

TOWN OF LEDYARD



ZONING REGULATIONS

EFFECTIVE: OCTOBER 11, 1963
AMENDED THROUGH December 17, 2021

SECTION 1.0:	AUTHORITY, PURPOSE, ADOPTION, RETROACTIVITY, & SEVERABILITY	1
1.1	AUTHORITY	
1.2	PURPOSE	
1.3	ADOPTION	
1.4	RETROACTIVITY	
1.5	SEVERABILITY	
SECTION 2.0:	DEFINITIONS	2
2.1	INTERPRETATION AND USE OF WORDS	
2.2	DEFINITIONS	
SECTION 3.0:	ESTABLISHMENT OF DISTRICTS	11
3.1	ZONING DISTRICTS	
3.2	Zoning Map	
3.3	Zoning District Boundaries	
3.4	AREA AND BULK SCHEDULE REQUIREMENTS	
3.5	Uses by District - SCHEDULE OF PERMITTED USES	
3.6	Uses Subject to a Moratorium	
SECTION 4.0	ZONING DISTRICT REGULATIONS	19
4.1	High Density Residential District (R-20)	
4.2	Medium Density Residential District (R-40)	
4.3	Low Density Residential District (R-60)	
4.4	Ledyard Center Design District (LCDD)	
4.5	Ledyard Center Transition District (LCTD)	
4.6	Multi-Family Design District (MFDD)	
4.7	Gales Ferry Design District (GFDD)	
4.8	Resort Commercial Cluster District (RCCD)	
4.9	Industrial District (I)	
4.10	Commercial Marine District (CM)	
4.11	Neighborhood Commercial District (NC)	
4.12	Commercial Industrial District (CIP)	
4.13	Technology Park District	
4.12	Commercial Industrial District (CIP)	
SECTION 5.0:	CONSERVATION & OPEN SPACE SUBDIVISION DEVELOPMENTS	31
5.1	Conservation Subdivision Developments	
5.2	Open Space Subdivision Developments	
SECTION 6.0:	SITE PLANS AND SITE PLAN REVIEW	36
6.1	Site Plans	
6.2	Application Procedures	
6.3	Review Procedures	
6.4	Certificate of Use and Compliance	
6.5	Site Plan Expiration	
6.6	Site Plan Requirements	
6.7	Additional Site Plan Requirements by District	

SECTION 7.0:	SPECIAL PERMITS	44
7.1	Purpose	
7.2	Application for Special Permit	
7.3	Special Permit Standards	
7.4	Public Hearing	
7.5	Conditions of Approval	
7.6	Enforcement	
7.7	Amendments or Modifications to Special Permits	
SECTION 8.0:	SUPPLEMENTAL REGULATIONS:	47
8.1.	Accessory Dwelling Unit	
8.2	Accessory Structures and Uses	
8.3	Antennas & Antenna Towers	
8.4	Assisted Living for Senior Citizens (Affordable Housing Set aside development)	
8.5	Bed and Breakfasts	
8.6	Campgrounds	
8.7	Cemeteries	
8.8	Child Day Care Center	
8.9	Construction Trailers	
8.10	Country Inn	
8.11	Dwellings, Multiple Family (Apartments, Condominiums, Townhouses)	
8.12	Dwelling, Single-family	
8.13	Dwelling – Two-family (Duplex)	
8.14	Farm Stands	
8.15	Home Husbandry	
8.16	Home Occupations	
8.17	Affordable Housing District	
8.18	Incentive Housing Zone	
8.19	Kennels	
8.20	Deleted	
8.21	Nursing Home and Residential Care Home	
8.22	Portable Storage Units – See Accessory Structures	
8.23	Recreational Vehicle and Power Equipment Vehicles Sales and Service	
8.24	Sawmills – Temporary	
8.25	Transformer Substation	
8.26	Personal Service Establishments	
8.27	Temporary Forms of Outdoor Entertainment	
SECTION 9.0:	SIGNS	73
9.1	Purpose	
9.2	General Requirements	
9.3	Exempt Signs (Signs not requiring a sign permit):	
9.4	Prohibited signs:	
9.5	Sign Standards for Specific Districts	
9.6	Application for Sign Permit	
9.7	Lawful Non-Conforming Signs.	
SECTION 10.0:	OFF-STREET PARKING AND LOADING	79
10.1	General Requirements	
10.2	Residential Districts (R-20, R-40, R-60)	

10.3	Ledyard Center Districts (LCDD, LCTD) and Gales Ferry Design District (GFDD)	
10.4	Commercial, Industrial, & Special Use Districts (I, CM, NC, CIP)	
10.5	Shared Parking	
10.6	Assisted Living for Seniors	
10.7	Bed and Breakfasts	
10.8	Country Inn	
10.9	Home Occupations	
SECTION 11.0:	ALTERNATIVE ENERGY SYSTEMS	82
11.1	Small Wind Energy Systems	
11.2	Solar Energy Systems	
	11.2.1 Solar Energy Systems as an Accessory Use (Small Solar Systems)	
	11.2.1 Solar Energy Systems as a Principal Use (Large Solar Systems)	
SECTION 12.0:	NATURAL RESOURCES	86
12.1	Coastal Area Management (CAM)	
12.2	Soil Erosion and Sediment Control Plan	
12.3	Flood Protection	
12.4	Soil, Gravel and Stone Removal	
SECTION 13.0:	NON-CONFORMING USES, STRUCTURES, AND PROPERTY	97
SECTION 14.0:	MISCELLANEOUS	99
14.1	Changes in Use in Design, and Commercial Districts	
14.2	Prohibited Uses	
14.3	Building on Non-Conforming Lots	
	14.3.1 Use of Non-Conforming Vacant Lots	
	14.3.2 Merger of Non-Conforming Lots	
14.4	Replacement of Lawful Nonconforming Mobile Homes	
14.5	Handicap Ramps for Residential Purposes	
14.6	Interior Lots	
14.7	Junk and Hobby Motor Vehicles	
14.8	Driveways	
SECTION 15.0:	ADMINISTRATION AND ENFORCEMENT	104
15.1	Enforcement	
15.2	Violation Procedure	
15.3	Procedure for Changing Zoning Districts and Zoning Regulations	
15.4	Zoning Board of Appeals	
15.5	Aquifer Protection Agency	
15.6	Fee	
SECTION 16.0:	Amendments	108

SECTION 1.0: AUTHORITY, PURPOSE, ADOPTION, RETROACTIVITY, & SEVERABILITY

1.1 Authority

- A. These regulations are enacted pursuant to the provisions of Chapter 124, Connecticut General Statutes, Revision of 1958 as amended.

1.2 Purpose

- A. The purpose of these regulations is to promote the health, safety and general welfare of the community; to conserve the value of property and encourage the most appropriate use of land throughout the Town; to lessen congestion in the streets; to avoid undue concentration of population; to secure safety from fire; to facilitate adequate provision for transportation, water, sewage, schools, parks, recreation and other public requirements; to provide for the Public Health, comfort and general welfare in living and working conditions and to regulate and restrict the location and time of operation of trades and industries and the location of buildings/structures for specific uses; to regulate and limit the height and bulk of buildings/structures hereafter erected; to regulate and determine the area of yards, courts and other Non-Developed Land for building hereafter erected in the Town of Ledyard; to conserve and improve the physical appearance of the Town.

1.3 Adoption

- A. These regulations are adopted in accordance with the provisions for notice and public hearing set forth in §8-3, Connecticut General Statutes, Revision of 1958, as amended.

1.4 Retroactivity

- A. Nothing herein contained shall require any change to approved site plans, or to the construction or designated use of a building for which a building permit has been issued and construction shall have commenced, based upon regulations in effect prior to the effective date of these regulations (or any amendment thereto) if the development work is completed according to such plans within the period specified by CGS §8-3(i) & CGS §8-3(j). "Work" for purposes of this subsection, means all physical improvements required by the approved plan. The Commission can grant extensions as provided by law.

1.5 Severability

- A. If any part of these Zoning Regulations, the Attachments to these Zoning Regulations, and/or the Ledyard Zoning Map, is declared invalid and/or unenforceable for any reason, such invalidity or unenforceability shall not affect the validity or enforceability of the remainder of these Zoning Regulations, the Attachments to these Zoning Regulations, and/or the Ledyard Zoning Map, which shall remain in full force and effect.

SECTION 2.0: DEFINITIONS

2.1 Interpretation and Use of Words

- A. The following terms shall be interpreted as follows:
- (1) The masculine includes the feminine,
 - (2) The singular includes the plural and the present tense includes the future tense,
 - (3) The word "person" includes an individual, firm or corporation, limited liability company, trust, and federally recognized tribe,
 - (4) The word "shall" is always mandatory; the word "may" is permissive or discretionary,
 - (5) The words "used" or "occupied," as applied to any land or building, shall be construed to include the words "intended, arranged, or designed to be used or occupied,"
 - (6) Any reference to a residence or residential district shall be interpreted to mean any district with the word "residence" in its title,
 - (7) A building or structure includes any part thereof,
 - (8) The words "zone", "zoning district", and "district" have the same meaning,

2.2 Definitions

ABANDONMENT: The discontinuance of a use of property with the intent by its owner to voluntarily, intentionally, and permanently renounce said prior use. Failure to maintain a use for a specific time period is not, by itself, sufficient to constitute abandonment.

ACCESSORY USE/ACCESSORY BUILDING: A use, building, structure and/or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot as the principal use.

ADULT DAY CARE CENTER: Any building or structure which is used to provide supervision for persons who are 18 years of age or older who may be elderly, physically ill, infirm, or physically handicapped such that they require daily supervision and medical treatment incidental to such supervision. The term does not include uses which provide residential, surgical, medical, or special treatment as relates to housing persons who have a chronic illness, disease or injury, or other condition that would require the degree and treatment provided by a nursing home or hospital.

AGE RESTRICTED HOUSING: Housing intended for residents age fifty-five (55) or older. Age restricted housing is subject to state and federal fair housing regulations and may be single-family dwellings, mobile manufactured homes, two-family dwellings, and multi-family dwellings. Age restricted housing proposed for development shall be so designated on any site plan submitted to the Zoning Commission for approval.

APARTMENT: A dwelling unit located (a) in a building consisting of one or more other dwelling units; (b) above or behind a commercial use; or (c) within a single-family dwelling.

ARCHITECTURAL REVIEW BOARD (ARB): An ad-hoc advisory board that may be assigned by the PZC to review applications for new construction and/or substantial reconstruction or rehabilitation within the Ledyard Center Design Districts (LCVD, LCTD, and MFVD) and the Gales Ferry Design District (GFDD).

ASSISTED HOUSING: Housing which is receiving, or will receive, financial assistance under any governmental program for the construction or substantial rehabilitation of low and moderate-income housing, and any housing occupied by persons receiving rental or mortgage assistance as defined by Connecticut.

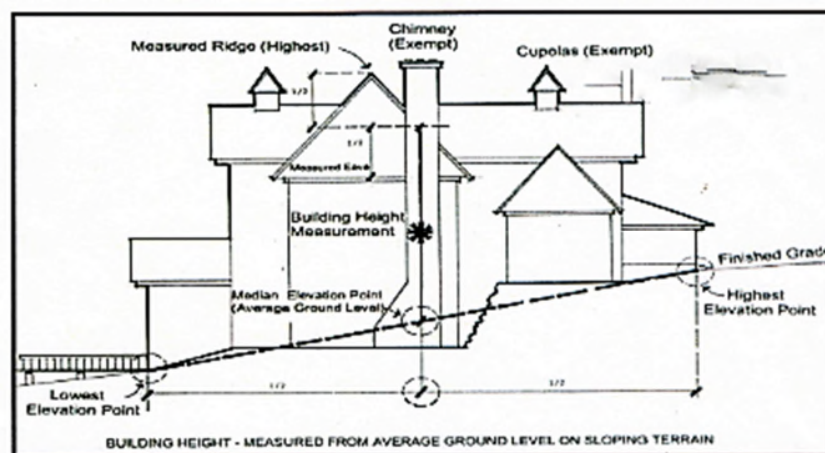
ASSISTED LIVING FOR SENIORS: A multi-family dwelling development, for those who are in otherwise good health, that provides the support of services, both licensed and unlicensed, necessary to maintain its residents in a semi-independent lifestyle. An assisted living facility may include convalescent care.

BARN: A building for the storage of farm products, feed, and/or the housing of farm animals or farm equipment located on a farm. A barn shall be considered the principal structure if there is no residential structure on the tract, or an accessory structure if there is a residential structure.

BED AND BREAKFAST: An owner-occupied dwelling, with a valid permit, having five (5) or fewer guest rooms, without separate kitchen facilities, in which overnight accommodations and breakfast is provided to travelers for a fee and for not more than twenty-one (21) consecutive days.

BUFFER STRIP: A strip of land unoccupied by buildings, structures or pavements and maintained as a grass strip, in its natural state, and/or for the planting of trees or shrubs as required by these regulations.

BUILDING HEIGHT: The vertical distance measured from the uniform finished grade to the highest point of the roof surface for flat roofs, to the deck line of mansard roofs, and to the average height between the highest eaves and ridge for gable, hip and gambrel roofs. Where a building is located on sloping terrain the height shall be measured from the average ground level of the grade at the building wall. Average ground level shall be determined by locating the mean between the extreme upper and lower finished grades per building elevation.



BUILDING SETBACK LINE – FRONT: A line delineating the minimum allowable distance between the front boundary line and the front of a building on that lot.

BUILDING SETBACK LINE – REAR: A line delineating the minimum allowable distance between the rear property line and a building on a lot (other than for permitted accessory structures). The rear setback line extends the full width of the lot.

BUILDING SETBACK LINE – SIDE: A line delineating the minimum allowable distance between the side property line and a building on a lot. The side setback line extends from the front building setback line to the rear building setback line.

CARETAKER: A person who is in charge of the maintenance of a building, estate, etc.

CHANGE OF USE: A change from one use to another use listed in the Schedule of Permitted Uses for the district. A change within a unit to a use listed in the Schedule of Permitted Uses that exists in another unit within the same structure does not constitute a change of use.

CHANGE OF USE, MINOR: A change from a use of a lot to a use listed in the Schedule of Permitted Uses for the district that will not result in additional dwelling units, additional employees, additional clients or

customers, additional floor space, site modification, additional refuse, additional traffic, a change in building footprint, an increase in impermeable surface, or additional parking requirements.

CHILD DAY CARE CENTER: A place that offers or provides a program of supplementary care to more than twelve (12) related or unrelated children outside their own homes on a regular basis as provided in CGS §19a-77.

CLUSTER: A site planning technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space and/or preservation of environmentally, historically, culturally, or other sensitive features and/or structures.

COASTAL SITE PLAN: The site plans, applications and project referrals listed in §22a-105 of the Connecticut General Statutes and are addressed in §12 of these regulations.

COMMERCIAL FISHING, LOBSTERING, SHELL FISHING BASE: A base of operations for the farming of the waters of the state and tidal wetlands on leased, franchised and public underwater farmlands.

COMPLEX, COMMERCIAL OR INDUSTRIAL: A group of two (2) or more commercial or industrial businesses that share common parking and pedestrian spaces and signage.

COST: As related to substantial improvements, the cost of any reconstruction, rehabilitation, addition, alteration, repair or other improvement of a structure as established by a detailed written contractor's estimate. The estimate shall include, but is not limited to: the cost of materials (interior finishing elements, structural elements, utility and service equipment); sales tax on materials, building equipment and fixtures, including heating and air conditioning and utility meters; labor; built-in appliances; demolition and site preparation; repairs made to damaged parts of the building worked on at the same time; contractor's overhead; contractor's profit; and grand total. Items to be excluded include: cost of plans and specifications, survey costs, permit fees, outside improvements such as septic systems, water supply wells, landscaping, sidewalks, fences, yard lights, irrigation systems, and detached structures such as garages, sheds, and gazebos.

COUNTRY INN: A property providing, for a fee, overnight accommodations for not more than twenty-one (21) consecutive days, meals, and a venue for corporate meetings, retreats, and social events, and which may include a restaurant that can be open to the public.

C.G.S.: Shall mean the Connecticut General Statutes, as may be amended from time to time.

DATE OF RECEIPT, STATUTORY: The day of the next regularly scheduled meeting of the Commission or Board immediately following the day of submission of an application, or thirty-five (35) days after such submission, whichever is earlier.

DESIGN GUIDELINES: The Design Guidelines contains the general policies applicable to new construction, site work, and design within the Ledyard Center Design Districts and the Gales Ferry Design District by establishing a range of appropriate responses to a variety of specific design issues. The purpose of the Guidelines is to establish clear and easily understood criteria to guide applicants towards the desired development pattern, architectural scale, and massing. These guidelines are included as Appendix 1.

DISTURBED AREA: An area of land that is subject to accelerated erosion due to the removal of the vegetative ground cover and/or earthmoving activities.

DWELLING, CARE-TAKER UNIT: An accessory apartment on a nonresidential lot or in a non-residential structure occupied by the person and his family who oversees the nonresidential operation twenty-four (24) hours a day.

DWELLING, MULTIPLE FAMILY: A structure, or group of structures, on one (1) lot, each containing three (3) or more dwelling units, with each dwelling unit having either a separate or joint entrance. May include apartments, condominiums, townhouses, and cooperatives.

DWELLING, SINGLE-FAMILY: A structure containing a single dwelling unit as its principal use.

DWELLING, TWO-FAMILY (DUPLEX): A structure which contains two (2) separate dwelling units.

DWELLING UNIT: Any single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

EQUIPMENT SALES AND REPAIR: The sale and rental including but not limited to small mechanical equipment, tools, construction equipment, tractors, etc. Included in this use is the incidental storage, maintenance, and servicing of such equipment.

FAMILY: An individual or any number of individuals living together as a single housekeeping unit in a dwelling unit, with common access to, and with common use of, all living areas, eating areas, and all areas and facilities for the preparation and storage of food.

