

PZ#26-2ZRA - Town of Ledyard Planning & Zoning Commission for proposed text **JUN 15 2026**
amendments to the Ledyard Zoning Regulations Sections regarding Parking as follows: **Land Use Department**

Table of Contents, 2.2 (Definitions), 6.5.1 (Technology Park District), 6.5.2 (Conservation and Traffic Mitigation (Overlay) District), 8.1 (Accessory Apartment), 8.6 (Bed and Breakfast (Accessory Use), 8.7 (Campgrounds), 8.8 (Child Care Centers), 8.9 (Commercial Caretaker Apartment, Accessory), 8.10 (Commercial Services), 8.17 (Home Occupation, Accessory Use), 8.18 (Hospital and Emergency Medical Facilities), 8.19 (Hotel), 8.20 (Kennel, Commercial), 8.21.1 (Membership Clubs - Firearms), 8.21.2 (Membership Clubs – No Firearms), 8.22 (Mixed Use – Residential & Commercial Uses), 8.24 (Motor Vehicle, Recreational Vehicle, Boat and/or Equipment Repair Facilities), 8.25 (Nursing Home & Residential Care Home), 8.26 (Personal Service Establishment), 8.28 (Residence, Multi-Family – Apartments, Condominiums, Townhouses), 8.33 (Temporary Forms of Outdoor Entertainment), 9.0 (Site Development Standards – Applicability), 9.3. (Site Development Standards – Landscape Design Standards and Requirements), 9.4 (Site Development Standards – Parking Requirements and Design Standards), 9.4.1 (Site Development Standards – Parking Requirements and Design Standards – Parking Location and Design Objectives), 9.4.2 (Site Development Standards – Parking Requirements and Design Standards – Parking Ratios) , 9.4.3 (Site Development Standards – Parking Requirements and Design Standards – Off-Street Loading Requirements), 9.4.4 (Site Development Standards – Parking Requirements and Design Standards – Parking Facilities), 9.4.5 (Site Development Standards – Parking Requirements and Design Standards – Parking for Buses and other Large Vehicles), and 9.4.6 (Site Development Standards – Parking Requirements and Design Standards – Parking Lot Landscaping Requirements).

THE ABOVE-REFERENCED REGULATIONS ARE PROPOSED TO BE REVISED AS FOLLOWS:

BOLD = NEW LANGUAGE

RED = DELETED LANGUAGE

#1. **TABLE OF CONTENTS:** **TO BE UPDATED TO CORRESPOND WITH ANY APPROVAL OF PROPOSED AMENDMENTS**

#2. **SECTION 2.2: DEFINITIONS:**

“Definitions” Proposed Amendment #1: Revise as follows: **Revise definition of Apartment** as follows: Add the word **“Unit”** and add the word **“single-family”** to state the following:

“APARTMENT/UNIT: A **single-family** dwelling unit located (a) in a building consisting of one or more other dwelling units; (b) above or behind a commercial use; or (c) on the same lot as or within a single-family dwelling.”

“Definitions” Proposed Amendment #2: Revise as follows: Add new definition **“Conservation and Traffic Mitigation District”** to state the following:

“CONSERVATION AND TRAFFIC MITIGATION DISTRICT: See Section 6.5.2 of these Regulations.

“Definitions” Proposed Amendment #3: Revise as follows: Add new definition **“Parking Needs Assessment (PNA)”** to state the following:

“PARKING NEEDS ASSESSMENT (PNA)”: For all uses permitted in these regulations, an analysis of the existing and public parking; public transportation options; projected future needs for off-street parking; and any relevant local traffic, parking or safety studies. See Section 9 of these Regulations.”

“Definitions Proposed Amendment #4: Revise as follows: Add new definition **“CT Office of Policy & Management (OPM)”** to state the following:

“Connecticut Office of Policy & Management (OPM): The Office of Policy and Management (OPM) serves as an extension of the governor's personal staff, providing him with assistance in the areas of budget and management, policy planning and development, and intergovernmental relations.”

#3. SECTION 6.5.1 (TECHNOLOGY PARK DISTRICT):

“Technology Park District” Proposed Amendment #1: Revise section 6.5.1.D 3.2 as follows: Add the word **“required”** to state the following:

6.5.1.D.3.2: Conceptualized Layout Plan showing: (1) general location and nature of proposed land uses; (2) proposed public and private rights-of-way, **required** parking areas, easements, and public and private open space areas; (3) proposed building footprints, floor areas, and building heights; (4) proposed location of landscaping, buffering, and screening; (5) utility and highway improvements; (6) storm water management areas and structures; and (7) construction and improvement phasing plan.

“Technology Park District” Amendment #2: Revise section 6.5.1.D 4.3 as follows: Add the word **“required”** to state the following:

6.5.1.D.4.3: Development Standards for the proposed development provided in a narrative form including, but not limited to: (1) permitted uses subject to Site Plan approval; (2) bulk,

dimensional, and density requirements; (3) **required** parking and loading; (4) streets and sidewalks; (5) landscaping and screening; (6) lighting; (7) signage; (8) open space and conservation areas; and (9) any other standards the Commission may reasonably require.

