- 15-2** 2. Multiple multifamily structures are allowed on a single lot.
- 15-3** 3. Apartments with no bedrooms (studio apartments) are not permitted.
- 15-4** 4. Partially below-ground and below-ground level apartment units are not permitted.
- 15-5** 5. Residents shall be provided with reasonable indoor, outdoor, or a combination of indoor and outdoor recreational facilities.

16. Page 8-25 – RETAIN

C. *Water and Sewer: A community water system, or public water, shall be provided in accordance with the CT Public Health Code.*

17. Page 8-25 – RETAIN

D. *Buffers:*

1. *A suitable landscaped buffer strip not less than ten (10) feet wide shall be provided along the parcel's side and rear boundary lines.*
2. *All buffer areas shall be planted with a combination of grass, shrubs, flowers, shade trees, evergreen, and other vegetative materials skillfully designed to provide a visual landscaped buffer and shall be maintained in proper order to protect adjacent properties and present a reasonably opaque, natural barrier to a height of ten (10) feet. The Commission will consider existing topography and foliage when determining whether the buffer strips contain no parking areas or buildings. The Commission may allow other structures within the buffer area, such as wells, site utilities, and drainage facilities.*
3. Buffer strips shall contain no parking areas or buildings. The Commission may allow other structures within the buffer area, such as wells, site utilities, and drainage facilities.

18. Page 8-25 – DELETE:

E. ~~Off-street Parking: Off-street parking shall be provided as required by §9-4.~~

19. REPLACE WITH:

E.

Off-street Parking:

1. Tandem parking spaces shall count as a single parking space.
2. A minimum of one parking space is required per bedroom.
3. The parking requirements shall be increased by 15% if no on-street parking exists.
4. A reasonable number of off-street parking spaces shall be reserved for guest parking.
5. Parking areas must be screened from public roadways.
6. Parking areas must be located between, behind, and/or in closed garages on the first floor of multifamily developments.
7. Parking spaces must be reserved and assigned to individual apartment units @ one space per bedroom. Unassigned parking spaces may be used for guest, handicapped, and overflow parking.
8. Parking spaces must be within a reasonable distance of the multifamily structure(s).
9. Multi-story parking structures (parking garages) are not permitted.
10. Parking must be on the same parcel as the multifamily structure(s).
11. Parking areas must have reasonable lighting.
12. Parking areas must have reasonable landscaping.
13. Parking areas must be designed for reasonable on-site snow banking.
14. Parking spaces shall consist of a hard surface.
15. Parking spaces shall be striped.

19-1

19-2

19-3

To Help Achieve Consistency With the “Protection of Character” Goals in the POCD

20. Page 8-25 – DELETE: ~~F.~~ ~~Maximum Building Height for a Multifamily Residence in an R20, R40 or R60 Districts is forty-five feet / 3.5 Stories~~

21. Page 8-25 – ADD: F. Refuse Management:

1. The design shall ensure that individual refuse containers, if any, are stored or screened so they are out of view on non-pickup days.
2. Dumpsters, if any, shall be screened and located near the apartment units.

To Avoid The Appearance of Commission Bias or Predisposition [NEW]

22. Page 11-5 – ADD: J. Any application requiring IWWC approval shall be subject to the zoning regulations in effect at the time the application was received by the IWWC.
[Top of page 11-5 after §11.2.2.I prior to §11.2.3]