FAMILY CHILD DAY CARE HOME: A facility which consists of a private family home caring for not more than six (6) children, including the provider's own children not in school full time, where the children are cared for not less than three (3) nor more than twelve (12) hours during a twenty-four-hour period and where care is given on a regularly recurring basis except that care may be provided in excess of twelve (12) hours but not more than seventy-two (72) consecutive hours to accommodate a need for extended care or intermittent short-term overnight care. During the regular school year, a maximum of three (3) additional children who are in school full time, including the provider's own children, shall be permitted, except that if the provider has more than three (3) children who are in school full time, all the provider's children shall be permitted as provided in CGS §19a-77.

FARM: A parcel of three (3) or more acres that may include principal and accessory buildings, used for agriculture and as an accessory use to the agricultural operations, the seasonal sale of agricultural or horticultural products produced on the parcel and on other local farms. A "tract" may consist of one or more lots under common ownership.

FARMING or AGRICULTURE: The words "agriculture" and "farming" shall include cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, other molluscan shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale. The term "farm" includes farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoop houses and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities. The term "aquaculture" means the farming of the waters of the state and tidal wetlands and the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farmlands. (CGS 1-1q)

FARM STAND: An accessory building in support of farming, specifically for the seasonal sale of products produced on local farms.

FILLING, MAJOR: The excavating or relocating or the movement of three hundred (300) cubic yards or more of topsoil, sand, gravel, clay, stone or other materials to, on, or from any lot.

FILLING, MINOR: The excavating or relocating or the movement of less than three hundred (300) cubic yards of topsoil, sand, gravel, clay, stone or other materials to, from, or on any lot.

FRONTAGE, LOT LINE: The length of the front line of a building lot abutting on a public or private road, street, or right-of-way.

GROUP CHILD DAY CARE HOME: A program of supplementary care for not less than seven (7) nor more than twelve (12) related or unrelated children on a regular basis, or that meets the definition of a family day care home as provided in CGS §19a-77 except that it operates in a facility other than a private family home.

HISTORIC STRUCTURE: Any structure that is: (a) listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) certified or preliminarily determined by the Secretary of the Interior as contributing to the historic significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) individually listed on the state inventory of historic places; or (d) individually listed on the local inventory of historic places that have been certified.

HOBBY MOTOR VEHICLE: Any antique, rare, special interest, off-road, and/or racing vehicle, regardless of age or condition, not currently designed or intended for daily use, that is being actively restored, repaired, modified, and/or maintained by its owner.

HOME HUSBANDRY: The non-commercial cultivation and production of edible crops or of certain permitted listed livestock and/or poultry as an accessory use of a home for the benefit of its residents.

HOME OCCUPATION: An accessory use carried out for intended gain conducted within a single-family dwelling in a residential district by the resident owner(s) thereof that is clearly incidental and secondary to the residential use of the structure, does not involve the use of other than customary home appliances and equipment, does not involve the use of keeping stock in trade, and does not have any exterior visual, audible, or physical evidence of such incidental secondary accessory use.

HOOP HOUSE (Membrane-Covered Frame Structure): A non-pressurized structure composed of a rigid framework to support a tensioned membrane to provide a weather barrier. A hoop house is also a greenhouse if the membrane is transparent or translucent.

HOTEL: A facility offering transient lodging accommodations for the general public and which may include additional facilities and services, such as restaurants, meeting rooms, entertainment, personal services and recreational facilities.

INDUSTRIAL PARK: A tract of land that is planned, developed, and operated as a coordinated and integrated facility for a number of separate uses, with consideration for circulation, parking, signage, utility needs, aesthetics, and compatibility.

INTERIOR LOTS: A lot that has no direct frontage on a public or private street, but which obtains access to such streets by way of a private driveway or access agreement across land owned by another party or a lot which accesses a street but does not have the required minimum frontage of the zoning district. The front lot line of an interior lot shall be considered that lot line where the driveway or access point enters the property.

JUNK: Any worn-out, cast-off or discarded articles or materials, which is ready for destruction or has been collected or stored for salvage or conversion for some use.

JUNKYARD: For the purposes of these Regulations, the term junkyard shall be defined to include Junk Yard as defined by Section 21-9 of the CT General Statutes, as may be amended; or a Motor vehicle recycler's

business or motor vehicle recyclers yard as defined in Section 14-67g of the CT General Statutes, as may be amended. Junk yards are not permitted in the Town of Ledyard.

KENNEL: A commercial establishment that provides boarding, medical care, breeding, grooming, exercise, whelping, raising, and/or training of puppies, dogs, and other household pets.

LIGHT INDUSTRIAL: The manufacturing, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, provided all manufacturing activities are contained entirely within a building and noise, odor, smoke, heat, glare, and vibration resulting from the manufacturing activity are confined entirely within the building.

LOT: A designated parcel, tract or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed or built upon.

LOT COVERAGE: The percentage of the lot area covered by the combined area of all buildings, structures or other impervious surfaces on the lot.

LOT LINE, FRONT: A line dividing a lot from a public or private road, street, or right-of-way.

LOT LINE, REAR: A line separating one lot from other lots or from land in different ownership, being the boundary of a lot that is opposite the frontage street or lot line.

LOT LINES, SIDE: Any lot line other than a front or rear lot line.

LOT, MINIMUM WIDTH: For rectangular lots, the measured distance at the required building line, measured parallel to the front lot line. For lots on the outer or inner arc of a curve, the measured distance between side lot lines on a street line at right angles to the main direction of the side lot lines, and at a distance to meet the required building line from any point of the center line of the traveled portion of the street. For corner lots, the measured distance parallel to the street, in the direction of the lot's minimum width, and to meet the required front setback line from both streets.

LOT OF RECORD: A tract or parcel of land which does not conform to the dimensional requirements of these regulations and which either (i) was owned separately from any adjoining parcel of land prior to the date of enactment of the Ledyard Zoning Regulations (October 11, 1963) or any amendment thereto which rendered such tract or parcel of land non-conforming to these regulations as evidenced by a deed filed for record in the Ledyard Land Records or (ii) a tract or parcel of land which has received final subdivision approval from the Ledyard Planning Commission or the Ledyard Planning and Zoning Commission as evidenced by a duly endorsed and recorded subdivision plan filed for record in the Ledyard Land Records.

LOT, THROUGH: A lot with the front and rear lot lines abutting the rights of way of two (2) Town-accepted or State roads. (Front setback distances apply to both)

MIXED USE: A combination of different uses within a single-development or zone.

MOBILE HOME: A manufactured home produced prior to the passing of the federal Manufactured Home Construction and Safety Standards (MHCSS) of 1976.

MOBILE MANUFACTURED HOME: A manufactured home built after 1976 in compliance with the Manufactured Home Construction and Safety Standards (HUD Code) and which displays a certification label on the exterior of each transportable section. Mobile Manufactured Homes are built in the controlled environment of a manufacturing plant and are transported in one (1) or more sections on a permanent chassis.

MOBILE MANUFACTURED HOME LAND LEASE COMMUNITY: A land lease community in which two (2) or more mobile homes or mobile manufactured homes are located on a single parcel and occupied as dwelling units.

MOTEL: An establishment providing transient lodging accommodations for the general public with a majority of the rooms having direct access to the outside and without additional facilities or services.

NON-CONFORMING LOT: A Lot of Record which does not currently conform to these Regulations and is subject to the requirements of Section 14.3 of these Regulations.

NON-CONFORMING STRUCTURE: Any building or structure that does not conform to the requirements of these regulations or any amendment thereto upon the effective date of enactment.

NON-CONFORMING USE: A use that does not conform to the use regulations for the district in which the property is situated.

OPEN SPACE: Land that is subject to a Conservation Easement, or other form of development restriction, including that within a Conservation Subdivision or an Open Space Subdivision. Open space requirements, designation, and approval are within the scope of authority of the Planning & Zoning Commission.

OPEN SPACE SUBDIVISION: A subdivision or re-subdivision of land in the Town of Ledyard into individual single-family residential building lots with respect to which not less than sixty (60%) percent of the total area of the land subdivided shall be permanently dedicated as active or passive open space, and with respect to which setbacks and density shall be based upon the applicable provisions of the Ledyard Subdivision and Zoning Regulations for open space subdivisions, and not upon the bulk requirements in the underlying residential Zoning District, and which otherwise comply with all municipal requirements of the Town of Ledyard.

OUTDOOR STORAGE AND SALES: Storage and/or sales of any materials, merchandise, stock, supplies, machines and the like that are not kept within a structure, regardless of how long such materials are kept on the premises. Outdoor storage shall not include junkyards.

PARCEL: (1) A piece or area of land formally described and recorded with map, block & lot numbers, by metes & bounds, by ownership, or in such a manner as to specifically identify the dimensions and/or boundaries; excluding any parcel of land that is a lot as defined in these Regulations; (2) informally, as land in general.

PERMANENT FOUNDATION SYSTEM: A permanent rigid structure or structures constructed upon and/or below the surface of a mobile manufactured home site designed for attaching and anchoring a mobile manufactured home, in such a manner that the home will not be subject to movement due to frost, frost heaves, freezing, flooding or wind.

PERSONAL SERVICE ESTABLISHMENT: Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel.

PREDOMINANT USE: The land use that requires the most parking within a parking lot shared by a variety of land uses.

RECREATIONAL SPACE: An area of a residential complex development that is designated on a site plan by the Applicant as exclusively reserved, in perpetuity, for recreation by residents of the development. The area is designated by the applicant but is to be maintained by the owner of the development, or a homeowner's or condominium association as appropriate. Recreational Space shall not be used for residential dwellings, accessory structures to residential dwellings, storage, or parking, but may be used for swimming, hiking, running, picnicking, baseball, exercise, barbecuing, tent camping, and similar activities. The Recreational Area may also remain in its natural state.

RECREATIONAL VEHICLE: A vehicle which is: (a) built on a single chassis; (b) four hundred (400) square feet or less when measured at the largest horizontal projection; (c) designed to be self-propelled or permanently towable by a light duty truck; and (d) designed primarily as temporary living quarters for recreational, camping, travel, or seasonal use. A Recreational Vehicle is not a dwelling unit.

RESIDENTIAL CARE HOME (NURSING HOME): An establishment which furnishes nursing services and assistance with activities of daily living to a population that is chronic and stable; or nursing supervision under a medical director twenty-four (24) hours per day, or any chronic and convalescent nursing home which provides skilled nursing care under medical supervision and direction to carry out non-surgical treatment and dietary procedures for chronic diseases, convalescent stages, acute diseases or injuries.

RESTAURANT, EXCLUDING FAST FOOD: An establishment where food and/or beverages are prepared, served, and consumed and where customers are served primarily when seated at tables or counters, any food take out is incidental to the primary sit-down restaurant use, and no customers are served in motor vehicles.

RESTAURANT, FAST FOOD: An establishment specializing in take out, quick service food, frozen dessert and/or beverage, where such items may be consumed anywhere on the premises or removed from the premises and where orders are placed at a central counter or drive-through/walk-up window.

SHOPPING CENTER: A group of no less than four (4) business establishments which may include retail stores, service establishments, theaters, and restaurants, including fast food facilities, with a shared public vehicle parking area. A shopping center shall contain no less than two (2) acres and have not less than twenty thousand (20,000) square feet of floor area.

SIGN: Any permanent or temporary device composed of or employing any medium that is man-made, natural, and/or from a change of use which is freestanding or attached to a building, structure, or natural object, or erected, painted, represented or reproduced inside or outside any building, structure, or natural object (including window display area which displays, reproduces or includes any lettered or pictorial matter), which is used for the purposes of advertising, demonstrating, directing, displaying, identifying, illustrating, or promoting and is placed in view of the general public. In no event shall the word "sign" be construed to mean any sign in the interior of any structure that is not visible from the outside, unless specifically set forth in these regulations. Pavement markings and driveway directional arrows painted on the ground that contain no advertising are to be excluded from this definition. The American Flag is not a sign in the context of these regulations.

SIGN – DIRECTIONAL: Used to indicate location, distance, hours of operation of activity concerned, parking, or other functional activity such as bathroom facilities, telephones, entrances, offices, etc., bearing no commercial advertising.

SIGN, KIOSK: A sign listing the tenants or occupants of a building or group of buildings and that may also indicate their respective professions or business activities.

SIGN – SPECIAL: Banners, pennants, sandwich board signs and sidewalk or curb signs used for special events or sales.

SIGN – TEMPORARY IDENTIFICATION: A Temporary Sign intended for pre-development opening or closing, displayed sixty (60) days in advance of advertised activity.

SITE PLAN: A plan of a lot on which is shown topography, location of all buildings, structures, roads, rights-of-ways, boundaries, all essential dimensions and bearings and any other additional information necessary to help determine conformance with the Zoning Regulations.

SOIL EROSION AND SEDIMENT CONTROL PLAN: A scheme that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and narrative.

SOLAR ENERGY SYSTEM: An energy system which directly uses solar radiation to produce space heating, cooling, hot water or electricity through the process of collecting solar radiation, converting it to another form of energy, storing the converted energy, protecting against unnecessary dissipation and distributing the converted energy.

SPECIAL FLOOD HAZARD AREA: The land area, as defined by the Federal Emergency Management Agency (FEMA), covered by the floodwaters of the base flood on National Flood Insurance Program (NFIP) maps.

SPECIAL PERMIT (ALSO KNOWN AS A SPECIAL EXCEPTION): A special permit allows a use which is generally compatible with the zoning district but requires special attention as to its location, design, or appearance to keep it consistent with uses permitted as of right in the district.

START OF CONSTRUCTION: Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means either: [1] The first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns; or [2] Any work beyond the state of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include: [1] Land preparation, such as clearing, grading and filling; [2] Installation of streets and/or walkways; [3] Excavation for a basement, footings, piers or foundations; [4] The erection of temporary forms; [5] Installation of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STRUCTURE: Anything constructed or erected, the use of which requires location on the ground or an attachment to something having location on the ground including, but not limited to, dwellings, swimming pools, decks, sheds, pens, runs, barns, accessory buildings, and garages. Wells, septic systems and utility connections are not considered structures.

USE: The purpose or activity for which land or buildings are designed, arranged or intended or for which land or buildings are occupied or maintained.

YACHT CLUB, MARINA, BOAT YARD: A facility located on a parcel within five hundred (500) feet of a navigable waterway for storing, servicing, fueling, berthing and/or securing boats and may include docks, piers, moorings, and slips, and eating, sleeping and retail facilities for owners, crew, and guests.

YARD, FRONT: The space between the building line and the front lot line, extending the full width of the lot; or in case of a corner lot, the non-developed land between a building and the front lot lines extending the full width of each frontage.

YARD, REAR: The space between the rear line of the building and the rear lot lines, extending the full width of the lot.

YARD, SIDE: The space between the building and the side lot lines, extending from the front yard to the rear yard, any yard not a front yard or a rear yard shall be deemed a Side Yard.

SECTION 3.0: ESTABLISHMENT OF DISTRICTS

3.1 ZONING DISTRICTS

R-20	High Density Residential District
R-40	Medium Density Residential District
R-60	Low Density Residential District
LCDD	Ledyard Center Design District
LCTD	Ledyard Center Transition District
MFDD	Multi Family Design District
GFDD	Gales Ferry Design District
RCCD	Resort Commercial Cluster District
I	Industrial District
CM	Commercial Marine
NC	Neighborhood Commercial
CIP	Commercial Industrial Park

3.2 Zoning Map

- A. The boundaries of said districts shall be shown on a map entitled: "Zoning Map of the Town of Ledyard" which is on file in the Office of the Town Clerk of Ledyard. Such maps and any duly adopted revisions thereto, with the explanatory matter thereon, are a part of these regulations as if set forth herein.

3.3 Zoning District Boundaries

- A. The District boundary lines are intended generally to follow the center line of streets, and similar rights-of-way, rivers, lot lines, or town boundary lines, all as shown on the Zoning Map; but where a zone boundary line does not follow such a line, its position is shown on said Zoning Map by a specific dimension expressing its distance in feet from a street line or other boundary line as indicated.

3.4 AREA AND BULK SCHEDULE REQUIREMENTS

- A. The area and bulk schedule requirements, delineated by zone, are presented on the following page. For the LCDD and GFDD refer to the Design Guidelines for additional information.

SECTION 3.0: ESTABLISHMENT OF DISTRICTS

Requirement	R20	R40	R60	LCDD	LCTD	MFDD	GFDD	RCCD	I	CM	NC	CIP
Minimum Lot Area (Square Feet)	20k	40k	60k	None	20k	20k	25k	200k	200k	40k	40k	40k
Minimum Lot Frontage (Linear Feet)	50	75	100	25	None	None	75	100	100	100	100	50
Minimum Lot Width (Linear Feet)	100	150	200	None	None	None	75	500	500	100	100	100
Maximum Lot Coverage (% Area)	30	25	20	85	80	80	80	80	80	80	80	80
Minimum Side Yard (Linear Feet)	12	16	20	None	12	12	12	50	30	12	12	12
Minimum combined side yards (Linear Feet)	30	36	60	None	24	24	24	100	60	24	24	50
Minimum rear yard (Linear Feet)	20	30	40	None	20	20	20	50	30	20	20	35
Minimum building setback from front lot line – State Road (Linear Feet)	50	50	50	None	25	25	None	50	50	50	50	50
Minimum building setback from front lot line – Town Road (Linear Feet)	35	35	35	None	10	10	None	35	35	35	35	35
Interior lots – Building setback from front lot line (Linear Feet)	50	50	50	50	50	50	50	50	20	50	50	20
Interior lots – Minimum Frontage (Linear Feet)	20	20	20	20	20	20	20	20	20	20	20	20
Interior lots – Minimum Lot Area (Square Feet)	30k	60k	90k	N/A	20k	30k	40k	200k	200k	40k	40k	40k
Signs – Minimum setback from Front Lot Line (Linear Feet)	10	10	10	10	10	10	10	10	10	10	10	10
Maximum Building Height of Principal Structure (Feet)	50	50	50	50	50	50	50	None	None	50	50	None

3.5 Uses by District

A. The Schedule of Permitted Uses establishes the permitted uses for each District:

- (1) Any use marked "P" is a permitted use by-right, subject to these regulations.
- (2) Any use marked "S" is a permitted use by special permit, subject to standards set forth in the regulations and to conditions necessary to protect the public health, safety, convenience, and property values. A public hearing, site plan review, and approval by the Commission are required for "(S)" applications.
- (3) A. The Zoning Official may approve an application for a zoning permit for 1. permitted single-family dwellings, accessory buildings, inground swimming pools, additions, or expansions to such structures on residential lots; 2. accessory buildings or expansions of or additions to other existing commercial and industrial uses provided that such building or expansions do not exceed 1,000 square feet; 3. Minor changes of uses as defined in these Regulations; 4. Such other uses as herein prescribed by these Regulations.