#4. SECTION 6.5.2.A-D (CONSERVATION AND TRAFFIC MITIGATION (OVERLAY) DISTRICT):

“Conservation and Traffic Mitigation (Overlay) District” Proposed Amendment: Revise as follows: Add new Section 6.5.2.A-D (Conservation and Traffic Mitigation (Overlay) District) to state the following:

6.5.2 CONSERVATION AND TRAFFIC MITIGATION (OVERLAY) DISTRICT:

A. A municipality may establish up to two Conservation and Traffic Mitigation Districts, which can require parking minimums for any residential development, including those under 16 units.

Conservation and traffic mitigation districts are subject to the following:

- **Districts may be contiguous.**
- **Each district may not be larger than 4% of the municipality’s land area.**
- **The municipality must submit the property description of the district(s) to the CT Office of Policy & Management (OPM) Secretary.**

B. If a municipality establishes a Conservation and Traffic Mitigation District, municipalities must allow developers to submit a parking needs assessment per Section 2 of these regulations.

C. If a parking needs assessment is submitted by the developer, the municipality must condition the approval on the lesser of:

- **The amount recommended by the parking needs assessment, or**
- **One off-street parking space for every studio / one-bedroom unit, and two off-street parking spaces for every two or more-bedroom unit.**

D. Fiscal Considerations:

- **The parking needs assessment is paid for by the developer.**

#5. SECTION 8.1: ACCESSORY APARTMENT (EFFECTIVE 8/4/22):

“Accessory Apartment” Proposed Amendments: Revise Section 8.1.9 as follows:

- **Delete the following language: ~~9. One (1) Dedicated parking space shall be provided for the accessory apartment.~~ and**
- **Add the following language: “ 9. Parking as specified in Section 9 of these Regulations.”**

#6. SECTION 8.6: BED AND BREAKFAST (ACCESSORY USE):

“Bed & Breakfast (Accessory Use)” Proposed Amendment: Revise Section 8.6.B (Requirements) as follows: **Add Section 8.6.B.7** to state the following:

“7. Parking is required per Section 9 of these Regulations.”

#7. SECTION 8.7 (CAMPGROUNDS):

“Campgrounds” Proposed Amendments: Revise Section 8.7.B (Parking and Access) as follows:

- Revise Section 8.7.B.2 to **delete the following language: “§9.4” and**
- Revise Section 8.7.B.2 to **add the following language: “Section 9”** to state the following:

“2. Off-street parking space shall be provided for visitors and employees per **Section 9** these regulations.”

#8. SECTION 8.8 (CHILD CARE CENTERS):

“Child Care Centers” Proposed Amendment: Revise Section 8.8 as follows: **Add Section 8.8.F** to state the following:

“F. Parking as specified in Section 9 of these Regulations.”

#9. SECTION 8.9 (COMMERCIAL CARETAKER APARTMENT, ACCESSORY):

“Commercial Caretaker Apartment, Accessory” Proposed Amendment: Revise Section 8.9 as follows: **Add Section 8.9.B.5** to state the following:

“5. Parking as specified in Section 9 of these Regulations.”

#10. SECTION 8.10 (COMMERCIAL SERVICES):

“Commercial Services” Proposed Amendment: Revise Section 8.10 as follows: **Add Section 8.10.G** to state the following:

“G. Parking as specified in Section 9 of these Regulations.”

#11. SECTION 8.17 HOME OCCUPATION (ACCESSORY USE)

“Home Occupation (Accessory Use)” Proposed Amendment: Revise Section 8.17 as follows: **Add Section 8.17.C.11** to state the following:

“11. Parking as specified in Section 9 of these Regulations.”

#12. SECTION 8.18 (HOSPITAL AND EMERGENCY MEDICAL FACILITIES):

“Hospital and Emergency Facilities” Proposed Amendments: Revise Section 8.18.B as follows:

- **Delete “as per §9.3.D” and**

- Add “Section 9 of these Regulations” to state the following:

“B. Where any off-street parking, ambulance, or delivery areas that abut any residential district, screening shall be provided as per ~~§9.3D~~ **Section 9 of these Regulations.**”

#13. SECTION 8.19 (HOTEL):

“Hotel” Proposed Amendments: Revise Section 8.19 as follows: **Revise Section 8.19.D** to state the following:

“ 9. Parking as specified in Section 9 of these Regulations.”

#14. SECTION 8.20 (KENNEL, COMMERCIAL):

“Kennel, Commercial” Proposed Amendment: Revise Section 8.20 as follows: **Add Section 8.20.B.4** to state the following:

“ 4. Parking as specified in Section 9 of these Regulations.”

#15. SECTION 8.21.1: MEMBERSHIP CLUB (FIREARMS):

“Membership Club (Firearms)” Proposed Amendment: Revise Section 8.21.1 as follows: **Add Section 8.21.1.A.6** to state the following:

“ 6. Parking as specified in Section 9 of these Regulations.”

#16. SECTION 8.21.2: MEMBERSHIP CLUB (NO-FIREARMS):

“Membership Club (No-Firearms)” Proposed Amendment: Revise Section 8.21.2 as follows: **Add Section 8.21.2.A.5** to state the following:

“ 5. Parking as specified in Section 9 of these Regulations.”

#17. 8.22 (Mixed Use – Residential and Commercial Uses):

“Mixed Use – Residential and Commercial Uses” Proposed Amendment: Revise Section 8.22 as follows: **Add to Section 8.22B.2, Paragraph 1**, the words **“mixed use”** to state the following:

“2. Where residential uses and commercial uses occur within separate buildings on the same parcel, they shall be treated as one single **mixed use** development for purposes of signage, parking, setbacks, lot size, and buffering.”

#18. 8.23 (Mixed Use – Commercial and Industrial Uses):

“Mixed Use – Commercial and Industrial Uses” Proposed Amendment: Revise Section 8.23 as follows: **Add to Section 8.23.B** the words **“mixed use”** to state the following:

“B. Mixed-Use (Commercial/Industrial) developments involving multiple structures shall be treated as one single **mixed use** development for purposes of signage, parking, setbacks, lot size and buffering.”

#19. 8.24 (Motor Vehicle, Recreational Vehicle, Boat and/or Equipment Repair Facilities):

“Motor Vehicle, Recreational Vehicle, Boat and/or Equipment Repair” Proposed Amendment:

Revise Section 8.24 as follows: **Add Section 8.24.D** to state the following:

“D. Parking as specified in Section 9 of these Regulations.”

#20. 8.25 (Nursing Home and Residential Care Home):

“Nursing Home and Residential Care Home” Proposed Amendment: Revise Section 8.25 as follows: **Add Section 8.25.B.2** to state the following:

“C. Parking as specified in Section 9 of these Regulations.”

#21. 8.26 (Personal Service Establishment):

“Personal Service Establishment” Proposed Amendment: Revise Section 8.26 as follows: **Add Section 8.26.C** to state the following:

“C. Parking as specified in Section 9 of these Regulations.”

#22. 8.28 (Residence, Multi-Family – Apartments, Condominiums, Townhouses):

“Residence, Multi-Family – Apartments, Condominiums, Townhouses” Proposed

Amendments: Revise Section 8.28.E as follows:

- **Delete “§9.4” and**

- **Add to “Section 9 of these Regulations”** to state the following:

“E. Off-street Parking: Off-street parking shall be provided as required by **Section 9 of these Regulations.”**

#23. 8.33 (Temporary Forms of Outdoor Entertainment):

“Temporary Forms of Outdoor Entertainment” Proposed Amendments: Revise Section 8.33 as follows: Revise Section 8.33.C.7 to Add **“Parking as specified in Section 9 of these Regulations”** to state the following:

“7. Parking: The application shall include a detailed description of how parking for the expected number of guests will be accommodated on site. Parking shall not spill over into the

surrounding neighborhood unless a specific parking plan is approved by the Town and written agreements for overflow parking have been secured from abutters. **Required Parking as specified in Section 9 of these Regulations.”**

#24. SECTION 9 (SITE DEVELOPMENT STANDARDS):

- 9.0 (Applicability):

“Applicability” Proposed Amendments: Revise as follows:

- Delete the words “§9.4”; and
- Add the words “Section 9 of these Regulations” to state the following:

“All the Site Design Requirements in Chapter 9 of these Regulations shall be applicable to any use that requires a Commission Review of a Site Plan, Special Permit or Master Plan. The parking requirements in **§9.4 Section 9 of these Regulations** and the outdoor lighting requirements in §9.10 shall be applicable to all uses, regardless of whether the application requires Commission Review.”

- 9.3. (Site Development Standards - Landscape Design Standards and Requirements):

“Landscape Design Standards and Requirements” Proposed Amendments: Revise as follows:

- Delete Section 9.3.B.3, 4 & 5 as follows:
 - ~~3. To the extent possible, existing trees, vegetation and unique site features such as stonewalls, ledge faces, kettle holes, and boulder trains shall be retained and protected.~~
 - ~~4. Any disturbed area of a lot or property which is not being used for the location of buildings, accessory structures or uses, parking, loading, storage areas, or other similar purposes shall be landscaped and maintained in such a manner as to minimize stormwater runoff.~~
 - ~~5. The retention of existing topography and vegetation in the buffer areas is preferable to regrading and new plantings, however, if natural site conditions are not adequate to meet the purposes of the buffer requirement, then landscaping shall be required to comply with criteria set forth herein.~~
- Revise Section 9.3.B.2 to add the word **“appropriate,”** and
- Revise Section 9.3.B.2 to add **“Parking Lot landscaping shall be as specified in Section 9.4.6 (Parking Lot Landscaping Requirements) of these Regulations”** to state the following:

“Landscaped designs shall only use **appropriate** native species. Invasive species shall be prohibited as part of any landscape plan. **Parking Lot landscaping shall be as specified in Section 9.4.6 (Parking Lot Landscaping Requirements) of these Regulations.”**

#25. 9.4 (Site Development Standards – Parking Requirements and Design Standards):
“Parking Requirements and Design Standards” Proposed Amendments: Revise as follows:

- **Delete the following Paragraph One (1) as follows:**

~~Design Objective: To locate parking lots behind, below, or between structures, appropriately screened with attractive landscaping in accordance with these regulations. It is the intent of the Commission to ensure 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. All new developments should provide parking at the rear of the building, accessible through either a shared entrance, alley or side streets. This will consolidate and eliminate the need for multiple entrance and egress points for vehicles, slowing vehicle traffic, and forcing entry towards a single shared entrance.~~

- **Add the following new Section 9.4.1 as follows:**

9.4.1 Parking Location and Design Objectives: To the extent possible, to locate parking lots behind, below, or between structures, appropriately screened with landscaping in accordance with these regulations and accessible through either a shared entrance or side street depending on the characteristics of a site, including, but not limited to topography, regulated wetlands & watercourse areas, locations of water supply and/or on-site septic or on-site wastewater facility systems required by the Health Dept.