B. Applications for all other uses and buildings shall be reviewed by the Commission in accordance with this section and further provisions of these Regulations.

- (4) Any use not listed or otherwise permitted in a District is prohibited.

B. Uses Subject to a Moratorium.

- (1) Cannabis Establishments. (*Effective December 17, 2021*)

Under Public Act 21-1 a "cannabis establishment" is a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer (i.e., licensed to sell both recreational cannabis and medical marijuana), food and beverage manufacturer, product manufacturer, product packager, delivery service or transporter.

The Town of Ledyard Planning and Zoning Commission shall not accept or consider any application to permit a Cannabis Establishment licensed to sell recreational cannabis or medical marijuana as defined by Connecticut Public Act 21-1 for a period of twelve (12) months commencing from the effective date of December 1, 2021. The reason for the moratorium is to allow the Ledyard Planning and Zoning Commission sufficient time to review Public Act No. 21-1 "An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis" and the associated regulation of Cannabis Establishments, and to draft and adopt municipal regulations generally consistent with the Plan of Conservation and Development regarding the retail sale of recreational cannabis or medical marijuana within the Town of Ledyard. The reason for the Moratorium is to allow the Ledyard Planning and Zoning Commission to review Public Act No. 21 "An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis" and the associated Regulation of Cannabis Establishments, and to draft and adopt Municipal Regulations regarding the retail sale of recreational Cannabis or medical marijuana within the Town of Ledyard.

SCHEDULE OF PERMITTED USES

RESIDENTIAL USES	R 20	R 40	R 60
Accessory Dwelling (apartment)	P	P	P
Accessory structures	P	P	P
Adult day care center	S	S	S
Age restricted housing	P	P	P
Antenna & antenna towers	P	P	P
Assisted Living for Seniors	S	S	S
Bed and Breakfast	S	S	S
Campground			S
Cemetery	P	P	P
Child day care center	S	S	S
Civic buildings	P	P	P
Construction trailer – temporary	P	P	P
Country inn	S	S	S
Dwelling, mobile manufactured home	P	P	P
Dwelling, multiple family (apts, condos)	S	S	
Dwelling, single family	P	P	P
Dwelling, two family (duplex)	S	S	S
Educational institution –PUBLIC AND OR PRIVATE	P	P	P
Excavation Operations - Major (≥ 300 cu yds)	S	S	S
Excavation Operations - Minor (< 300 cy yds)	P	P	P
Family child day care home	P	P	P
Farm & farming	P	P	P
Farm stand (Accessory Use to farm)	P	P	P
Group Child Day Care Home	S	S	S
Home husbandry (accessory use)	S	S	S
Home occupation (accessory use)	P	P	P
Nursing home & residential care home	S	S	S
Parks and playgrounds	P	P	P
Public and private utility installations	P	P	P
Rooming & boarding (accessory use)	P	P	P
Sawmill – Temporary	P	P	P
Solar energy systems (Accessory Use)	P	P	P
Solar energy systems (Principal Use)			S
Subdivisions: Conservation or Open Space	P	P	P
Transformer substation (accessory use)	P	P	P
Small Wind energy system (accessory use)	S	S	S

DESIGN DISTRICT USES	LCDD	LCTD	MFDD	GFDD	RCCD
Accessory Dwelling (apartment)		P		P	
Accessory structures	P	P	P	P	P
Adult day care center	S	S	S	S	
Age restricted housing	P	P	P	P	
Alcoholic liquor	P	P		P	P
Amusement parks, water parks					S
Antenna & antenna towers	S	S	S	S	S
Assisted Living for Seniors	S	S		S	
Bed and Breakfast	P	P		P	P
Boat docks, slips, piers, wharves & bldgs.					P
Boat rental, sales, storage, supplies				P	P
Business Center	P	P		P	
Campground					S
Car wash	P	P		P	P
Child day care center	P	P		P	P
Civic buildings	P	P	P	P	P
Clubs	S	S		S	
Community center	P	P	P	P	
Conference center	P	P		P	P
Construction trailer – temporary	P	P	P	P	P
Convenience store	P	P		P	P
Country inn	S	S	S	S	S
Dwelling, multiple family (apts, condos)	S	S	S	S	S
Dwelling, single family		P			
Dwelling, two family (duplex)		P			
Educational institution - PUBLIC AND OR PRIVATE	P	P		P	P
Equipment sales & repair	S			S	
Excavation Operations - Major (≥300 cu yds)	S	S	S	S	S
Excavation Operations - Minor (<300 cu yds)	P	P	P	P	P
Family child day care home		P		P	
Family entertainment center	S	S		S	S
Farm & farming (>3 ACRES)	P	P	P	P	P
Farm stand (Access. Use to farm)	P	P	P	P	P
Field & Court sports, pools, spas, Golf courses, Mini-Golf	S	S	S	S	S
Financial institution	P	P		P	P
Funeral homes & undertaking	S			S	
Gas station	S	S		S	S
Group child day care home	P	P		P	
Home occupation (accessory use)		P		P	

DESIGN DISTRICT USES	LCDD	LCTD	MFDD	GFDD	RCDD
Hotel	S	S		S	S
Laundromat	S	S			
Medical and dental clinic / Hospital	S	S		S	S
Mixed (office/retail down, residential up)	P	P		P	
Motel	S	S		S	S
Motor vehicle body repair & painting	S	S		S	
Motor vehicle dealership (includes repair)	P	P		P	
Motor Vehicle service & rentals	P			P	P
Museums, art gallery, cultural institution	P	P		P	P
Nurseries, including retail & wholesale	S			S	S
Nursing home & residential care home	S	S		S	
Offices	P	P		P	P
Outdoor storage & sales	S			S	
Parking structures	S	S		S	S
Parks and playgrounds	P	P	P	P	P
Personal service establishments	P	P		P	p
Power equipment & utility trailer sales	P	P		P	
Pub & tavern	P	P		p	p
Public & Private Utility Installations	P	P	P	P	P
Recreation facility, indoor	S	S		S	S
Recreation facility, outdoor	S	S		S	S
Religious use	P	P		P	P
Repair shops (radio, tv, shoes, computer, etc.)	P	P		P	
Research & Testing - inside	P	P		P	
Resort facility					S
Restaurant, including fast food	P	P		P	P
Retail sales	P	P		P	P
Riding stable					S
Rooming & boarding (accessory use)		P		P	
RV Sales, Service, & Accessories	S			S	
Sawmill – Temporary	P	P	P	P	P
Shopping center	P	P		P	P
Solar energy systems (Accessory Use)	P	P	P	P	P
Temporary Forms of Outdoor Entertainment				p	
Theater, indoor (including multiplex)/Outdoor	S	S		S	S
Vehicle dispatching and repair	S	S		S	S
Veterinary office & clinic	P	P		P	P

SPECIAL DISTRICT USES	I	CM	NC	CIP
Accessory structures	P	P	P	P
Alcoholic liquor		P	P	
Antenna & antenna towers	S	S	S	S
Auto service & auto rentals (w/fuel sales)			P	P
Boat construction and repair	P	P		P
Boat docks, slips, piers, wharves & bldgs..	P	P		
Boat rental, sales, storage, supplies	P	P		P
Car wash			P	P
Child day care center			S	S
Civic Buildings	P	P	P	P
Comm. fishing/lobstering/shell fishing	P	P		
Communication systems	P			P
Community center				P
Construction trailer – temporary	P	P	P	P
Convenience store		P	P	P
Country inn		S	S	
Educational institution – private				P
Equipment sales & repair	P	P	P	P
Excavation Operations - Major (≥300 cu yds)	S	S	S	S
Excavation Operations - Minor (<300 cy yds)	P	P	P	P
Family entertainment center		P	P	P
Farm & farming (> 3 ACRES)	P	P	P	P
Farm stand (Access. Use to farm)	P	P	P	P
Field & Court sports, pools, spas, Golf courses, Mini-Golf	P	P	P	P
Financial institution			P	P
Fishing gear rental		P		
Funeral homes & undertaking			P	P
Gas station			S	S
Hospital and clinic			P	P
Industrial park	S			S
Kennel	S			
Laundromat	P	P	P	P
Light industrial	P	P		P
Lumberyard/building sales yard	P			P
Manufacturing, maintenance	P			P
Medical and dental clinic			P	P
Mixed (office/retail down, residential up)		P	P	
Motor vehicle body repair & painting	P			P
Motor vehicle dealership (includes repair)			P	P

SPECIAL DISTRICT USES	I	CM	NC	CIP
Nurseries, including retail & wholesale	P			P
Offices	P	P	P	P
Outdoor storage & sales	P	P		P
Parking structures -	P	P	P	P
Personal service establishments			P	P
Power equipment & utility trailer sales	P	P		P
Private and Public utility installations	P	P	P	P
Recreation facility, indoor	P			P
Recycling center	P			
Research & Testing	P			P
Restaurant,		S	S	
Retail sales	P	P	P	P
RV Sales, Service, & Accessories	P		P	P
Sawmill	P			
Sawmill – Temporary	P	P	P	P
Self-storage w/truck rental accessory use	P			P
Solar Energy Systems (Accessory Use)	P	P	P	P
Solar Energy Systems (Principal Use)	P			P
Storage Facility	P			P
Vehicle dispatching and repair	P			P
Veterinary office & clinic – indoor			P	P
Warehouse	P			P
Small Wind energy system (accessory use)	S	S	S	S

SECTION 4.0: ZONING DISTRICT REGULATIONS

4.1 High Density Residential District (R-20)

- A. Purpose: To maintain existing higher density residential character and provide opportunities for compatible residential development and other civic uses.
- B. Historical and Archaeological Sites: When a site or portion of a site has been identified by the State Historic Preservation Officer, or the State Archaeologist, as historically significant, the applicant shall identify on the plans the nature and location of the resource and shall indicate what measures are being taken to protect such resource.

4.2 Medium Density Residential District (R-40)

- A. Purpose: To maintain existing medium density residential development and provide opportunities for compatible residential development and other civic uses.
- B. Historical and Archaeological Sites: When a site or portion of a site has been identified by the State Historic Preservation Officer, or the State Archaeologist, as historically significant, the applicant shall identify on the plans the nature and location of the resource and shall indicate what measures are being taken to protect such resource.

4.3 Low Density Residential District (R-60)

- A. Purpose: To maintain the existing low-density residential development and provide opportunities for compatible residential development and other civic uses that reflect the rural character and natural resources of the Town
- B. Historical and Archaeological Sites: When a site or portion of a site has been identified by the State Historic Preservation Officer, or the State Archaeologist, as historically significant, the applicant shall identify on the plans the nature and location of the resource and shall indicate what measures are being taken to protect such resource.

4.4 Ledyard Center Design District (LCDD)

- A. Purpose: To encourage the development of a New England Village Center, identifiable as the center of the community, through the concentration of commercial businesses along a main street.
- B. Strict architectural syntax is encouraged as defined by the "Design Guidelines" (Appendix 1).
- C. Changes in Use shall be in conformance with §14.1.
- D. There are no minimum lot sizes or widths.
- E. Five (5) minimum foot sidewalks are required.
- F. Uses are limited to commercial, or mixed-use commercial with optional one or two-bedroom apartments if they are not on the ground floor. This district also permits multi-family dwellings on up to 75% of the lot, or of the building usage, if the balance of the lot or building usage is developed as a commercial use, or an equivalent area of a different parcel in the LCDD is developed commercially.
- G. New structures are encouraged to be built to the sidewalk as defined by the "Design Guidelines" (Appendix 1).
- H. The Commission may refer any Special Use Permit application to Architectural Review Board (ARB) to determine **compatibility** with the Design Guidelines for the Ledyard Center Design District. If referred by the Commission, the ARB will make recommendations to the Commission within 35 days of receipt of an application.

4.5 Ledyard Center Transition District (LCTD)

- A. Purpose: To encourage transition between the developed New England village center, identifiable by Mixed Uses, and the surrounding residential areas. The LCTD district is the immediate area abutting the LCDD area to the west.
- B. Strict architectural syntax is encouraged as defined by the “Design Guidelines” (Appendix 1).
- C. Changes in Use shall be in conformance with §14.1.
- D. The minimum lot size is 20,000 square feet
- E. Five (5) foot sidewalks are required.
- F. Uses may be commercial, or mixed commercial with optional one or two-bedroom apartments if not on the ground floor.
- G. Structures require a minimum of a 30-foot setback from the center of the roadway, and other conventional bulk requirements.
- H. This district permits multi-family (apartments) and planned communities of up to 75% of the lot, or of the building usage, if the remaining balance of the lot or building usage is developed as a commercial use, or an equivalent area of a different parcel in the LCDD or LCTD is developed commercially.
- I. This district permits single-family dwellings on interior lots.
- J. This district permits standalone two-bedroom apartments (multi-family structures) and condominiums.
- K. This district permits standalone commercial structures. (See “Schedule of Permitted Uses”).
- L. The Commission may refer any Special Use Permit application to Architectural Review Board (ARB) to determine compatibility with the Design Guidelines for the Ledyard Center Transitional Design District. If referred by the Commission, the ARB will make recommendations to the Commission within 35 days of receipt of an application.

4.6 Multi-Family Design District (MFDD)

- A. Purpose: To encourage development of attractive multifamily developments in a pedestrian-friendly village environment. This District is intended to accommodate only high-density residential development.
- B. Strict architectural syntax is encouraged. See “Design Guidelines” (Appendix 1).
- C. 10% Recreational space is required.
- D. The minimum lot size is 20,000 square feet
- E. The density shall not exceed one (1) dwelling unit per 7,500 square feet of lot area.
- F. Five (5) foot sidewalks are required.
- G. Structures do not have to be built to the sidewalk, or within a certain distance of the sidewalk.
- H. Structures require a minimum of a 30-foot setback from the center of the roadway, and other conventional bulk requirements.
- I. This district only permits multi-family, condominiums, cooperatives, and townhouses.
- J. There is no limit on the number of bedrooms per dwelling unit.
- K. The Commission may refer any Special Use Permit application to Architectural Review Board (ARB) to determine compatibility with the Design Guidelines for the Multi-Family Design District. If referred by

the Commission, the ARB will make recommendations to the Commission within 35 days of receipt of an application.

4.7 Gales Ferry Design District (GFDD)

- A. The purpose of the Gales Ferry Design District is to encourage pedestrian-friendly commercial development of unified design and scale to create a higher density in Gales Ferry Village. These regulations are intended to attract and encourage family activities. In addition, the District is intended to:
- (1) Encourage a blend of low intensity commercial, civic, and residential architectures and land uses.
 - (2) Encourage cohesive architectural and site design.
 - (3) Establish a coordinated pattern of land development which insures safe access and movement of pedestrians and vehicles, and which minimizes curb cuts and maximizes connections to adjacent properties.
 - (4) Encourage placement of primary structures closer to the street; to increase business exposure; to minimize sign clutter by reducing the need for redundant signs; to reduce traffic speeds; to discourage widening of streets and highways; and to discourage development with dominant front parking lots.
- B. The Commission may refer any Special Use Permit application to Architectural Review Board (ARB) to determine compatibility with the Design Guidelines for the Gales Ferry Design District. If referred by the Commission, the ARB will make recommendations to the Commission within 35 days of receipt of an application
- C. Strict architectural syntax is encouraged. See “Design Guidelines” (Appendix 1).
- D. Changes in Use shall be in conformance with §14.1.
- E. Multiple uses may be combined on a single lot or within a single structure, provided that all standards for each individual use are met.

4.8 Resort Commercial Cluster District (RCCD)

- A. Purpose: To encourage development of commercial recreational uses and commercial tourism-oriented uses while maintaining the character of the surrounding area. In addition, the RCCD District is intended to:
- (1) Cluster new commercial buildings and parking areas on the most developable land within the District while retaining significant contiguous land areas in a natural or landscaped condition.
 - (2) Assure that the design of new structures, parking, access ways and landscaping is compatible with the natural features and topography of the area.
 - (3) Limit and control access for new development from public roads so that traffic safety is maintained, and a sense of the rural landscape is retained and enhanced.
 - (4) Discourage uncoordinated strip commercial development consisting of small, individual, unrelated uses varying unpredictably in type, size, style, access arrangements and environmental impact. Such development is inconsistent with the maintenance of a rural appearance and maximum traffic safety.
 - (5) Protect surface and groundwater resources through the careful control of sewage disposal systems and storm water runoff. Require best management practices available for all land uses located near aquifer recharge areas.

- B. Maximum building height shall be the height permitted by the Connecticut Building Code for the use and type of building construction, subject to approval by the Fire Marshal.
- C. Traffic management.
 - (1) Primary access to development shall be from Route 2 and/or Pequot Trail if accessed from Route 214.
 - (2) Access will be reviewed based on the following:
 - (a) Design of access;
 - (b) Any proposed or necessary traffic controls;
 - (c) Physical features of the site;
 - (d) Existing traffic conditions; and
 - (e) Any nearby pending development.