It is the intent of the Commission to ensure safe access for all pedestrians and cyclists. This is to be achieved by limiting curb cuts, providing clearly marked and designated crosswalks through the use of paint, brick, or stamped asphalt, islands, bollards or other traffic calming methods.

- **Revise Section 9.4.1.A (Application and Scope) (currently 9.4.A) to delete the word “§9.4” and add the words “this Section” to state the following:**

“A. Application and Scope: For any use hereafter established, off-street parking and loading shall be provided in accordance with **this Section.**”

- **Revise Section 9.4.1.C (Change of Use) (currently 9.4.C) to delete the words “specified in this §9.4” and add the words “as specified in this Section;” and “unless an Applicant provides a Parking Needs Assessment for review and consideration by the Commission” to state the following:**

“C. Change of Use: Any change of use or the addition of one or more uses to an existing use shall require that the aggregate off-street parking **as specified in this Section 9.** If such changes are proposed in connection with an existing use that is already non-

conforming with respect to parking requirements, such existing use(s) shall also be brought into compliance at such time **unless an Applicant provides a Parking Needs Assessment for review and consideration by the Commission.**

- Revise Section 9.4.1.D (Number and Size of Parking and Loading Spaces and Berths as follows:

- Revise Paragraph one to delete the words **“§9.4.E;”** add the words **“these regulations;”** delete the words **“However, as part of a proposed Site Plan, an applicant may submit evidence that the same or similar uses can be reasonably accommodated with fewer or smaller spaces or berths, or that more or larger spaces or berths will be needed. The Commission shall weigh the credibility of any such evidence in deciding whether the proposed parking and loading plans are adequate;”** and delete existing subsections 9.4.D.1 & 2 in their entirety:

~~“1. Shared On Site Parking: Nothing in this section shall be deemed to prohibit a cooperative action to provide in common the parking spaces required for individual uses, provided that the area or a sufficient portion thereof, is located within 600 feet of the building which it serves. Common spaces of two or more parking facilities on adjoining lots, if designed for use as a single parking area, may use the same means of access.~~

~~2. On-street parking is encouraged throughout the LCDDs and discouraged in the GFDD. In these Districts, on-street parking need not be contiguous with the building or the use it serves. Plans must be reviewed by the Public Works Director and Town Planner. If on-street parking is provided, it shall meet the requirements of the Americans with Disabilities Act (ADA)”~~ to state the following:

“D. Number and Size of Parking and Loading Spaces and Berths: Plans for all existing and proposed uses shall provide sufficient on-site parking to accommodate the motor vehicles of all occupants and visitors that may reasonably be expected at any one time, and sufficient loading berths to accommodate the anticipated needs of all planned uses. The standards set forth in **these regulations** shall be deemed to specify the necessary and appropriate number and size of parking and loading spaces, berths and areas in the absence of any contrary evidence.”

- Revise Section 9.4.1.E (Shared On-Site Parking) as follows: **Add** new Section 9.4.1.E as follows:

“E. Shared On-Site Parking: In calculating required parking, the Commission may allow shared on-site parking in cases where it is demonstrated that individual uses occupying the same property will have peak parking demands at different hours of the day or are expected to share many of the same customers. A Special Use Permit application must be submitted, and shall contain the following information:

1. A description of proposed uses that are subject to the shared parking proposal, the square footage of each such use, and the number of dwelling units if residential use is proposed.
2. A description of the hours of operation and estimated number of employees by shift
3. A proposed layout of parking including the number and location of all spaces, vehicular access and internal drives.
4. Any change in use of the property which substantially alters the conditions of the Special User-Permit shall require modification of such permit, to be approved by the Commission. Continued validity of the Special Use Permit depends the applicant's ability to continuously provide the requisite number of parking spaces for the duration of said Permit.

- Revise Section 9.4.1.F (Residential Parking Agreements as follows: Add new Section 9.4.1.F as follows:

F. Residential Parking Agreements: When dedicated off-site parking or shared parking is proposed for residential uses or residential uses in a mixed use commercial residential development, there shall be a legally binding agreement between each of the parties, which must be executed and filed in the Ledyard Land Records before any Zoning Permits are issued. The Applicant shall present a draft agreement to the Commission for review and approval containing the following:

1. Stipulated responsibilities and costs for maintaining the shared on-site parking area and/or dedicated off-site parking area in compliance with standards set forth in these regulations.
2. A covenant assuring in perpetuity the availability of the shared on-site parking area and/or dedicated off-site parking area for each of the residential units they are intended to serve, binding on all property owners and their successors. When a corporation or trust is used, ownership shall pass with conveyances of the residential units.

#26. 9.4.2 (Note: Formerly Section 9.4, 9.4.1 to 9.4.2) (Site Development Standards – Parking Requirements and Design Standards – Parking Ratios)
“Parking Requirements and Design Standards, Parking Ratios and Uses Not Listed” Proposed Amendments: Revise as follows:

- Revise formerly numbered Section 9.4.1 & formerly numbered Section 9.4.2 as follows:

9.4.2 Parking Ratios: The following off-street parking ratios shall apply to all uses and combinations of uses: ~~in the absence of any contrary evidence provided in accordance~~

~~with §9.4D. If the proposed number of parking spaces is greater than ten percent (10%) above the minimum number of spaces required by this §9.4E, and any such spaces are located outside of a parking garage, the applicant must demonstrate why so many spaces would be necessary or desirable. For purposes of the following ratios, the term “maximum shift” means the time or times during which the greatest number of workers (including management, staff, and all other persons employed by the relevant business) are located at the site on a regular (but not necessarily daily) basis. When the calculation results in a fraction, the number shall be rounded to the next highest whole number. The abbreviation “GFA” means gross floor area.~~

9.4.2.A. For purposes of the following ratios, the term “maximum shift” means the time or times during which the greatest number of workers (including management, staff, and all other persons employed by the relevant business) are located at the site on a regular (but not necessarily daily) basis. When the calculation results in a fraction, the number shall be rounded to the next highest whole number.