4.9 Industrial District (I)

- A. Purpose: To encourage the adoption, continuation and expansion of manufacturing, research, and industrial uses consistent with the rural character and natural resource constraints of Ledyard.
- B. Maximum building height shall be the height permitted by the Connecticut Building Code for the use and type of building construction, subject to approval by the Fire Marshal if greater than 35'. However, structures shall be of such height and so located and screened to minimize off-site visual impact.
- C. Permitted uses may be conducted outside of a building, with appropriate screening as needed, upon approval of the Commission (by special permit).
- D. Permitted accessory uses include, but are not limited to, cafeteria-style food service within a building for employees of the principal use; recreational facilities for employees; and child day care facilities for children of employees.
- E. 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.
- F. Any disturbed area of a lot which is not used for the location of buildings, structures, accessory uses, parking, loading and storage areas, or similar purposes, shall be landscaped and maintained in such a manner as to minimize storm water runoff.
- G. Perimeter vegetative buffering and/or screening are required to maintain the rural appearance of Ledyard and to protect the values of nearby properties. Buffers and screening shall be installed to reduce excessive heat, glare, and accumulation of dust, to provide privacy from noise and visual intrusion, and to prevent the excessive runoff of storm water and erosion of soil.
 - (1) A perimeter buffer area is required along and within the boundaries of a lot abutting any lot within a residential district.
 - (2) The minimum width of the perimeter buffer shall be fifty (50) feet. The buffer area shall be free of any structures and parking areas and shall be maintained in a natural or landscaped state, except for fencing as may be approved by the Commission.
 - (3) The retention of existing topography and vegetation in the buffer areas is preferable to regrading and new plantings. The Commission may determine if existing conditions will satisfy the purposes of buffering and screening.
 - (4) If natural site conditions are not adequate to meet the purposes of the buffer requirement, the Commission may require a screening fence, earthen berm, and/or evergreen and deciduous plants

of such type, height, spacing, and arrangement that will effectively screen the activity on the lot from the adjacent public road and/or residential area.

- H. The Commission will consider the design of access, proposed or necessary traffic controls, physical features of the access site, and proposed construction designs peripheral to access and related to traffic control, existing traffic conditions.
- I. Use of the property which can reasonably be expected to generate a large volume of traffic may be required by the Commission to provide for entrances to and exit from the property by way of an adjacent and less traveled public highway or frontage road in lieu of direct access from and to a major or more heavily traveled public highway.
- J. Vehicle entrances shall be a minimum of 30 feet wide, unless a wider entrance(s) is/are approved by the Commission for safety. The entrances shall be clearly defined. The total number of entrances that can safely be accommodated along the road will be a consideration for approval or disapproval of the site plan. When possible, each development shall be limited to one access point per property. However, separate access may be approved for employee vehicles and truck traffic, where appropriate. Where significant truck traffic is anticipated, the Commission may require the construction of a separate truck turning lane at the site entrance.
- K. The Commission shall consider the proposed access to a public highway to determine if the proposal creates a hazardous condition; or when the traffic to be generated from the proposed use, considered cumulatively with existing traffic conditions, is deemed to cause or worsen hazardous conditions so as imperil public safety. The Commission may require a traffic study conducted by a licensed traffic engineer in making its determination.
- L. Parking or loading shall not be in the perimeter buffer.
- M. Parking and loading areas shall be screened from the public roadway and from adjacent residential properties, wherever possible.
- N. Driveways, parking and loading areas shall be paved of bituminous concrete or other similar material. Entrances shall be clearly defined by a six (6) inch curb of bituminous concrete. However, the Commission may approve exemptions for employee parking; storage of vehicles provided such vehicles are not junked or wrecked; and low flow traffic areas. The exempted areas may be constructed of processed stone or other acceptable pervious dust-free surface with suitable, positively drained, well-graded sub-base gravel.
- O. Lighting: Outdoor illumination, including area lighting and floodlighting, shall be designed for safety, convenience and security while minimizing sky glow, safeguarding against discomfort glare, and avoiding trespass lighting and adverse effect from illumination.
- P. Historical and Archaeological Sites: When a site or portion of a site has been identified by the State Historic Preservation Officer, or the State Archaeologist, as historically significant, the applicant shall identify on the plans the nature and location of the resource and shall indicate what measures are being taken to protect such resource.
- Q. No use shall be permitted which by reasons of noise, safety, vibration, fumes, dust, glare, or odors are offensive and/or detrimental to nearby property owners or uses.

4.10 Commercial Marine District (CM)

- A. Purpose: To provide for the appropriate development of waterfront properties and to allow for maximum utilization of water-dependent and water-related uses.

- B. Accessory uses include, but are not limited to, a residence of an owner of a permitted use, an office for a permitted use, dockside facilities such as fuel and ice sales, restrooms, and laundry facilities for overnight boaters in a marina.
- C. Historical and Archaeological Sites: When a site or portion of a site has been identified by the State Historic Preservation Officer, or the State Archaeologist, as historically significant, the applicant shall identify on the plans the nature and location of the resource and shall indicate what measures are being taken to protect such resource.

4.11 Neighborhood Commercial District (NC)

- A. Purpose: To encourage development of small local businesses that will serve the daily commercial needs of the surrounding residential neighborhoods.

4.12 Commercial Industrial District (CIP)

- A. Purpose: To allow for a mix of commercial and industrial uses which are mutually compatible as determined by the Commission.
- B. 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.
- C. Any disturbed area of a lot or property which is not used for the location of buildings, structures, accessory uses, parking, loading and storage areas, or similar purposes, shall be landscaped and maintained in such a manner as to minimize storm water runoff.
- D. The Commission will consider the design of access, proposed or necessary traffic controls, physical features of the access site, and proposed construction designs peripheral to access and related to traffic control, existing traffic conditions, and any nearby pending development.
- E. Vehicle entrances shall be a minimum of 30 feet wide. The Commission may approve wider entrances for safety. The entrance shall be clearly defined. The total number of entrances that can safely be accommodated along the same road will be a consideration for approval or disapproval of the site plan. When possible, each development shall be limited to one access point per property. However, separate access may be approved for employee vehicles and truck traffic, where appropriate. Where significant truck traffic is anticipated, the Commission may require the construction of a separate truck turning lane at the site entrance.
- F. The Commission shall consider the proposed access to a public highway to determine if the proposal creates a hazardous condition; or when the to be generated from the proposed use, considered cumulatively with existing traffic conditions, is deemed to cause or worsen hazardous conditions so as imperil public safety. The Commission may require a traffic study conducted by a licensed traffic engineer in making its determination.
- G. Driveways, parking and loading areas shall be paved of bituminous concrete or other similar material. Entrances shall be clearly defined by a six (6) inch curb of bituminous concrete. However, the Commission may approve exemptions for employee parking; storage of vehicles provided such vehicles are not junked or wrecked; and low flow traffic areas. The exempted areas may be constructed of processed stone or other acceptable pervious dust-free surface with suitable, positively drained, well-graded sub-base gravel.
- H. Lighting: Outdoor illumination, including area lighting and floodlighting, shall be designed for safety, convenience and security while minimizing sky glow, safeguarding against discomfort glare, and disability veiling glare, and avoiding trespass lighting and adverse effect from illumination upon the use, enjoyment and value of nearby property and upon the appearance of the community.

- I. Historical and Archaeological Sites: When a site or portion of a site has been identified by the State Historic Preservation Officer, or the State Archaeologist, as historically significant, the applicant shall identify on the plans the nature and location of the resource and shall indicate what measures are being taken to protect such resource.
- J. The manufacture, fabrication, processing, compounding, treatment, assembly, maintenance, repair, or packaging of goods or products is permitted provided that all subject operations are conducted within a building or structure designed for such operations and that such operations are not dangerous, obnoxious, or offensive for reasons of noise, odor, dust, smoke, vibrations, glare, refuse, water carried waste, fire, explosion, or toxic fumes.
- K. Open **outside storage/warehousing** is permitted if the material to be stored is confined solely to inventory and equipment held in connection with industrial or commercial operations. Except for necessary access ways, a buffer strip shall be provided for areas within the lot used for open storage which are not otherwise effectively screened from any highway and/or neighboring structures (including parking areas). The screening shall be a minimum of thirty (30) feet wide and shall be appropriately landscaped to effectively screen such use from public roads and adjacent structures (including parking areas) and/or any interior access drive.
- L. No use shall be permitted which by reasons of noise, safety, vibration, fumes, dust, glare, or odors are offensive and/or detrimental to nearby property owners or uses.

4.13 TECHNOLOGY PARK DISTRICT

4.13.1 General.

- 4.13.1.1 The Planning and Zoning Commission may establish site specific Technology Park Districts ("TPD") for those properties suitable for the development of high technology industries by approving a Master Plan in conformance with Section 4.13.4.
- 4.13.1.2 The TPD is a floating zone governed by a conceptual Master Plan. The Master Plan will be subject to review and approval by the Commission as a zone change, subject to a public hearing and all other applicable terms and conditions of these Regulations. It is recognized that the Master Plan may require certain fluidity in order to accommodate market changes during the complete development of any project. Notwithstanding the foregoing, any substantial and material change, at the Commission's sole discretion, will be subject to the same procedural requirements for a zone change as required by the original zone change application adopting the TPD. Once approved, the TPD will replace all pre-existing zoning, and any future development on the zoned property will be subject to the specific TPD requirements set forth herein.
- 4.13.1.3 In that the approval of a TPD constitutes a change of zone, it calls for the Commission to act in its legislative capacity, and to exercise legislative discretion. By filing an application for a TPD, the applicant acknowledges and accepts the nature of such application, and the level of discretion which the Commission possesses in such applications.

4.13.2 Statement of Purpose.

Technology Park Districts are intended to provide locations for advanced technology industries such as computer software and hardware developers, research and development facilities, data centers, laboratories, highly specialized manufacturing and other similar uses within large-scale, organized, campus-like settings which stimulate economic growth and reinvestment, create quality employment opportunities, and generate significant revenue for the Town through taxes and/or other revenue streams. Factors to be considered by the Commission in approving a TPD include:

- 4.13.2.1 That the location, uses and layout of the proposed TPD are in conformance with the general intent of, and the goals and objectives contained in, the Plan of Conservation and Development.
- 4.13.2.2 That there exists harmony between the various uses that are proposed within the TPD and compatibility with neighboring land uses, taking into consideration reasonable buffers and/or screening.
- 4.13.2.3 That there is a positive economic impact of the proposed TPD to the community, including in terms of both revenue generation and job creation.

4.13.3 Establishment of District.

The Commission shall establish a TPD by approving a Master Plan, which while not intended to be a substitute for the detailed drawings and documentation associated with a site plan, does provide sufficient conceptualized information to determine if the proposal is in conformance with Section 4.13.2 and the Plan of Conservation and Development. Such adoption shall constitute a zoning map amendment in accordance with these Regulations.

- 4.13.3.1 Numbering of Technology Park Districts. Each TPD shall be numbered and depicted sequentially on the official zoning map in accordance with the date of adoption as TPD-1, TPD-2 and so forth.
- 4.13.3.2 District Eligibility. The area proposed for a TPD shall:
 - (a) Encompass a minimum of 200 acres of contiguous land in one or more parcels under common ownership or other arrangement satisfactory to the Commission; and
 - (b) Include road frontage along any arterial road or direct access to and from an arterial road via a public road and/or private right-of-way; and
 - (c) Be serviced by adequate underground public utilities or be capable of being serviced by the same or by the provision of sufficient onsite facilities to be constructed.
- 4.13.3.3 Additions and Alterations. Any additions or alterations to the Master Plan must comply with the criteria established in Section 4.13.2, and any such change shall be made in a manner which will accomplish the purposes stated in Section 4.13.2 hereof. The Commission may, at its sole discretion, hold a public hearing on any addition or alternation to the Master Plan.

- 4.13.3.4 District Expiration. Approval of the zone change shall be void, without any further action of the Commission and the property shall automatically return to its prior zoning designation, unless a site plan for the TPD is approved within 24 months of the date of zone change approval. The Commission may grant one or more extensions of this period upon written request of the applicant, but in no event will the extensions exceed 24 additional months.

4.13.4 Master Plan.

The purpose of the Master Plan submission is to determine whether the proposed uses and layout conform to Section 4.13.2 and to the Plan of Conservation and Development. The Master Plan, once adopted, shall establish the development and design standards of the TPD and its uses. All elements of the Master Plan shall be professionally prepared to provide a conceptual plan for the overall development of the TPD. A Master Plan shall include the following components:

- 4.13.4.1 Master Plan Narrative demonstrating the submitted Master Plan's consistency with the purpose of the TPD, policies, goals, and objectives of the Plan of Conservation and Development, and the orderly development of the Town.
- 4.13.4.2 Existing Conditions Plan showing: (1) existing topography with 5-foot contours showing the general gradient of the site, existing structures, existing roads and rights-of-way, easements, major topographic features, bedrock outcrops, inland wetlands, watercourses, upland review areas, and flood plains; (2) land uses, zoning and approximate location of buildings and driveways within 100 feet of the site, (3) boundary survey; and (4) location map.
- 4.13.4.3 Conceptualized Layout Plan showing: (1) general location and nature of proposed land uses; (2) proposed public and private rights-of-way, 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.
- 4.13.4.4 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) 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.
- 4.13.4.5 Architectural Standards for the proposed development provided in either narrative form and/or visual representations detailing: (1) architectural styles; (2) massing and scale; (3) materials and colors; (4) roof lines and profiles; and (5) typical building facades and elevations.
- 4.13.4.6 Traffic Analysis including: (1) a preliminary traffic memorandum detailing the impact of the proposed development; and (2) a conceptual improvement plan and the measures necessary to mitigate those impacts if necessary.

4.13.5 Site Plan.

After Master Plan approval and establishment of a TPD by the Commission, an application for a site plan must be submitted for approval, following provisions contained in these Regulations. The implementation of a Master Plan approval may be phased by the filing of multiple site plan applications.

4.13.6 Specific Design Standards.

The following design standards shall apply to all TPD Districts:

- 4.13.6.1 Area and Bulk Requirements. All bulk and dimensional requirements shall be established by the Master Plan.
- 4.13.6.2 Architectural Design. All new construction shall be designed to provide a high quality appearance consistent with contemporary standards and all selected materials shall be durable with subtle colors and uniform treatments.
- 4.13.6.3 Signage. A sign plan evidencing a unified signage program for the TPD, including the general position, size, content and appearance of signs visible from any public right of way shall be included in the Master Plan application and shall be approved by the Commission.
- 4.13.6.4 Parking. On-site parking areas shall be adequate for the uses proposed. Specific parking standards shall be established as part of the Master Plan. Parking should be located onsite to the extent feasible, but not lead to excessive impervious coverage. Design of parking areas should maximize landscaping and prevent large expanses of impervious area. Stormwater management shall be designed to handle anticipated run-off without creating negative impacts on adjacent properties or natural resources.
- 4.13.6.5 Permitted Uses. Permitted uses shall be established by the Master Plan and implemented by site plan approval. The following list of uses is permitted in the TPD, but it is not exclusive. The Commission may approve other uses, provided said uses are not prohibited by Section 4.13.6.6 and it is determined said uses are consistent the purposes of the TPD.
 - .1 Computer software and hardware development.
 - .2 Research and development facilities.
 - .3 Data centers.
 - .4 Laboratories, provided that no onsite patient visits are permitted.
 - .5 Highly specialized manufacturing, including but not limited to, defense and aviation industries, and electronic and/or communication instruments and devices.
 - .6 Power generation facilities only as accessory to a principal use and constructed in a manner to prevent distribution to the electric grid.

- .7 Professional offices only as accessory to a principal use.

4.13.6.6 Prohibited Uses. In addition to the prohibited uses contained in these Regulations, the Commission has determined that the following uses are prohibited in the TPD.

- .1 Gasoline filling stations.
- .2 Vehicle sales, leasing and renting.
- .3 Auto repair, storage, maintenance and paint shops.
- .4 Theme parks and amusement parks.
- .5 Retail sales.
- .6 Outdoor storage as a principal use.
- .7 Residential uses.
- .8 Landscaping and construction businesses.

4.13.6.7 Buffers. The purpose of buffer areas is to provide privacy from noise, light glare and visual intrusion to residential dwellings in all locations where uses within the TPD abut a residential district exterior to the TPD. A buffer area shall be required between any developed area in the TPD which is abutting or directly across a street (other than a limited access highway) from any lot used for residential purposes in a residential district exterior to the TPD. Buffer requirements do not apply to internal property lines which are part of the TPD and do not border adjacent property. The Commission may allow the buffering to be located on adjacent property with the consent of the affected property owner; provided that the right to maintain such buffering and/or screening is memorialized by a permanent easement filed for record in the Ledyard Land Records. Such buffer areas shall comply with the following minimum standards:

- .1 Buffers from adjacent residential uses. The minimum width of the buffer area shall be 25 feet from the property line. In the event that the buffer area is not currently vegetated, the Commission shall have the discretion to require the Applicant to install screening within the buffer area.
- .2 Screening, if required, shall consist, at minimum, of plantings not less than six (6) feet in height planted at intervals of ten (10) feet on center and other evergreen and deciduous shade trees and shrubs as may be appropriate. As an alternative, an earthen berm, stabilized with appropriate groundcover and plantings, may be permitted by the Commission in order to adequately buffer adjoining residentially used property.
- .3 The following accessory uses shall be allowed within buffer areas provided that they are adequately screened from abutting

residential properties: access roads, pedestrian sidewalks, utilities, mailboxes and approved signs.

- .4 All site lighting shall be designed with full cut-off fixtures and facing in a general downward direction to shield and reduce glare.

SECTION 5.0 CONSERVATION AND OPEN SPACE SUBDIVISIONS

5.1 Conservation Subdivision Developments

A. Purpose

This section is to provide flexibility in clustering of residential units on areas of a project site best suited for development and to protect the remaining land as open space. The creation of open space is accomplished by permitting flexibility in the minimum lot size normally required in specific zones for residential development. The creation of a Conservation Subdivision is intended to:

- (1) Protect natural streams, water supplies and watershed areas;
- (2) Maintain and enhance the conservation of wildlife, natural, agricultural, or scenic resources;
- (3) Promote conservation of soils, wetlands, and other significant natural features and landmarks;
- (4) Enhance the value to the public of abutting or neighboring parks and unfragmented forests; wildlife preserves, nature reservations or sanctuaries, or other open spaces;
- (5) Enhance public recreation opportunities;
- (6) Preserve historic sites;
- (7) Promote orderly efficient development; and
- (8) Limit the extent of impervious surfaces and control runoff.

Conventional Subdivision



Conservation Subdivision



Source:

http://www.sewrpc.org/ca/conservationsubdivisions/pdfs/conservation_subdivision_design_process.pdf

B. Constraints

- (1) Conservation Subdivision Developments are permitted in R-40 and R-60 Districts, in accordance with the subdivision Regulations.
- (2) A public or community water system is required for a Conservation Subdivision in which the density in the developed area exceeds either 2 lots per 40k sq. ft. or 6 bedrooms per 40k sq. ft. The developed area for this calculation is the total gross lot area minus the sum of the deeded open space and any land set aside for drainage systems.
- (3) A Conservation Subdivision Development utilizing a community water system shall not be approved unless the applicant obtains one (1) of the following:
 - (a) A Certificate of Public Convenience and Necessity pursuant to Sections 8-25a and 16-262m of the Connecticut General Statutes; or

(b) A Water Main Extension Agreement executed by the public water company designated to serve the Conservation Subdivision Development.

C. Density and Bulk Requirements

- (1) Overall residential density. A residential conservation development shall not contain a total number of dwelling units which exceeds the number which could be permitted if the gross lot area were subdivided into conventional lots conforming to the minimum lot size and density requirements applicable to the district or districts in which such land is located and conforming to all applicable requirements of these zoning regulations.
- (2) Bulk requirements:

CONSERVATION SUBDIVISION BULK REQUIREMENTS	R40	R60
INTERIOR LOT SIZE	30k	45k
MINIMUM LOT SIZE	20k	30k
MINIMUM LOT FRONTAGE	50 ft.	75 ft.
MAXIMUM LOT IMPERVIOUS COVERAGE	30%	30%
MINIMUM SIDE YARD	12 ft.	16 ft.
MINIMUM COMBINED SIDE YARD	30 ft.	36 ft.
MINIMUM REAR YARD	20 ft.	30 ft.
MINIMUM FRONT YARD	30 ft.	30 ft.

D. Open Space Requirements

- (1) Each conservation development shall result in the preservation of at least 40% of the gross land area for parks, recreation, public trails, conservation, agricultural, or other open space purposes.
- (2) The open space shall have access, shape, dimensions, character, location, and topography suitable for the purpose intended. In determining which land is to be preserved as open space, the natural and scenic qualities of the site shall be taken into consideration, as well as the ecological significance of the site and its utility as open space.
- (3) The open space shall be shown on the plat map and shall be labeled in a manner to indicate that such land is not to be platted for building lots and is permanently reserved for open space into perpetuity.
- (4) Whenever possible, the entire open space on shall be one contiguous unit and contiguous with any open space on adjoining lots.
- (5) No contiguous open space area shall be less than 80k sq. ft.
- (6) The open space shall never be less than 25 feet wide.
- (7) The open space shall be deeded to the Town, a designated non-profit Land Trust, or to a HOA created for the subdivision. In case the recipient of the of the open space is not the Town, the accepter of the open space shall provide sufficient information to support the ongoing

maintenance and care of the open space such that its primary use can be supported in an ongoing fashion and written documentation of same shall be provided prior to endorsement of the mylars for filing.

- (8) No less than 50% of the building lots shall have a minimum 25 feet of ~~frontage~~ shared boundary frontage on the open space created by the subdivision.

5.2 Open Space Subdivision Developments

A Purpose

This Section is to provide flexibility in clustering of residential units on areas of a project site best suited for development and to protect the remaining land as open space. The creation of open space is accomplished by permitting flexibility in the minimum lot size normally required in specific zones for residential development. The creation of an Open Space Subdivision is intended to:

- (1) Protect natural streams, water supplies and watershed areas;
- (2) Maintain and enhance the conservation of wildlife, natural, agricultural, or scenic resources;
- (3) Promote conservation of soils, wetlands, and other significant natural features and landmarks;
- (4) Enhance the value to the public of abutting or neighboring parks and unfragmented forests; wildlife preserves, nature reservations or sanctuaries, or other open spaces;
- (5) Enhance public recreation opportunities;
- (6) Preserve historic sites;
- (7) Promote orderly efficient development; and
- (8) Limit the extent of impervious surfaces and control runoff.

B Constraints

- (1) Open Space Subdivisions are permitted in R-40 and R-60 Districts, in accordance with the subdivision Regulations.
- (2) A public or community water system is required for an Open Space Subdivision in which the density in the developed area exceeds either 2 lots per 40k sq. ft. or 6 bedrooms per 40k sq. ft. The developed area for this calculation is the total gross lot area minus the sum of the deeded open space and any land set aside for drainage systems.
- (3) An open-space subdivision utilizing a public or community water system shall not be approved unless one of the approvals noted in Subsections (a) or (b) below is obtained by the applicant:
 - (a) A certificate of public convenience and necessity has been issued pursuant to Sections 8-25a and 16-262m of the Connecticut General Statutes; or
 - (b) A written water main extension agreement has been approved by the public water company possessing the exclusive service area to serve the area in which the open space subdivision is proposed;
- (4) Any improved area belonging to or to be conveyed to a water company in conjunction with the development of an open space subdivision may be considered open space for purposes of satisfying the minimum open space dedication requirement for an open space subdivision as long as it meets or exceeds the 80k sq. ft. requirement in 5.2.D(f). The area need not be contiguous with other open space in the development.

- (5) All utilities serving the open space subdivision shall be via underground service. This include individual lot service as well as any utilities service provided along any new road construction for the development.

C. Density and Bulk Requirements

- (1) Overall residential density. A residential Open Space development shall not contain a total number of dwelling units which exceeds the number which could be permitted if the gross lot area were subdivided into conventional lots conforming to the minimum lot size and density requirements applicable to the district or districts in which such land is located and conforming to all applicable requirements of these zoning regulations.
- (2) Bulk requirements. To encourage and enable an open space subdivision of desirable and imaginative design and to maintain flexibility, specific controls of the bulk and lot coverage of permitted uses and public facilities are contained in this section. It is required that the open space subdivision be developed according to a comprehensive final plan for the overall development, which shall conform to the requirements of this chapter as contained in the table below:

OPEN SPACE SUBDIVISION BULK REQUIREMENTS	
MINIMUM LOT SIZE	12k sq ft
MAXIMUM IMPERVIOUS LOT COVERAGE	50%
MINIMUM SIDE YARD	10 feet
MINIMUM COMBINED SIDE YARDS	25 feet
MINIMUM REAR YARD	30 feet
MINIMUM FRONT YARD	30 feet
MINIMUM PARCEL SIZE FOR SUBDIVISION	40 acres

D. Open Space Requirements

- (1) Each Open Space subdivision shall result in the preservation of at least 60% of the gross land area for parks, recreation, public trails, conservation, agricultural, or other open space purposes.
- (2) The applicant shall provide a written statement describing the Primary Conservation Area, what it's primary use is (active recreation, habitat conservation, etc.), and how the remainder of the development and open space plan supports the protection of the Primary Conservation Area. The Primary Conservation Area is the part of the parcel which has the highest conservation value given the primary intended use of that area. For instance, a wetland primary conservation area intended for habitat conservation would be supported by ensuring conservation of some adjacent upland to support amphibious species. The open space shall have access, shape, dimensions, character, location, and topography suitable for the purpose intended. In determining which land is to be preserved as open space, the natural and scenic qualities of the site shall be taken into consideration, as well as the ecological significance of the site and its utility as open space.
- (3) The open space shall be shown on the plat map and shall be labeled in a manner to indicate that such land is not to be platted for building lots and is permanently reserved for open space into perpetuity.
- (4) Whenever possible, the entire open space on shall be one contiguous unit and contiguous with any open space on adjoining lots.
- (5) No contiguous open space area shall be less than 80k sq. ft.

- (6) The open space shall never be less than 25 feet wide.
- (7) The open space shall be deeded to the Town, a designated non-profit Land Trust, or to a HOA created for the subdivision. In case the recipient of the of the open space is not the Town, the acceptor of the open space shall provide sufficient information to support the ongoing maintenance and care of the open space such that its primary use can be supported in an ongoing fashion and written documentation of same shall be provided prior to endorsement of the mylars for filing.
- (8) No less than 50 % of the building lots shall have a minimum 25 feet of shared boundary on the open space created by the subdivision.

SECTION 6.0: SITE PLANS AND SITE PLAN REVIEW

6.1 Site Plans

- A. Purpose: To help ensure that buildings and land uses are designed and situated so that they will conform to these regulations.
- B. Applicability: Site plans are required for all development and change of use applications.

6.2 Application Procedures

- A. Applications for zoning permits must be submitted by the Owner of the property, his agent, or someone acting with the Owner's written consent.
- B. Applications must be on a form provided by the Zoning Office and signed by the applicant and property owner(s).
- C. For applications for a new or a replacement principal structure, a plan to A-2 survey standards, prepared by a Connecticut Licensed Land Surveyor, shall be required before a zoning permit and/or certificate of zoning compliance will be issued.
- D. Applications shall include the required site plan as part of the development application package to the Commission and must be submitted to the Zoning Office.
- E. The statutory date of receipt of a site plan and development package application to the Commission shall be in accordance with CGS §8-7d.
- F. The Commission Site Plan Review fee, or if applicable, the Special Permit fee, as specified in the Fee Schedule, shall be paid at the time of submittal of an application.
- G. A previously approved site plan with proposed modifications will be considered a new application and shall comply with current regulations.
- H. A new signed & sealed A-2 survey is not necessary if:
 - (1) The application consists of a modification to an existing sealed site plan that satisfies all the requirements listed in the appropriate section of §6.6, together with a letter signed and sealed by a licensed land surveyor confirming that the proposed location of the structure as shown on that modified site plan is in compliance with setback and location requirements, or
 - (2) The application, as determined by the Zoning Official or Commission, consists of only a minor modification (such as the addition of a relatively inexpensive, unfounded accessory structure) and a plan sufficient to demonstrate the proposed location is in compliance with all bulk requirements of the zoning district; and
 - a. There is no additional need to measure, evaluate, and/or map topographic conditions, and;
 - b. There is no additional information needed to know the location of boundary lines, interior lot lines, and/or street lines, and;
 - c. There is no need for additional monumentation, and;
 - d. The exact horizontal and/or vertical locations of existing buildings and the proposed structure, or other improvements, are not necessary to determine compliance with the zoning regulations.
- I. The application fee will be waived upon request if the proposed development will be located on Town or state-owned land and/or is in support of a Town of Ledyard Board or Commission, such as the Cemetery Commission, Library Commission, Historic Commission, Economic Development Commission, Conservation Commission, Planning & Zoning Commission, and similar agencies.

- J. Pursuant to CGS §7-159b, for applications requiring Commission approval, an applicant may request the Commission conduct a pre-application review. Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

6.3 Review Procedures

- A. The Zoning Official shall review all site plans for compliance with the regulations and make recommendations as appropriate for site plans that will be reviewed by the Commission.
- B. Site plans may be reviewed by outside experts and consultants, as determined by the Commission or Zoning Official. A fee may be charged to the Applicant for expert outside review as shown by the Fee Schedule.
- C. The Zoning Official, as required by CGS 8-7d(f), will notify the clerk of an adjoining municipality by certified mail return receipt requested, mailed within seven days of the date of receipt of the application, of any application for any project on any site in which:
- (1) Any portion of the property affected by a decision is within five hundred (500) feet of the boundary of the adjoining municipality;
 - (2) A significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
 - (3) A significant portion of the sewer or water drainage from the project on the site will flow through, and significantly impact the drainage or sewerage system within the adjoining municipality; or
 - (4) water runoff from the improved site will impact streets or other municipal or private property within the adjoining municipality.

Such adjoining municipality may, through a representative, appear and be heard at any hearing on any such application

- D. The Commission, in approving any site plan, may require, as a condition of said approval, the applicant to post satisfactory surety in a form acceptable to the to assure satisfactory completion of and full compliance with all proposed public improvements and soil erosion and sediment control measures shown on the approved site plan and other approved documents.
- E. A Notice of Decision by the Commission will be
- (1) sent by certified mail to the person who submitted such ~~plan~~ application within fifteen (15) days after such decision is rendered, and
 - (2) published in a newspaper having a substantial circulation in Ledyard

6.4 Certificate of Use and Compliance

- A. A Certificate of Use and Compliance will be issued only if the Zoning Official determines that the “as-built” development is (1) located and constructed in substantial compliance with its approved site plan and in conformance with these regulations; and (2) for development proposals pursuant to a special permit, is also in compliance with the conditions of approval imposed by the Commission.
- B. Pursuant to §20-300-10b-(b) of the Department of Consumer Protection Rules and Regulations for Professional Engineers and Land Surveyors, in situations where (1) there is a need to measure, evaluate, and/or map topographic conditions; or (2) there is a need to know the exact location of boundary lines, interior lot lines, and/or street lines; or (3) there is a need for additional monumentation; or (4) the exact horizontal location of new structure(s) is necessary; or (5) the exact vertical location of existing and new buildings, structures, or other improvements, is necessary to determine a development’s

compliance with its approved site plan, the zoning regulations, and with any conditions of approval imposed by the Commission – the Zoning Official may require the applicant submit an Improvement Location (a.k.a. “As-Built”) plan certified by a licensed land surveyor to confirm the as-built structures are in substantial compliance with the approved site plan, these zoning regulations, and any conditions of approval.

6.5 Site Plan Expiration

- A. Nothing herein contained shall require any change to approved site plans, or to the construction or designated use of a building for which a building permit has been issued and construction shall have commenced, based upon regulations in effect prior to the effective date of these regulations (or any amendment thereto) if the development work is completed according to such plans within the period of time specified by CGS §8-3(i) & CGS §8-3(j).
- B. The approval of such site plan shall state the date on which such period expires.
- C. Failure to complete all work within such period shall result in the expiration of the approval of such site plan unless the Commission grants one or more extensions of the time to complete all or part of the work relating to the site plan provided the total extension or extensions shall not exceed the time periods in CGS §8-3(i) and CGS § 8-3(j). “Work” means all physical improvements required by the approved plan.
- D. If a Commission approved site plan for a non-residential development expires, a new application for development of the property is required which must conform to the regulations that are in effect at the time of reapplication.
- E. Pursuant to CGS §8-3(h), if (1) development work under a Commission approved site plan for a residential development is not completed, (2) the site plan for the residential development has not expired, (3) the original approved site plan was recorded with the Town Clerk, and (4) the applicable zoning regulations for the residential development are amended, the development of the property may conform with the site plan and regulations that were in effect when the original application and site plan were approved, or alternatively, a new application and site plan can be submitted that is in conformance with the regulations that are in effect at the time of reapplication.
- F. For site plans approved by the Zoning Official, the site plan shall automatically expire when the applicable zoning regulations are amended unless a building permit is issued prior to the effective date of the amended regulations. If a building permit is issued, and the applicable zoning regulations are amended while the building permit is valid, the site plan will automatically expire when the building permit expires unless construction is substantially in progress by that time.

6.6 Site Plan Requirements

- A. A minimum of two (2) copies of site plans is required for any application. Applications that require Commission review require an additional eight (8) copies for Commission members.
- B. All site plans shall illustrate the proposed development of the property and shall satisfy the following requirements:
 - (1) The site plan shall be drawn at a scale of one inch (1”) equals forty feet (40’), or another scale as may be approved by the Zoning Official or Commission, as appropriate, and shall include the following information:
 - (a) The name and address of the applicant and owner of record as listed on the Town's tax rolls.
 - (b) Date, north arrow, and a numerical and graphic scale on each map.
 - (c) A brief written description of the proposed use or uses and the type of work proposed.

- (d) A table or chart indicating the proposed number or type of uses, lot area, lot width, yards, building height, coverage, floor area, parking spaces, existing and proposed impervious cover, total percentage of impervious coverage, landscaping, and non-developed Land or buffer areas as they relate to requirements of the zoning regulations.
 - (e) The address of the property and/or parcel identification number.
 - (f) Signed permission authorizing Commission members, the Zoning Official, and Town staff to conduct a site walk of the property. (May contain reasonable dates and time limits)
 - (g) The boundaries of the property.
 - (h) Location, width and purpose of all existing and proposed easements and rights-of-ways on the property.
 - (i) Existing and proposed contours with intervals of two (2) feet to T-2 Standards prepared by a Licensed Land Surveyor.
 - (j) Location of all existing wooded areas, watercourses, flood hazard areas, wetlands as confirmed by a certified soil scientist, 200 square feet or larger of ledge, and other significant physical features.
 - (i) Where appropriate, the mean high-water line, the flood hazard boundaries, and the channel encroachment line should also be shown.
 - (ii) If an inland wetlands and watercourses permit is required, an application to the wetlands agency shall be made prior to, or on the same day, as submission of the application for the zoning permit.
 - (k) Adjacent properties.
 - (l) Demarcation line showing CAM boundary.
 - (m) An approval block on the site plan for Commission Chairman or Secretary, date of approval, and date of expiration. (Required only for site plans requiring Commission approval, including site plans submitted as part of special permit applications.)
- (2) Applications that involve Buildings and Land Uses
- (a) Site plan information required per §6.6.B(1).
 - (b) Location and building footprint (including decks, overhangs, pools, etc.), design, size (to scale) and height of all existing and proposed buildings and structures, signs, fences, walls and any other structures as may be appropriate. (Reference the Design Guidelines if in a Design District.)
 - (c) Location of all existing and proposed uses and facilities not requiring a building, such as tanks, light standards, dumpsters, transformers, tennis courts, benches and such.
 - (d) Setback lines required by zoning. (See “Area and Bulk Schedules”)
 - (e) Proposed setback distances.
 - (f) Offsets from both principal structures and accessory structures to property lines.
 - (g) Well location and/or public water connection.
 - (h) Septic system.
 - (i) Location of footing and/or gutter drains and their point of discharge.
 - (j) Location and height of retaining walls.