~~Motor Vehicle Sales/Service: One (1) space per employee on the maximum shift, plus one (1) space per 500 square feet of internal display area, plus one (1) space per 2,000 square feet of outdoor display area, plus two (2) spaces per service bay.~~

- ~~1. Financial Institution: One (1) space per employee on the maximum shift, plus one (1) space per 200 square feet of floor area accessible to the general public.~~
- ~~2. Bed and Breakfast/Country Inn: Two (2) spaces, plus one (1) space per guest bedroom, plus one (1) space per employee at maximum shift, in addition to resident parking. Adequate parking shall be provided for patrons if Country Inn contains a restaurant that is open to the public.~~
- ~~3. Drive-through Restaurant (Fast Food): One (1) space per two (2) permanent seats, plus one (1) space per employee on the maximum shift, plus one (1) space per fifty (50) square feet of floor area devoted to customer service.~~
- ~~4. School: Two (2) spaces per classroom, plus one (1) space per four seats in any auditorium or gymnasium, and one (1) space per employee on the maximum shift.~~
- ~~5. Funeral Home: One (1) space per fifty (50) square feet of public area.~~
- ~~6. Home occupation: Two (2) spaces for the dwelling unit, plus one (1) space for the non-resident employee (if applicable). Adequate parking shall be provided for patrons if applicable.~~

- ~~7. Hospital: One (1) space per five beds, plus one (1) per full-time employee on maximum shift and fleet vehicle (if applicable).~~
- ~~8. Hotel: One and one quarter (1.25) spaces per guest room, plus one (1) space per employee on the maximum shift. Additional spaces must be provided for accessory uses open to the general public.~~
- ~~9. Library: One (1) space per 500 square feet.~~
- ~~10. Lumber Yard/Building Material Sales/Construction Supply Sales/Service: One (1) space per employee on the maximum shift, plus one (1) space per 250 square feet of floor area accessible to the general public.~~
- ~~11. Heavy Manufacturing Facility/ Light Manufacturing/ Warehousing/Distribution Facility: One (1) space per employee on the maximum shift, plus one (1) space per fleet vehicle. Required parking shall be in addition to any loading areas/spaces.~~
- ~~12. Medical Office/Clinic/Outpatient Care: One (1) space per employee (including doctors) on the maximum shift, plus three and one half (3.5) spaces per treatment room.~~
- ~~13. Assisted Living Facility: One (1) space per employee on the maximum shift, plus one and one quarter (1.25) spaces per bedroom.~~
- ~~14. Mixed use Commercial or Commercial/Industrial Development: Four (4) spaces per use, plus one (1) space per 250 square feet of GFA of commercial uses, plus one (1) space per employee on the maximum shift, for each use.~~
- ~~15. Multiple-use Commercial Developments with Gas Station: Ten (10) spaces for gas station, plus four (4) spaces per use, plus one (1) space per 250 square feet of GFA of commercial uses plus one (1) space per employee on the maximum shift.~~
- ~~16. Adult Day Care/Child Care Center/Nursery School: One and one-half (1.5) spaces per employee on the maximum shift, plus four (4) spaces, plus adequate drop-off and pick-up areas for children attending the day-care facility or nursery school.~~
- ~~17. Office or Professional Building: One (1) space per 300 square feet of GFA.~~
- ~~18. Restaurant/General Hospitality: One (1) space per employee on the maximum shift, plus one (1) space per three (3) seats.~~
- ~~19. Retail Stores: One (1) space per 250 square feet of GFA, but no fewer than four (4) spaces.~~
- ~~20. Places of Public Assembly (including places of worship) : One (1) space per (3) three single person, fixed seats or, where capacity is not~~

~~determined by the number of single person, fixed seats, one (1) space per sixty (60) square feet of floor area available to patrons.~~

9.4.2.B. Minimum Off-Street Parking Requirements are as follows:

USE	PARKING REQUIREMENT
Adult Day Care/Child Care Center//Nursery School	One and one-half (1.5) spaces per employee on the maximum shift, plus four (4) spaces, plus adequate drop-off and pick-up areas for children or adults attending the day-care facility or nursery school.
Assisted Living Facility/Congregate Care Facility	Parking requirements shall be determined by the Commission with submittal of a Parking Needs Assessment.
Bed and Breakfast/Country Inn	Two (2) spaces for owner or on-site manager, plus one (1) space per guest bedroom, plus one (1) space per employee at maximum shift. In addition, if the Country Inn contains a restaurant that is open to the public, parking shall be provided in accordance with "Restaurant" requirements in this use table. In addition, if the Country Inn will host special events parking shall be provided in accordance with Section 8.33.C.7 (Temporary Forms of Outdoor Entertainment – Parking) or, if requested by the Commission, a Parking Needs Assessment shall be submitted to support the proposed number of parking spaces for temporary events.
Campgrounds	One (1) space per individual campsite and adequate parking for accessory uses and visitor parking as determined by the Commission with submittal of a Parking Needs Assessment.
Car Wash	One (1) parking space per employee on maximum shift and one (1) parking space per vacuum, if applicable. Stacking and bypass lanes shall be provided in accordance with Section 8.12 (Drive-Through Window).
Dwelling Unit, Accessory and & Commercial Caretaker	One (1) parking space for a studio or one bedroom; two (2) parking spaces for two or more bedrooms.
Dwelling Unit, Duplex	One (1) parking space for a one bedroom; two (2) parking spaces for two or more bedrooms for each unit in the duplex dwelling.
Dwelling Unit, Single-Family	One (1) parking space for a one bedroom; two (2) parking spaces for two or more bedrooms.

Financial Institution (i.e., Bank, Credit Union)	One (1) space per employee on the maximum shift, plus one (1) space per 200 square feet of floor area accessible to the general public. If applicable, stacking and bypass lanes shall be provided in accordance with Section 8.12 (Drive-Through Window) of these Regulations for any Drive-through window.
Funeral Home	One (1) space per fifty (50) square feet of public area and one space per employee on the maximum shift & one space per fleet vehicle.
Heavy Manufacturing Facility/ Light Manufacturing/ Warehousing/Distribution Facility	One (1) space per employee on the maximum shift, plus one (1) space per fleet vehicle. In addition, loading areas/spaces shall be provided in accordance with Section 9.4.3 of these Regulations.
Home Occupation	One (1) parking space minimum for a one bedroom dwelling unit or two (2) parking spaces minimum for a two or more bedroom dwelling unit, plus one (1) space maximum for any non-resident employee, if applicable; plus five (5) spaces maximum for all visiting customers, clients, vendors or delivery trucks, (if applicable).
Hospital	One (1) space per five beds, plus one (1) per full-time employee on maximum shift and any fleet vehicles (if applicable). In addition, pickup/drop off spaces and/or ambulance bays shall be provided in accordance with Section 9 of these Regulations.
Hotel	One and one quarter (1.25) spaces per guest room, plus one (1) space per employee on the maximum shift. In addition, if the Hotel contains a restaurant that is open to the public, parking shall be provided in accordance with "Restaurant" requirements in this use table. In addition, if the hotel contains banquet or conference facilities, parking shall be provided in accordance with Places of Public Assembly per this use table.
Kennel, Commercial & Pet Daycare	One (1) space per employee on maximum shift, plus four (4) drop-off/pick-up spaces minimum, plus one (1) space per 1000 square feet of gross floor area. The Commission may require a Parking Needs Assessment if the facility provides group animal training to determine adequate number of parking spaces for said use.

Library	See Places of Public Assembly.
Lumber Yard/Building Material Sales/Construction Supply Sales/Service	One (1) space per employee on the maximum shift, plus one (1) space per fleet vehicle, plus one (1) space per 250 square feet of floor area accessible to the general public. In addition, Loading Areas/Spaces shall be provided in accordance with Section 9 of these Regulations.
Marina	One (1) parking space per employee on maximum shift and one (1) parking space per slip or mooring.
Medical Office, Clinic, Outpatient Care	One (1) space per employee (including doctors) on the maximum shift, plus three and one-half (3.5) spaces per treatment room
Membership Clubs (Firearms)	Parking requirements to be determined by the Commission with submittal of a Parking Needs Assessment.
Membership Club (No Firearms)	Parking to be determined by a Parking Needs Assessment.
Mixed - Use Commercial or Commercial/Industrial Development	One (1) space per 250 square feet of floor area of commercial/industrial uses, plus one (1) space per employee on the maximum shift, for each use. In addition, Loading Areas/Spaces shall be provided in accordance with Section 9 of these Regulations.
Mixed Use-Residential and Commercial Development	Parking for Mixed Use Residential and Commercial Developments shall be provided as shown elsewhere in this Table or as determined by the Commission with the submittal of a Parking Needs Assessment.
Motel	One and one quarter (1.25) spaces per guest room, plus one (1) space per employee on the maximum shift.
Motor Vehicle Sales/Service	One (1) space per employee on the maximum shift, plus one (1) space per 500 square feet of internal display area, plus one (1) space per 2,000 square feet of outdoor display area, plus two (2) spaces per service bay.
Multi-Family Residential (Equal to or Less Than 16 dwelling units)	The Commission cannot regulate parking through zoning and cannot deny an application based on parking unless it is located in a Conservation and Traffic Mitigation District in accordance with Section 6.5.2 of these Regulations. A developer can provide parking, and may where demand for parking as part of unit makeup is more marketable.
Multi-Family Residential	One (1) space for each studio or one bedroom