- (k) Mapped wetlands, if applicable.
 - (l) Landscaping (to acceptable scale).
 - (m) Mapped and written description of measures to be taken to minimize the erosion of soil and the deposition of sediments.
 - (n) Utility easements.
 - (o) A location map providing an accurate scale map at one (1) inch equals one thousand (1,000) feet showing the subject property and all property and streets within 1,000 feet of any part of the subject property, including all lots and lot lines, all District boundaries, and all existing streets and roads. The location map may be included on other plan sheets.
- (3) Applications that require Parking, Loading, and/or Circulation
- (a) Site plan information required per §6.6.B(1) & §6.6.B(2).
 - (b) Location, arrangement and dimensions of automobile parking spaces, aisles, vehicular drives, fire lanes, entrances, exits and ramps.
 - (i) Any use of property which can reasonably be expected to generate large volumes of traffic may be required by the Commission to provide for entrances to and exits from the property by way of an adjacent and less traveled public highway, or frontage road, in lieu of direct access from and to a major or more heavily traveled public highway.
 - (c) Location, arrangements and dimensions of loading and unloading areas.
 - (d) Location and dimensions of pedestrian walkways, entrances, and exits.
 - (e) Surface treatment of all parking and loading areas.
 - (f) Placement of driveway entrances and any restrictions on turn ins or turn outs as determined by a Commission requested Traffic Study when requested.
- (4) Applications that involve Non-Developed Land and Landscaping
- (a) Site plan information required per §6.6.B(1) & §6.6.B(2).
 - (b) Percentage, size, arrangement, uses, and dimensions of all Non-Developed Land of the site.
 - (c) Location, layout, type, and size of all (, landscaping, plant materials, fencing and screening materials proposed.
 - (d) Location of existing trees with a trunk caliper of more than six (6) inches, except in densely wooded areas where the foliage line shall be indicated.
- (5) Applications that involve Signs and Lighting.
- (a) Site plan information required per §6.6.B(1) & §6.6.B(2).
 - (b) Location, size, dimensions, height, orientation, and plans (including content) of all signs.
 - (c) Location, size, height, orientation, and design of all outdoor lighting.
- (6) Applications that require Utilities, Drainage, and/or Storm Water Control.
- (a) Site plan information required per §6.6.B(1) & §6.6.B(2).
 - (b) Location and design of all existing and proposed public and private utilities (including septic systems), provisions for recycling, wells, and refuse collection areas.

- (c) Drainage: Storm water control measures shall be provided within the site.
 - (i) All storm water control measures shall be approved first by the appropriate Town of Ledyard staff member, or its consultant, followed by a review by the Commission.
 - (ii) All storm drainage for proposed commercial development in which the combined square footage of roofs, paved Parking Areas and other impervious surfaces exceeds ten thousand (10,000) square feet shall be designed in accordance with, and subject to, the provisions of the Drainage Ordinance of the Town of Ledyard.
- (7) Applications that require Sedimentation and Erosion control measures
 - (a) Site plan information required per §6.6.B(1) & §6.6.B(2).
 - (b) A site plan will be required for all minor and major filling, excavating or relocating of topsoil, sand, gravel, clay, stone, or other materials on any lot except if part of an approved construction site of a permitted building, part of a farming operation, or is an exempt activity as permitted by these regulations.
 - (c) The site plan shall detail areas to be altered, denoting any existing drainage routes and/or changes to these routes.
 - (d) Existing topography shall be disturbed to a minimum.
 - (e) Wherever possible, trees shall be preserved.
- (8) Applications that require Soil Erosion and Sediment Control Plans pursuant to CGS §22a-325 to §22a-329 based on the "Connecticut Guidelines for Soil Erosion and Sediment Control," (1985) as amended (disturbed area cumulatively more than .5 acre)
 - (a) Site plan information required per §6.6.B(1) & §6.6.B(2).
 - (b) Locations and descriptions of the proposed development and adjacent properties;
 - (c) Locations of areas to be stripped of vegetation, re-graded and contour data indicating existing and proposed grades;
 - (d) A schedule of operations, including the sequence of major improvement phases such as clearing, grading, paving, installation of drainage features and the like;
 - (e) Seeding, sodding or re-vegetation plans and specifications for all unprotected or un-vegetated areas;
 - (f) Location, design and timing of structural control measures, such as diversions, waterways, grade stabilization structures, debris basins, storm water sediment basins, and the like. The narrative shall indicate design criteria used in the design of control measures;
 - (g) A description of procedures to be followed to maintain sediment control measures;
 - (h) The name of the individual responsible for monitoring the plan with whom an inspector for the Town may contact routinely; and
 - (i) The plan map shall show the words: "Erosion and Sediment Control Plan" with space for the date and signature of the Chairman/Vice Chairman of the Zoning Commission or its agent.
- (9) Applications for multi-family dwellings, residential-institutional uses, clubs, convalescent homes, sanatoria, private non-residential educational institutions, retail, and similar uses.
 - (a) Site plan information required per §6.6.B(1) & §6.6.B(2).
 - (b) Landscaping (per §6.6.B(4))

- (c) Signs (per §6.6.B(5))
 - (e) Lighting (per §6.6.B(5))
 - (f) Drainage (Reference Storm Water Management Ordinance if greater than 10,000 square feet of new impervious surfaces.)
- (10) Applications that involve a Staging Plan.
- (a) In cases where the applicant wishes to develop in stages, an overall site and staging plan indicating ultimate development shall be submitted.
- (11) Applications that involve Home Husbandry.
- (a) Site plan information required per §6.6.B(1) & §6.6.B(2).
 - (b) The amount of contiguous area available to keep the livestock and/or poultry.
 - (c) Location, type and size of fences and shelters to be used for animal keeping.
 - (d) Distances from fences and shelters to property lines, streets, houses on abutting properties, and wells on applicant and abutting properties.
 - (e) The total number and type of livestock and/or poultry to be kept.
- (12) Applications that involve filling, excavating or relocation of topsoil, sand, gravel, clay, stone or other minerals.
- (a) Site plan information required per §6.6.B(1) & §6.6.B(2).
 - (b) The proposed truck access to the excavation.
 - (c) Entry and exit locations.
 - (d) The hours of operation.
 - (e) The machinery to be used on site.
 - (f) The type of buildings or structures to be constructed on site.
 - (g) Location of existing structures on the subject parcel and adjacent properties, including information regarding depth to the ground water table and a log of soil borings taken to the depth of the proposed excavation.
 - (h) Such proposal shall show details for landscaping the site during and after completion of operations, and proper drainage of the area of the operation during and after completion of the work.
- (13) Additional site plan requirements for antenna towers permitted by right.
- (a) Site plan information required per §6.6.B(1) & §6.6.B(2).
 - (b) Tower base elevation and height of tower.
 - (c) Written description of all proposed antenna and mounting equipment including size and location on existing tower or building. The description shall include the structure's capacity, including the number and type of antennas it can reasonably accommodate as well as the proposed location of all mounting positions for co-located antennas and the minimum separating distances between antennas.
- (14) Additional site plan requirements for antenna towers requiring a special permit.
- (a) Site plan information required per §6.6.B(1), §6.6.B(2), and 6.6.B(13).

- (b) A report from a licensed radio engineer indicating that no other existing or planned tower or structure can accommodate the applicant's antenna.
- (c) The site plan shall include the location of all proposed towers, structures, fall circle, property lines, buildings, fencing, landscaping (with a list of plant materials), and driveway access to the site.
- (d) The plan shall indicate how, if failure occurs, the tower will collapse without encroaching outside the site's lease lines (if any) or upon any adjoining property.
- (e) A design drawing of the proposed tower(s) that includes the cross-section and elevation depictions of the proposed tower, antennas, accessory buildings, boxes, cabinets, and security fencing including sizes and materials.

6.7 Additional Site Plan Requirements by District

A. Ledyard Center Districts (LCDD, LCTD & MFDD); Gales Ferry Design District (GFDD); Resort Commercial Cluster District (RCCD); Industrial Districts (I), Neighborhood Commercial (NC); and Commercial/Industrial Park (CIP):

- (1) In addition to site plan requirements (§6.6.B as applicable), the application shall include:
 - (a) Statement of Use: A written statement, signed by the applicant, and by the owner if different from the applicant, describing the nature and extent of the proposed use or occupancy in sufficient detail to determine compliance with the use provisions of these regulations.
 - (b) Fire Protection: The applicant shall identify the source of water for fire protection.
 - (c) Traffic Generation:
 - (i) a report of the estimated amount and type of vehicular traffic to be generated daily and at peak hours; and
 - (ii) The estimated number of persons to occupy or visit the premises daily, including parking and loading requirements for the proposed use or uses.
- (2) Loading Spaces/Loading Docks
- (3) Important existing landscape features and proposed Landscaping
- (4) Storm drainage
- (5) Water supply
- (6) Refuse management provisions

B. Ledyard Center and Gales Ferry Design Districts (LCDD, LCTD MFDD, and GFDD):

- (1) Architectural Elevations and Renderings (Reference Design Guidelines) appropriate for the Architectural Review Board and/or the Commission to properly assess the application if ARB review requested.
- (2) Drawings, models, and/or perspectives that illustrate the 3-dimensional massing and architectural character of proposed new buildings and substantial renovation of existing buildings, including adjacent buildings, that are adequate for the Architectural Review Board and/or the Commission to properly assess the application if ARB review requested.

SECTION 7.0: SPECIAL PERMITS

7.1 Purpose

- A. Special permits are required for those uses and buildings listed in in the Schedule of Permitted Uses that require Commission review and approval to assure that these regulations are satisfied, and public health, safety, convenience, and property values are protected.

7.2 Application for Special Permit

- A. Applications for a special permit shall be made in writing to the Commission and shall include the following:
 - (1) A written statement describing the proposed use or uses.
 - (2) A site plan containing the information required under Section 6.6 of these regulations.
 - (3) The application fee, in accordance with the fee schedule adopted by the Commission. Said fee shall be paid at the time of filing the application.

7.3 Public Hearing

- A. The Commission shall hold a public hearing on applications for a special permit and shall publish notice of the hearing twice in a newspaper having a general circulation in the municipality in which the affected property is located. The first notice shall be published 10-15 days before the hearing. The second notice must be published at least 2 days after the first notice and not less than 2 days before the hearing. The day of publication and day of the hearing are not included in the count.
- B. In accordance with C.G.S. 8-3h, the Commission shall notify the clerk of any adjoining municipality of the pendency of any application concerning any Special Permit in which (1) any portion of the property affected is within five hundred (500') feet of the boundary of the adjoining municipality; (2) a significant portion of the traffic to the completed project will use streets within the adjoining municipality to enter or exit in the site; (3) a significant portion of the sewer or water drainage from the project on the site will flow through or significantly impact the drainage or sewerage system within the adjoining municipality; (4) water run-off from the improved site will impact streets or other municipal or private property with the adjoining municipality. Such notice shall be made by certified mail and shall be mailed within seven (7) days of the receipt of the subdivision application, and no public hearing shall be held on any Special Permit application unless or until such notice has been received. The adjoining municipality may, through a representative, appear and be heard at any hearing on such application.
- C. In accordance with C.G.S. 8-3i, in any Special Permit application for any property which is within the watershed of a water company, as defined in C.G.S. 16-1, the applicant shall provide written notice of the application to the water company, provided such water company has filed a map showing the boundaries of the watershed on the Land Records of the Town. Such notice shall be by certified mail, return receipt requested, and shall be mailed at the time of application. The applicant shall submit evidence of such notice to the Commission at the time of application. Such water company may, through a representative, appear and be heard at any hearing on such application. The applicant shall also notify the State Director of Health.
- D. The Applicant shall also notify all adjacent landowners of record, including those across right of ways of the date, time and place of the public hearing of the Commission at which said Special Permit is to be considered no less than ten (10) days preceding the date of said hearing, and shall submit proof to the Land Use Office of such notification. No notice shall be required for the continuation of a public hearing once it has been opened.

7.4 Special Permit Standards

To protect the public health, safety, convenience, and property values the following standards are applicable for all uses requiring a special permit. They are in addition to the specific use standards listed in the Supplemental Regulations.

- (1) The proposed use is consistent with the purpose of the district as described in §4.0
- (2) The proposed development's size, location, and character is in harmony with the surrounding area.
- (3) The proposed use will be implemented in a manner that will not be detrimental to the orderly development of adjacent properties and will not constitute a nuisance.
- (4) The location, size, site layout, intensity of use, and accessibility of the use shall be such that pedestrian and vehicular traffic, and the assembly of persons relating to the use, will not be hazardous, inconvenient, or incongruous with abutting Residential Districts.
- (5) The location, size, site layout, intensity of use, and accessibility of the use shall be such that vehicular traffic will not be hazardous, inconvenient, or conflict with the normal traffic flow in the neighborhood.
- (6) The use, nature, and intensity of operations expected in the use, and the site layout and development, will not have a negative impact on any environmental or natural resource area on or adjacent to the site or within the neighborhood.

7.5 Conditions of Approval

- A. The Commission shall approve an application for a special permit if it determines, after a public hearing, that:
 - (1) The proposed use or uses are expressly permitted by the Zoning Regulations,
 - (2) The standards in these regulations are satisfied.
 - (3) The application is consistent with the special permit objectives; and
 - (4) The proposed use will not constitute a risk to public safety, public health, convenience, or property values.
- B. The Commission may impose conditions of approval. These Conditions of Approval include, but are not limited to:
 - (1) Representations made on the application for the special permit
 - (2) Representations made on the site plan, including textual representations
 - (3) Verbal representations made by the Applicant and/or his Representatives during the public hearing
 - (4) Conditions imposed by the Commission to protect public health, safety, convenience, and property values.
- C. Endorsement and Filing.

No special permit or special exception shall be effective until a copy thereof, certified by the planning and zoning commission, containing a description of the premises to which it relates and specifying the nature of such special permit or special exception, including the regulation to which a special exception or special permit is granted, and stating the name of the owner of record, is recorded in the land records of the Town accompanied by its approved site plan. In the event the Special Permit and its approved plan is not filed

within 24 months of the date of the approval of the Commission, then the special permit shall be null and void.

7.6 Enforcement

- A. In the event of non-compliance with the approved site plan, non-compliance with any of the conditions of approval imposed by the Commission, or if there is a non-compliance with the zoning regulations in effect at the time the special permit was granted, a special permit shall, in perpetuity if not abandoned, be subject to enforcement by the Zoning Official as provided by CGS §8-12, CGS §8-12a and Ordinance #118 as appropriate.

7.7 Amendments or Modifications to Special Permits

- A. Applications for modifications to existing special permits shall be made in the same manner as for the original application.

Once the provisions of Section 7.5.C above have been complied with, the Special Permit approval shall run with the land and the provisions of C.G.S. §8-3(i) regarding the expiration of site plans shall not apply.

Section 8.0: SUPPLEMENTAL REGULATIONS:

All structures and uses are required to conform with constraints imposed by the applicable regulations unique to each zone (see the Zoning District Map and §4.0), plus the applicable constraints imposed by the Schedule of Permitted Uses, the Area and Bulk Schedule, the Parking Table.

In addition, structures and uses are required to conform to these Supplemental Regulations to further protect the public health, public safety, public convenience, and/or property values.

8.1. Accessory Dwelling Unit

An accessory dwelling unit is allowed as an accessory use to a single-family dwelling unit on a single-family residential lot in any zone pursuant to these regulations. Unless specified otherwise, an accessory dwelling unit is allowed with a special permit.

A. General Requirements

The following requirements apply to all accessory dwelling units:

- (1) At least one (1) of the occupants of either dwelling unit shall be the owner of record of said dwellings.
- (2) The accessory dwelling unit shall be self-contained, with cooking, sanitary and sleeping facilities for the exclusive use of the occupant(s).
- (3) The accessory dwelling unit shall include no more than one (1) bedroom. Bedroom shall be defined by the building or health code; whichever definition is more restrictive.
- (4) Adequate off-street parking shall be provided in accordance with Section 10 of these Regulations.
- (5) A new driveway curb cut to serve the principal unit, or an accessory dwelling unit shall not be permitted.
- (6) No more than one (1) accessory dwelling unit is allowed per parcel.
- (7) An accessory dwelling unit shall meet all applicable health, building and safety requirements.
- (8) An accessory dwelling unit shall not be in a recreational vehicle, travel trailer, structure that previously operated as or was intended to be a motor vehicle, or structure on wheels.
- (9) Accessory dwelling units shall not be rented for durations of less than 90 days.
- (10) Since an accessory apartment is an Accessory **USE**, and use variances are not permitted, a variance is not allowed to meet these regulation requirements (see 15.4.B(3)).
- (11) Accessory dwelling units are not allowed in detached structures.
- (12) For an accessory apartment located entirely in a basement, there shall be no maximum size limit.
- (13) For all other accessory dwelling units that are attached to or within a single-family dwelling, the maximum net floor area of the accessory dwelling unit shall not exceed whichever is lesser:
 - a. 900 square feet, or

- b. 45% of the floor area of the total principal structure including attached garages and utility rooms but excluding seasonal unheated rooms.
- (14) A dwelling may be expanded beyond the existing building foundation to accommodate an accessory dwelling unit, provided that the dwelling retains the appearance of a single family residence.