(Greater 16 dwelling units):	apartment and two (2) spaces for all dwelling units with two or more bedrooms. Any developer of Multi-Family Residential Development may submit a Parking Needs Assessment per Section 9.4.2.D of these regulations to support a reduced number of parking spaces. In addition, one loading space, compliant with the standards set forth in 9.5.3, per 50 units shall be provided.
Multi-family Residential Less Than 16 Dwelling Units in any Conservation & Traffic Mitigation District (CTMD)	One (1) space per studio/one-bedroom and two (2) spaces per two or more bedroom units in a Conservation Traffic Mitigation District. The Commission shall allow an applicant to propose alternative numbers of parking spaces by submitting a Parking Needs Assessment per Section 9.4.2.D of these Regulations and it shall condition approval on the lower of the required parking or the Parking Needs Assessment number. To reject a lower parking needs assessment number, the Commission shall substantiate a finding that a lack of parking will have a specific adverse impact on public health and safety which cannot be mitigated through approval conditions that have no substantial impact on the viability of such development.
Multiple-use Commercial Developments with Gas Station	Ten (10) spaces for gas station, plus four (4) spaces per use, plus one (1) space per 250 square feet of floor area of commercial uses plus one (1) space per employee on the maximum shift.
Personal Services Establishments	One (1) space per 300 square feet of floor area
Places of Public Assembly (including places of worship, but not including any accessory uses)	One (1) space per (3) three single-person, fixed seats or, where capacity is not determined by the number of single-person, fixed seats, one (1) space per sixty (60) square feet of floor area available to patrons. Parking for any permitted accessory uses shall be determined by the Commission with submittal of a Parking Needs Assessment.
Professional, Business, or Governmental Offices	One (1) space per 300 square feet of Gross Floor Area.
Residential Care Home (Nursing/Convalescent Home)	One (1) spaces per three (3) patient accommodations (i.e., beds) plus one (1) space per employee on the maximum shift.

Restaurant/General Hospitality	One (1) space per employee on the maximum shift, plus one (1) space per three (3) seats, plus one (1) space for any “pick-up” locations. If applicable, stacking and bypass lanes shall be provided in accordance with Section 8.12 (Drive-Through Window) of these Regulations for any Drive-through window.
Retail Stores	One (1) space per 250 square feet of floor area.
School	Two (2) spaces per classroom, plus one (1) space per four seats in any auditorium or gymnasium, and one (1) space per employee on the maximum shift, plus adequate drop-off and pick-up areas for school children.
Temporary Events	Parking shall be provided in accordance with Section 8.33.C.7 (Temporary Forms of Outdoor Entertainment – Parking) or, if requested by the Commission, a Parking Needs Assessment shall be submitted to support the proposed number of parking spaces for temporary event.
Veterinary Office/Animal Hospital	One space per employee on maximum shift plus 4 spaces per treatment room.

9.4.2 Uses Not Listed:

~~A. The minimum number of parking spaces required for certain uses not listed above are set forth elsewhere in these Regulations. If no minimum number of parking spaces has been established in these Regulations for a particular use, the minimum number shall be determined by the Commission based on such evidence as may be provided or available in the record.~~

~~An applicant for any such use must submit sufficient information to the Commission to allow it to estimate the number of motor vehicles of all occupants and visitors that may reasonably be expected at any one time. Such information may include, without limitation, evidence regarding the nature, intensity, and mix of the proposed use;~~

~~projected attendance figures; the number of anticipated employees, visitors or customers; and the experience of similar facilities elsewhere.~~

~~The Commission may deny or require modifications for an application that fails to provide sufficient, credible information to enable the Commission reasonably to determine the number of parking spaces likely to be required. The Commission may, alternatively, require the applicant to designate an overflow parking area in the event the parking plan results in insufficient spaces.~~

9.4.2.C. For uses not listed in these regulations, the Planning and Zoning Commission shall determine the number of required parking spaces. The Institute of Traffic Engineers Parking Generation, 6th Edition, as may be amended, shall be used as a guide in determining such required parking or the applicant may submit a Parking Needs Assessment per Section 2 of these regulations. The minimum of the two shall apply. The calculated number of spaces shall be rounded up to the next whole number.

9.4.2.D. Parking Needs Assessment: The Planning and Zoning Commission may require a parking inventory and needs assessment prepared by a Professional Engineer, registered in the State of Connecticut with expertise in traffic engineering, as part of the application for the modification of parking regulations. The Parking Assessment shall evaluate the parking availability and usage on the premises and adjacent properties and shall address, at a minimum, the following issues:

1. Physical layout of the development
2. Number of spaces for each of the individual land uses
3. Available existing public and private parking that may be used by residents, visitors, and/or customers of the development
4. Public transportation options that may be used by residents, visitors, and/or customers of the development
5. Projected future needs for off-street parking of the proposed development
6. Availability of any supporting local traffic, parking or safety study in the immediate area of development
7. The Commission reserves the right to hire an independent consultant with the expertise in traffic engineering at the applicants cost to evaluate any Parking needs assessment

#27. 9.4.3 (Site Development Standards – Parking Requirements and Design Standards – Off-Street Loading Requirements)

“Off-Street Loading Requirements” Proposed Amendments: Revise as follows:

- Revise 9.4.3.A to add **“multi-family or commercial or industrial development”** to state the following:

“A. Size: Except as provided elsewhere each required loading berth for **multi-family or commercial or industrial development** shall be at least twelve (12) feet wide, fifty (50) feet long and fifteen (15) feet high. Such berths shall be in addition to an access driveway and required parking spaces.”

- Revise Section 9.4.3 to Add new Section 9.4.3.E to state the following:

“E. For every structure used for residential multi-family dwelling purposes, there shall be a minimum of one loading berth per building, or as determined by the parking needs assessment.”