8.2 Accessory Structures and Uses

- A. Accessory buildings and structures with a floor space larger than fifty (50) square feet require a zoning permit.
- B. A building attached to a principal building by a covered passageway or having a wall or part of a wall in common with it, is an integral part of the principal building and not an accessory building.
- C. Accessory buildings require a principal building or use on the same parcel.
- D. In Residential Districts, Accessory Buildings shall be located in rear yards or in side yards (exclusive of the required rear and side yard setbacks) and are prohibited in front yards.
- E. When located in a Side Yard, an Accessory Building shall be situated no closer to a side lot line than the minimum width required by a Side Yard for a principal building. When located on a corner lot, an Accessory Building shall be no closer to a side street lot line than at least the depth of any Front Yard required along such street. No Accessory Building located in a Rear Yard shall be closer to a lot line than six (6) feet. When a lot fronts on two (2) parallel streets, any Accessory Building shall be located on the one-third (1/3) of the lot farthest from both streets
- F. Accessory structure Building Height is limited to either eighty per-cent (80%) of the height of the principal structure(s) or building(s) or 12 feet, whichever is greater.
- G. Accessory structure building area is limited to eighty per-cent (80%) of the living area of the principal structure or building.
- H. Accessory structures or buildings that do not meet the requirements of F and G. above, may be allowed by the Commission with an approved Special Permit.

8.3 Antennas & Antenna Towers

- A. Purpose: To provide for wireless telecommunication facilities, antennas and towers, while protecting residential neighborhoods and minimizing the adverse visual and operational effects through careful design, siting and screening. This section of the Zoning Regulations is consistent with the Telecommunications Act of 1996 in that it does not discriminate among providers of functionally equivalent services, prohibit or have the effect of prohibiting the provision of personal wireless services, or regulate the placement, construction, and modification of personal wireless service facilities on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with FCC regulations concerning such emissions.
- B. Scope: These regulations are applicable only for Antennas and Antenna Towers that are not subject to the jurisdiction of the Siting Council, which has exclusive jurisdiction for community antenna television towers and head-end structures, including associated equipment, and telecommunication towers, including associated telecommunications equipment, owned or operated by the state, a public service company or a certified telecommunications provider or used in a cellular system, as defined in the Code of Federal Regulations Title 47, Part 22, as amended. Reference CGS §16-50i.

- C. Amateur Radio, CB, Homeowner Antennas, and Towers that may be approved by the Zoning Official:
- (1) Amateur Radio Service (including Amateur Radio Emergency Service) Antennas and Amateur Radio Service Tower installations meeting the following standards:
 - (a) Towers, transmitters and Antenna installations shall comply with Part 97 of FCC rules and regulations;
 - (b) The distance to the nearest property boundary shall be not less than two-thirds (2/3) of the Tower height. For bracketed Towers supported by a building, the Tower height shall be measured from the bracket attachment height;
 - (c) A copy of the applicant's federal amateur radio license shall be provided to the Zoning Official when applying for a zoning permit for an amateur radio service antenna;
 - (d) Towers shall meet all setback requirements for the Zoning District.
 - (2) Traditional radio, television, scanner, Citizen Radio Service (CB) Antennas operated in accordance with FCC regulations and emission standards, and miscellaneous antennas used by homeowners that meet the following requirements:
 - (a) Height of roof-mounted antenna does not exceed twenty (20) feet above the highest point of the structure;
 - (b) Size of roof-mounted dish antennas shall not exceed three (3) feet in diameter;
 - (c) Tower and overall antenna height shall not exceed sixty-five (65) feet.
 - (d) The distance to the nearest property boundary shall be not less than two-thirds (2/3) of the Tower height. For bracketed Towers supported by a building, the Tower height shall be measured from the bracket attachment height;
 - (e) Towers shall meet all setback requirements for the Zoning District.
- D. Other Antennas and Towers Requiring Commission Site Plan review.
- (1) The tower and/or antenna shall be erected to the minimum height necessary to satisfy technical requirements of the telecommunications facility. Documentation of the minimum height needed, prepared by a licensed radio engineer, is required with the application. The Commission may require the submission of propagation modeling results to facilitate its review of tower height.
 - (2) The tower and/or antenna shall comply with the setback requirements of the zoning district in which it is located or be set back from all property lines and lease lines (if any) a distance equal to but not less than the height of the tower. However, if it can be demonstrated that the design and installation of the tower limits the collapse distance to less than the tower's height, or if it is unlikely that a structure will be constructed on adjacent property within the fall circle, the distance to the property line or lease line (if any) may be reduced by the Commission by up to one-third the tower's height.
 - (3) The tower and/or antenna may be considered as either a principal or accessory use.
 - (4) More than one (1) tower on a lot may be permitted if all setback, design, and landscape requirements are satisfied for each tower.

- (5) The tower and/or antenna may be on leased land as long as there is adequate ingress and egress to the site for service vehicles, and such access is documented in a deeded easement presented to the Commission.
- (6) All towers in residential districts shall be of a monopole design unless the applicant demonstrates that wind loading at the proposed location will exceed monopole tower design specifications, and/or that no monopole tower is available that will satisfy the minimum height, shape, size, or weight requirements of the antenna(s) to be located on the tower.
- (7) Towers not requiring FAA painting or markings shall be painted a non-contrasting blue, gray, or other neutral color.
- (8) No lights or illumination shall be permitted unless required by the FAA.
- (9) No signs or advertising shall be permitted on any tower or antenna, except that no trespassing, warning, and ownership signs are permitted at ground level.
- (10) The proposed tower, accompanying building and electrical utilities, shall be built to accommodate a minimum of three co-users unless it is determined to be technically unfeasible based upon information submitted by the applicant and verified by the Commission. These co-users shall include other wireless telecommunication companies, and local police, fire, and ambulance companies. If co-users are not known at the time of application, applicants shall base designs for co-users on equipment requirements similar to their own.

E. Siting Preferences: The general order of preference for antenna towers is as follows (most preferred to least preferred):

- (1) Co-location on existing or approved towers,
- (2) On existing structures such as non-residential structures/facades, water towers/tanks, utility poles, or chimneys,
- (3) On new towers located on property currently occupied by one or more existing towers.
- (4) On new towers in industrial districts.
- (5) On new towers in commercial districts.
- (6) On new towers in residential districts.
- (7) On new towers in Design Districts.

8.4 Assisted Living for Senior Citizens (Affordable Housing Set Aside Development)

- A. Purpose. To provide community living and a semi-independent lifestyle for residents, at least one (1) of whom is a person fifty-five (55) years of age or older. The design and development of the facility shall meet the needs of the elderly and shall provide for their safety, health and general welfare.
- B. Requirements:
 - (1) The minimum lot area shall be 3,000 square feet per apartment.
 - (2) The maximum capacity of an Assisted Living for Senior Citizen community is 130 apartments (260 residents). The minimum capacity of an Assisted Living for Senior Citizen community is 10 apartments (20 residents).
 - (3) Community areas, or areas suitably equipped to meet the social interaction and leisure time needs of the residents- shall include social interactive areas as well as individual interactive areas. The community areas shall be conducive to activities such as

conversational seating, areas for reading, television viewing, table games, as well as space and equipment for other recreational and social activities.

- (4) All services shall be for occupant/resident use only.
- (5) Parking shall be in accordance with §10.0.
- (6) At least eighty percent (80%) of the units shall be affordable housing as defined in CGS §8-39a.
- (7) Restrictions, consistent with CGS §8-39a, Affordable Housing, and CGS §8-30g (a)(6) "Set Aside Development", shall be recorded in the Land Records.

8.5 Bed and Breakfasts

- A. Purpose: To allow for the offering of overnight accommodations and meals to travelers for a fee where an existing home has unique structural or site characteristics which lend themselves to a Bed and Breakfast-type setting. It is not the intent of these regulations to allow Bed and Breakfast establishments in conventional residential developments or subdivisions. It is the intent of this Section to ensure that Bed and Breakfast operations do not infringe upon the privacy, peace, and tranquility of surrounding residents or decrease the aesthetic or real value of surrounding properties.
- B. Requirements:
 - (1) Maximum length of stay per guest is twenty-one (21) days.
 - (2) Bed and Breakfasts shall be owner-operated, and the Bed and Breakfast establishment shall be the principal residence of the owner. The applicant shall be the owner at the time of application.
 - (3) Parking shall be in accordance with §10.0.
 - (4) A maximum of five (5) guest rooms will be allowed.
 - (5) The lot on which the Bed and Breakfast is located shall consist of a minimum of five (5) acres.
 - (6) Signs shall be in accordance with §9.0.
 - (7) The proprietor may serve meals to guests only. A public dining room and/or bar is prohibited.

8.6 Campgrounds

- A. Recreational campgrounds shall conform to the following criteria:
 - (1) The campground shall be located on a well-drained site that is properly graded to ensure drainage and freedom from stagnant pools of water.
 - (2) Each recreational vehicle space shall be at least 1,000 square feet and the total number of spaces shall not exceed fifteen (15) per acre of campground.
 - (3) No campground shall be permitted on a site of less than twenty-five (25) acres.
 - (4) All recreational vehicle spaces shall abut upon a driveway not less than twelve (12) feet wide for one-way traffic or less than twenty-four (24) feet wide for two-way traffic.
 - (5) No space shall be closer than one hundred (100) feet to any existing off-site residence.
- B. Parking shall not be permitted on roadways or driveway, which shall be kept open for emergency use by the fire department or ambulance.
- C. There shall be a minimum fifty (50) foot buffer strip between the recreational campground and property boundary. The strip shall contain a screen of shrubbery or trees not less than four (4) feet

above the ground level at the time of occupancy and shall thereafter be suitably and neatly maintained. The screen shall consist of at least fifty (50) percent of evergreens to maintain a dense screen at all seasons of the year. Where the buffer contains existing dense vegetation may decrease the percentage of evergreen trees.

- D. There shall be a fence inside the property line between the campground and any public highway or street.
- E. All utilities shall be underground.
- F. Recreational Space shall be provided in accordance with the following standards:
 - (1) A minimum of five hundred (500) square feet per recreational vehicle space shall be developed for recreational or playground uses.
 - (2) Playgrounds shall be protected from main highways and parking areas.
 - (3) Recreational facilities shall be designed and maintained to promote maximum safety for the users, adjacent property owners, and the public.
- G. A responsible attendant or caretaker shall be in charge at all times to keep the recreational campground, including facilities and equipment in a clean, orderly, and sanitary condition.
- H. Recreational campgrounds shall provide the following supporting facilities:
 - (1) Sanitary facilities, consisting of flush toilets, lavatories, and showers with hot and cold running water shall be provided at all recreational campgrounds.
 - (2) Each recreational campground shall have a lobby or office with a registration clerk.
- I. A recreational campground may maintain a store and coin-operated laundry as an accessory use for the convenience of its campers.
- J. A recreational campground may include a single-family dwelling unit for the caretaker of the campground.
- K. A recreational campground may provide entertainment facilities, including but not limited to, pavilions, pole barns, stages, sport facilities, piers, boating rentals, and similar accessory structures and uses.
- L. Off-street parking space shall be provided for visitors and employees per §10.0 of these regulations.
- M. Campgrounds shall provide facilities for the dumping and disposal of wastes from holding tanks.
- N. A recreational campground may conduct business and accommodate tents and currently registered travel, recreational camping equipment, and vehicles from April 1st to November 1st.
- O. From November 1st to April 1st, campgrounds may store currently registered unoccupied travel, recreational camping equipment, and vehicles accessible by emergency vehicles during the off-season winter months. Such equipment and vehicles shall not be connected to campground utility services.
- P. No campground may accommodate or rent space to any person or group of persons for more than 179 total days per year.

8.7 Cemeteries

- A. A twenty (20) foot buffer strip shall be maintained around all cemeteries within any district to prevent desecration.

8.8 Child Day Care Center

- A. Off street parking shall be provided per §10.0 of these regulations.
- B. An area for the loading and unloading of children shall be provided on the property.

8.9 Construction Trailers

- A. A mobile trailer may be used as field offices, tool shops, and/or as storage sheds for construction projects provided it is not used for sleeping or living quarters.
- B. A zoning permit for a construction trailer shall expire after six (6) months.
- C. Renewal permits can be granted for six (6) month terms during the thirty (30) day period prior to expiration of an existing permit under the same procedure used for the initial approval. There is no limit on the number of times a renewal permit can be granted.
- D. An application for a new or renewal temporary zoning permit for a construction trailer shall include:
 - (1) A certification to the Zoning Official that the construction trailer (a) will be on the construction site in the same location as may be provided on the site plan, (b) will be actively used in support of proposed or current construction on the site.
 - (2) Confirmation the construction project has a valid zoning and building permit.
 - (3) A location acceptable to the Zoning Official.
 - (4) Payment of the zoning permit fee for a temporary construction trailer.
- E. The Zoning Office is under no obligation to provide a reminder notice regarding an expiring temporary zoning permit for a construction trailer.
- F. Such units shall only be allowed on sites requiring little or no grading or other permanent changes to the landscape, such that there will be no negative impact on the potential for future development of the site.
- G. In no case shall such uses include the storage of oil, fuel, or hazardous chemicals (as defined by Connecticut DEEP).
- H. Such mobile units shall be arranged to allow access by emergency vehicles.

8.10 Country Inn

- A. Purpose: To allow for the offering of overnight accommodations and meals, and to provide a venue for corporate meetings, retreats, and social events, in homes and buildings that have unique structural and site characteristics including the use of properties containing historic structures or within historic districts, and do not infringe upon the privacy, peace, and tranquility of surrounding residents or decrease the aesthetic or property values of surrounding properties. In addition, the following shall be considered:
 - (1) The characteristics of the property, structures, and setting that will comprise the proposed Country Inn operation will be given considerable weight in the special permit approval process.
 - (2) Adaptive reuse of properties containing historic structures or within historic districts is encouraged. Historic structures are those recognized by the town or the state (evidenced by a listing in the Historic Resources Inventory filed with the Connecticut Historical Commission) and/or listing on the National Register of Historic Places. This documentation will be a significant factor for consideration in the approval process.

- (3) The Country Inn should be located on an arterial or collector road as designated by the Planning & Zoning Commission, as incremental increases in traffic due to the operation are easily absorbed on these roads and will not likely to be used by children at play.
- (4) The relationship of the property and its structures to neighboring properties shall be compatible with the residential characteristics of the area. Country Inn operations shall not infringe upon the privacy, peace, and tranquility of surrounding residents nor decrease the aesthetic or real value of surrounding properties.

B. Requirements:

- (1) The Country Inn may include a restaurant operated under an independent name that is open to the public.
- (2) If located in a residential district, no additional patrons will be seated after 10PM and alcohol bar service will be limited to a service bar with no bar seating.
- (3) Maximum length of stay per guest is (twenty-one) 21 continuous days.
- (4) Country Inns must be either (i) owner-operated and the principal residence of the owner-operator, or (ii) the principal residence of a full time resident manager/inkeeper who is employed by and authorized to act as the agent of the owner
- (5) If a Country Inn includes a restaurant, parking shall include one additional space per table.
- (6) Structures and Site Modifications and Additions:
 - (a) The Commission shall approve the designation of structures that are to be adapted for reuse as part of the Country Inn.
 - (b) One (1) new structure for use in Country Inn operations may be added to each property, for a maximum of two (2) structures per property for Country Inn operations.
 - (c) Reuse of existing structures, including construction of new additions or structures shall be designed to architecturally complement the historic property and enhance the setting. Architectural designs shall be submitted with the application and approved by the Commission. These designs shall not create the look of a Hotel or Motel, regardless of proposed architectural style.
- (7) The parcel or lot on which the Country Inn is located shall consist of a minimum of six (6) acres. A maximum of thirty-two (32) overnight guests will be allowed in two (2) structures. Indoor dining facilities seating capacity shall be limited to a maximum of sixty-four (64) seats.
- (8) Parking shall be in accordance with §10.0.
- (9) Signs shall be in accordance with §9.0.

8.11 Dwellings, Multiple Family (Apartments, Condominiums, Townhouses)

- A. Apartment/Condominium complexes may consist of multiple buildings and shall not be permitted on lots of less than five acres.
- B. Density. The permitted density for an Apartment/Condominium complex shall be determined as follows:
 - 1) No public sewers: A maximum density of four (4) bedrooms per acre.
 - 2) Public sewers: A maximum density of eight (8) bedrooms per acre.

- 3) Age restricted housing developments (with or without public sewers): A maximum density of twelve (12) bedrooms per acre.
- 4) No building shall contain more than eight (8) dwelling units except that a building may contain no more than thirty-two (32) dwelling units when the following criteria are met:
 - a) At least fifty percent (50%) of the units are affordable housing, as defined in CGS §8-39a, with income and rent or sale price limits;
 - b) Restrictions, consistent with CGS §8-39a, are recorded in the Land Records, maintaining the affordability for at least forty (40) years;
 - c) Occupancy for units in the development requires at least one (1) person age fifty-five (55) or older, and no persons under age eighteen (18) or younger are permitted;
 - d) Common spaces for socializing and gathering are provided in the building;
 - e) The building is fully accessible to persons with disabilities, including installation of an elevator if on more than one (1) floor; and
 - f) Parking provided at a minimum rate of 1.25 spaces per dwelling unit, which shall take precedence over the minimum requirement in §10.0 of these regulations.

C. Water and Sewer.

A community water system, or public water, shall be provided in accordance with CT Public Health Code.

D. Minimum floor size.

One-bedroom units shall contain a minimum of 540 square feet, and two-bedroom or larger units shall contain a minimum of 750 square feet of habitable living area. Apartment and condominium units with zero (0) bedrooms are not permitted.