#28. 9.4.4.E (Site Development Standards – Parking Requirements and Design Standards – Parking Facilities)

“Parking Facilities” Proposed Amendments: Revise as follows: Revise Section 9.4.4.E (Reduction in Parking Spaces) as follows:

- Delete Sections 9.4.4.E.1 & 9.4.4.E.2 and
- Add new language 9.4.4.E.1 to 9.4.4.E.4. to state the following:

E. Reduction in Parking Spaces:

~~1. Permanent shared use reduction: The Commission may permit a reduction of up to twenty-five percent (25%) of the required parking spaces due to shared use of parking facilities when the parking needs of the uses occur at different hours of the day.~~

~~2. Permanent compact space reduction: In parking lots in excess of fifty (50) spaces, the Commission may allow the installation of eight (8) by sixteen foot (16) foot compact spaces, not to exceed twenty-five (25) percent of the total number of spaces installed. These spaces shall be clearly designated as compact car parking.~~

The Planning & Zoning Commission may reduce the on-site parking requirement for all uses with a Special Use Permit review & approval, provided:

1. The reduction in parking shall not exceed 25% of the required parking required by these regulations

2. A Parking Needs Assessment per Section 2 of these regulations has been submitted to support any request for a reduction in required parking

3. In commercial and/or industrial developments, a reduction in parking may be applied only to customer parking. Parking for employees must be provided as required by the use and may not be **reduced in favor of available on-street parking.**

4. In the absence of any contrary evidence provided in accordance with Section 9 of these **regulations, if the proposed number of parking spaces is greater than ten percent (10%) above the minimum number of spaces required by this Section and any such spaces are located outside of a parking garage, the applicant must demonstrate why so many spaces would be necessary or desirable by submitting a Parking Needs Assessment to the Commission for consideration**

#29. 9.4.4.F. (Site Development Standards – Parking Requirements and Design Standards – Parking Lot and Driveway Design)

“Parking Lot and Driveway Design Proposed Amendment: Revise as follows: Delete the word **“additional”** from Section 9.4.4.F.7 to state the following:

“7. See §7.5 for requirements for Interior Lots.”

#30. 9.4.5 (Site Development Standards – Parking Requirements and Design Standards – Parking for Buses and other Large Vehicles)

“Parking for Buses and Other Large Vehicles” Proposed Amendments: Revise as follows:

- Delete existing Section 9.4.5.A; and
- Add new Section 9.4.5.A to state the following:

9.4.5 Parking for Buses and other Large Vehicles:

~~**A. In addition to the required automobile parking, a minimum of one bus parking space shall be provided for every forty (40) units in a hotel and for every eighty (80) seats in a restaurant, except that, if a restaurant is an accessory use to a hotel, the number of bus parking spaces shall be determined by the greater of the two requirements.**~~

A. Minimum bus parking space dimensions shall be ten (10) feet wide by forty (40) feet long. The Commission may require additional parking spaces that can accommodate larger vehicles that include, but are not limited to, buses, shuttle vans or limousines that may be typically associated with the proposed use or expected to be parked on site.

#31. 9.4.6 (Site Development Standards – Parking Requirements and Design Standards – Parking Lot Landscaping Requirements)

“Parking Lot Landscaping Requirements” Proposed Amendments: Revise as follows:

- Delete existing Section 9.4.6 wording; and
- Add new Section 9.4.6.A - G to state the following:

9.4.6 Parking Lot Landscaping Requirements: ~~Any lot that contains parking facilities for more than ten (10) cars shall provide landscaped end islands and at least one (1) landscaped center island (per twenty (20) *twenty*) within the parking area. Such islands shall be designed and located to maximize the attractiveness of parking lots by providing ornamental landscaped areas and shade. The design of such islands must assure adequate circulation, aesthetic appeal, shade, and capacity for snow storage as a result of plowing.~~

A. Applicability: Parking areas designed to accommodate more than ten (10) motor vehicles shall incorporate landscaped areas within the parking lot to enhance visual quality, provide shade, and support environmental sustainability.

B. Landscaped Islands:

1. Landscaped end islands shall be provided at the ends of parking rows.
2. A minimum of one (1) landscaped center island shall be provided for every twenty (20) parking spaces within the parking area.
3. Landscaped islands shall be designed and located to promote safe vehicular circulation, provide shade, enhance the aesthetic appearance of the parking area, and accommodate snow storage resulting from plowing operations.

C. Tree Planting Requirements:

1. Parking lot landscaping shall include a minimum of four (4) appropriate deciduous tree varieties native to Connecticut.
2. Trees shall be selected to support biodiversity and provide habitat and food sources for bird populations within the Town.
3. Species known to be highly susceptible to parasitic infestation or fungal diseases specific to Connecticut shall be prohibited.
4. Trees shall be a minimum of six (6) feet in height at the time of planting.

D. Preservation of Existing Vegetation:

Parking areas shall be designed to preserve existing native vegetation to the greatest extent practicable.

E. Plan Submission Requirements:

Site plans submitted for approval shall clearly indicate the species, variety, and size of all proposed trees and plantings on a sheet dedicated to the proposed landscape plan.

F. Maintenance:

All landscaped and planted areas shall be continuously maintained by the property owner to ensure the long-term health and viability of the vegetation. Dead or diseased plant material shall be promptly replaced.

G. 3rd Party Review: The Commission reserves the right to retain a consultant landscape architect to determine compliance with this Section. Costs incurred by the Town for said third party review shall be paid by the Applicant.

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