E. Buffers:

- a) A suitable landscaped buffer strip not less than fifty (50) feet wide shall be provided along the parcel's boundary with any other lot or parcel unless such adjacent lot or parcel is already zoned for multi-family residential uses in which case the Commission may provide for a buffer strip of not less than twenty-five (25) feet from the adjacent boundary line.
- b) The amount of screening required for Apartments/Condominiums & Multifamily Developments, will be reviewed by the Commission, who will take into consideration existing topography and foliage, the structure's use, location, size and aesthetic impact on the adjoining properties, and the use of adjoining properties.
- c) All buffer areas shall be planted or preserved in a natural state in a mixture of evergreen and deciduous trees and shrubs 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.
- d) Buffer strips shall contain no parking areas or buildings. The Commission may allow other structures within the buffer area, such as wells, site utilities, recreation facilities, and drainage facilities. This determination will be made by the Commission, after evaluating existing and potential adjacent land uses, if it is satisfied that adequate screening is provided; and, in the Commission's opinion, the structure, its location, and/or its use will not adversely affect the buffering intent of the overall project.
- e) No building shall be erected within fifty (50) feet of a property line.

F. Recreational Space

- 1) For any multi-family housing development, an area equal to ten (10) percent of the total lot area shall be set aside as recreational space. The Commission shall approve the location of recreational space
- 2) The condition, size and shape shall be readily usable for recreational space purposes.
- 3) Such areas shall be easily accessible and balanced in design and location to preclude grouping of recreational space into the extremities of the parcel except for good cause.

G. Off-street Parking. Off-street parking shall be provided as required by §10.0.

H. The Commission may require the posting of a bond to assure completion of public improvements.

I. Rooming and/or Boarding are not permitted within the apartments in a multi-family development.

8.12 Dwelling, Single-Family

- A. No more than one residential building shall be permitted on a lot. A residence shall not be converted to increase the number of dwelling units, unless multiple-unit dwellings are allowed in the district in which the building is located, the yard dimensions and lot area meet the dimensional and area requirements of the zoning district for new multiple-unit dwellings, and the appropriate permits for water and proper disposal of sewage are obtained.
- B. A single-family dwelling shall contain a minimum of 540 square feet.
- C. Maximum height as defined by these Regulations for single-family residences shall be thirty-five (35) feet.

8.13 Dwelling – Two-family (Duplex)

- A. Two-family dwellings (duplexes) shall satisfy the Area and Bulk requirements of the schedule with the following exceptions:
 - (1) In an R-20 District, the minimum lot area is: 40,000 square feet
 - (2) In an R-40 District, the minimum lot area is: 50,000 square feet
 - (3) In an R-60 District, the minimum lot area is: 80,000 square feet
- B. Only one duplex is allowed per lot, unless multiple-unit dwellings are allowed in the district in which the building is located, the yard dimensions and lot area meet the dimensional and area requirements of the zoning district for new multiple-unit dwellings, and the appropriate permits for water and proper disposal of sewage are obtained. Accessory apartments are not permitted.
- C. Maximum height as defined by these Regulations for duplex residences shall be thirty-five (35) feet.

8.14 Farm Stands

- A. Purpose. To allow the sale of seasonal agricultural and farm products grown on the farm where the Farm Stand is located or that is grown on other local farms.
- B. Farm Stands, as defined in these regulations as an accessory building and accessory use to a farm, are permitted in accordance the "Schedule of Permitted Uses", provided the following regulations are satisfied:
 - (1) The building or structure is not to exceed a gross floor area of two hundred (200) square feet.
 - (2) Farm stands shall be on private property setback at least ten (10) feet from the paved roadway surface, not in a right-of-way, and at least fifty (50) feet from any intersection.
 - (3) No more than one (1) farm stand shall be permitted on a farm.

- (4) Signs shall be in accordance with §9.0.
- (5) Parking shall be in accordance with §10.0.

8.15 Home Husbandry

- A. Purpose. To permit the keeping of certain types of livestock and/or poultry for personal and/or educational non-commercial private home use where site-specific characteristics of a proposed area are compatible with such a use.
- B. Applicants for a Home Husbandry special permit shall provide a copy of the application, sent by “Certificate of Mailing” mail, to abutting property owners, including a notice of the day, time, and location of the public hearing, at least 35 days prior to the scheduled hearing. The applicant, prior to or at the public hearing, shall provide a copy of the “Certificates of Mailing” (Proof of Mailing) to the Zoning Official.
- C. Home Husbandry shall be permitted as an Accessory Use in Residential Districts that are not farms provided following regulations are met:
 - (1) A special permit is not required for the keeping of the following, which only require a zoning permit issued by the zoning official.
 - (a) 6 or fewer rabbits/10000 sq. ft. of lot size
 - (b) 8 or fewer poultry with no roosters
 - (2) Additional special permit requirements:
 - (a) No person shall keep or maintain livestock and/or poultry in Residential Districts that are not Farms without first obtaining a special permit from the Commission after a public hearing. Farms and farming are exempt from these Home Husbandry regulations.
 - (b) Application for the special permit shall be made in writing by the owner of the land on which the livestock and/or poultry are to be kept and upon forms furnished by the Zoning Official.
 - (c) The Commission shall inspect (or have inspected) the premises before issuing a special permit to ensure that the land is capable of livestock and/or poultry keeping in accordance with the requirements of this Section. The Commission may consult with any agency as it deems appropriate for assistance in application review and property inspection.
 - (3) Livestock and/or poultry kept for personal use shall be owned by residents or owners of the premises on which they are kept.
- D. Standards for Livestock and/or Poultry Keeping:
 - (1) Confinement:
 - (a) An appropriate shelter shall be provided for the keeping of livestock and/or poultry.
 - (b) An appropriate fly and rodent proof container or structure for manure and bedding waste storage shall be provided and maintained to prevent run-off to adjacent lots or to watercourses.
 - (2) Setback:
 - (a) Setback distances between any shelter housing livestock and/or poultry shall be a minimum of: seventy-five (75) feet from any well located on applicant property and abutting properties, seventy-five (75) feet from any street line, or behind rear Building Line if applicable, forty (40) feet from any property line, and, one hundred (100) feet

from any house upon property other than the applicant's. Setback distances for yard area shall be a minimum of twenty (20) feet from property lines.

- (b) The Commission may require greater setback distances if it deems it is necessary to help insure public welfare.
- (3) Health:
- (a) The living quarters of the livestock and/or poultry and the handling and disposal of solid and liquid wastes shall not create a public health hazard or have an adverse effect on the environmental quality of the surrounding area.
 - (b) No condition shall be created that will adversely affect the performance of sewage disposal systems or water supplies located on the property or adjacent properties.
 - (c) No persistent, offensive odors shall be detected off the premises.
- (4) Keeping Area. In addition to minimum lot size, the Commission shall use the following keeping area requirements as a guide in reviewing applications. Final determination of keeping area size will be made by the Commission to ensure that the activity will not create a public nuisance or health hazard.
- (a) Beef and Dairy Cattle:
 - (i) Minimum shelter space of ten (10) feet by twelve (12) feet per animal.
 - (ii) Minimum yard space of five thousand (5,000) square feet per animal for exercise area.
 - (iii) If no pasture, one (1) acre per animal.
 - (b) Goats and Sheep:
 - (i) Minimum shelter space of twenty (20) square feet per animal.
 - (ii) Minimum yard space of two hundred fifty (250) square feet of feed lot or exercise area per head.
 - (iii) If pastured, five (5) head per acre.
 - (c) Horses (full size):
 - (i) Minimum shelter space: ten (10) feet by ten (10) feet box stall per animal.
 - (ii) One (1) full size horse per acre with supplemental hay and feed.
 - (d) Horses (miniature):
 - (i) Mini-barn or mini-shelter as appropriate.
 - (ii) Three (3) miniature horses per acre with supplemental hay and feed.
 - (e) Rabbits:
 - (i) Minimum shelter space of one (1) square foot per pound of rabbit.
 - (ii) A thirty-six (36) by thirty-six (36) inch cage with eighteen (18) inches of headroom for, on average, a nine (9) pound rabbit.
 - (f) Swine:
 - (i) Minimum shelter space of twenty (20) square feet per pig consisting of a roof and solid man-made floor (not earth).

- (ii) Minimum yard space of one hundred (100) square feet per pig.
 - (iii) No keeping area permitted in wetland or alluvial soils.
 - (g) Poultry – Minimums
 - a. From 20,000 square feet to 40,000 square feet, a limit of four (4) poultry animals.
 - b. Greater than 40,000 square feet a limit of eight (8) poultry animals per acre.
 - c. Poultry shall be penned and not allowed to run at large off the owner’s property (free-range).
 - (1) Laying Hens:
 - (i) Floor area of three and one half (3.5) square feet per bird.
 - (ii) Roosters are not allowed on a home husbandry permit.
 - (2) Ducks:
 - (i) Floor area = four (4) square feet per bird.
 - (ii) Yard space = forty (40) square feet per bird.
 - (3) Geese:
 - (i) Floor area = six (6) square feet per bird.
 - (ii) Yard space = eighty (80) square feet per bird.
 - (4) Turkeys:
 - (i) Floor area of five (5) square feet per bird.
 - (ii) Yard space of four hundred (400) to five hundred (500) square feet per bird.
 - (5) Keeping areas for any animal will be evaluated for compliance with best animal management practices to ensure that animals are kept in a manner that will not constitute a public nuisance.
 - (6) All shelter areas shall be located on moderately well drained and/or well-drained soils.
- E. Maximum Limits: The maximum number of animals permitted is five (5) in the Livestock category and twenty-five (25) in Poultry category
- F. Conditions of Approval. The Commission shall approve or disapprove a Home Husbandry Special Permit based upon its review of the application for conformity with the standards of this Section, consultant comments, property location, soils of area, proximity to neighbors, amount, method and location of manure storage, feed storage, number of animals, and type of animals.
- G. Periodic certification. Because --
- (1) The nature and intensity of some types of home husbandry is likely to change over time;
 - (2) There are inherent difficulties of determining continued conformance with the home husbandry regulations;
 - (3) It is important to determine if the home husbandry has evolved such that it is endangering public safety, health, convenience, or neighboring property values; and
 - (4) It is necessary to know if the home husbandry is inactive or has been abandoned,

A holder of a home husbandry special permit shall certify to the Zoning Official that the home husbandry use is continuing and in compliance with these regulations every two years.

8.16 Home Occupations

- A. Purpose. To permit the accessory use of a single-family dwelling in a residential district for providing goods and/or services for financial gain in such a manner that protects public health, safety, convenience, and present and future neighboring property values. Home occupations are required to be minor, low intensity, and incidental to the residential use of the property by its resident, silent and invisible or nearly invisible at the property lines of nearby residents, and not generate a nuisance to any neighbor or cause any detrimental impact or decline to the aesthetic quality or value of the residence or to the surrounding residential neighborhood.
- B. An application for a home occupation permit shall include:
- (1) A certification by its Owner to the Zoning Official that the home occupation will be conducted in conformance with the "conditions of approval and required conduct" as listed in these regulations,
 - (2) A certification by the owner of the proposed home occupation to the Zoning Official that he (a) is a domiciled lawful resident of the single-family dwelling, (b) is an owner of the single-family dwelling, (c) is residing in the dwelling where the home occupation will be conducted, and (d) will actively participate in the conduct of the home occupation.
 - (3) If the owner of the proposed home occupation is not an owner of the single-family dwelling, he shall provide a copy of his lease attached to the application that clearly shows he has authorization from the owner of the single-family dwelling to conduct the proposed home occupation.
 - (4) Payment of the home occupation permit fee.
- C. Conditions of approval and required conduct: As defined in these regulations, home occupations are permitted, with conditions necessary for the protection of public health, public safety, public convenience, and neighboring property values, in single-family dwellings in all Districts. The conditions are:
- (1) Its owner shall actively participate in the conduct of the home occupation.
 - (2) The home occupation activities conducted at the location of the home shall not occupy more than 25% of the gross floor space of all inside heated areas of the Dwelling. "Waiting rooms" or "lobby" areas, used to seat customers, clients, and vendors of the home occupation, shall count towards the space limit of the home occupation.
 - (3) Home occupations are permitted only within the principal dwelling. Garages, attics, sheds, hoop houses, greenhouses, barns, silos, lean-tos, tents, and other accessory structures, even if on a farm, are not permitted to be associated with any part, phase, process, or conduct of the home occupation, or for the raising, training, growing, drying, preparation, and/or storage of its products, goods, materials, or services. However, accessory structures to the residential dwelling may be used for:
 - (a) The enclosed storage of tools that may be used in the home occupation.
 - (b) Storage of one (1) fourteen thousand (14,000) pound gross weight rated class 3 heavy duty motor vehicles or trailers. There shall be no outdoor or unprotected storage of tools, materials, or products and no outdoor displays as part of a home occupation.

- (4) The home occupation may employ up to one (1) person to work in the home at any time that does not reside in the home. Additional employees are permitted but shall provide their services remote from the dwelling and shall not park on or about the premises.
- (5) Alterations of a dwelling, including the expansion of rooms, for supporting a home occupation, are not permitted.
- (6) The home occupation shall require no equipment other than that of a size and scale and capability normally used in a typical household or in a small typical office.
- (7) The home occupation activities conducted at the location of the single-family dwelling shall not create any odor, dust, glare, heat, sound, smoke, fumes, lighting, radiation and/or vibrations at the property line. The home occupation shall not pollute the environment or contaminate any water supply.
- (8) Waste materials generated by the home occupation shall be limited to a type and quantity that do not require collection service, handling procedures, or disposal locations that differ from what would otherwise be required for a single-family dwelling if there was no home occupation. Medical and hazardous waste is not permitted. Dumpsters are not permitted. Waste materials associated with the home occupation shall be stored out of view.
- (9) There shall be no exterior indication of the home occupation, other than a sign that does not exceed two (2) square feet in size identifying the name of the business. Vehicle signage, and advertising other than business cards, shall not carry the residential address of the home occupation. -
- (10) All visiting customers, clients, vendors, and delivery trucks shall not exceed a combined total of five (5) vehicular visits per day. On site group promotion, training, and teaching is permitted provided the total of the number of customers, clients, and students that come to the residential location of the home occupation shall not exceed a total of twenty-five (25) in any consecutive five (5) day period.
- (11) All visiting customers and clients, and vendors, will be scheduled by appointment.
- (12) Semi-trailers and special handling equipment, such as forklifts, are not permitted at the dwelling.
- (13) Home occupations are subject to inspection, with a minimum of twenty-four (24) hour notice, by the Zoning Official to determine compliance with these regulations.
- (14) The home occupation shall not adversely affect neighboring property values, or existing or future development of surrounding properties.
- (15) The boarding, breeding, grooming, whelping, raising, and/or training of puppies and dogs for show, sport, or sale changes the character of the property and is not permitted as a home occupation.

8.17 AFFORDABLE HOUSING DISTRICT

8.17.1 GENERAL DESCRIPTION AND PURPOSE: A district designed to provide for, encourage and accommodate affordable housing, as defined by the Connecticut General Statutes Section 8-39a and Section 8-30g, *et seq.*

8.17.2 DESIGNATION OF AFFORDABLE HOUSING DISTRICT: An Affordable Housing District (AHD) may be proposed for and located on parcels of land, or combinations of adjacent parcels of land, containing at least ten (10) acres.

8.17.3 PERMITTED USES: The following uses of buildings and/or land and no others shall be permitted subject to site plan approval:

8.17.3.1 An affordable housing development, as defined in Connecticut General Statutes Section 8-30g. The development may consist of single-family, duplex, or multi-family dwellings arranged on single or multiple lots within the District.

8.17.3.2 Accessory uses customarily incidental to the above permitted uses.

8.17.4 DIMENSIONAL AND BULK REGULATIONS

8.17.4.1 LOT SIZE: Lots for single-family dwellings shall contain no less than ten thousand (10,000 square feet). Lots for multi-family dwellings shall contain no less than ten (10) acres.

8.17.4.2 MULTI-FAMILY UNIT DENSITY: The maximum number of multi-family dwelling units permitted on any lot shall be as follows:

1 bedroom: 5,445 square feet / unit (8 units / acre)

2 bedrooms: 7,260 square feet / unit (6 units / acre)

3 or more bedrooms: 8,712 square feet / unit (5 units / acre)

8.17.4.3 FRONTAGE: Each lot and/or land area shall have not less than fifty (50) feet frontage.

8.17.4.4 SETBACKS: Setbacks shall be in accordance with the bulk requirements of the underlying zone.

8.17.4.5 BUFFERS: A suitable landscaped buffer strip shall be provided along the boundary of any lot or parcel outside of the AHD, unless such lot or parcel is already zoned for multi-family residential uses, in which case the Commission may provide for a buffer strip of not less than twenty-five (25) feet from the adjacent boundary line.

8.17.4.5 BUFFER AREA: There shall be provided a landscaped side or rear yard buffer area of at least one hundred (100) feet in width adjacent to the boundary of any other lot or parcel outside of the AHD, unless such lot or parcel is already zoned for multi-family residential uses, in which case the Commission may provide for a buffer strip of not less than twenty-five (25) feet from the adjacent boundary line. All buffer areas shall be planted or preserved in a natural state in a mixture of evergreen and deciduous trees and shrubs and shall be maintained in proper order to protect adjacent properties and present a reasonably opaque, natural barrier to a height of at least ten (10) feet.

8.17.4.6 GROUPING: The minimum distance between any two (2) structures shall be twenty-four (24) feet, unless the Commission finds that the design of the proposed development would be benefited by closer spacing.

8.17.4.7 LOT COVERAGE: The total lot coverage of all buildings and structures on any lot shall not be greater than thirty (30) percent of the lot area.

8.17.5 OFF-STREET PARKING: Off-street parking and loading spaces shall be provided in accordance with the provisions of these regulations. Spaces within garages shall count towards the required minimum number of spaces.

8.17.6 OPEN SPACE: For any affordable housing development, an area equal to ten (10) percent of the total lot area shall be set aside as open space. Buffer strips shall be included in the computation of open space.

8.17.7 AFFORDABLE HOUSING RESTRICTIONS

Prior to the issuance of any building permit for a development approved pursuant to this Article, there shall be recorded in the Ledyard land records a document entitled "Affordable Housing Development Restrictions," executed by the owner of the AHD; dated, witnessed, and acknowledged in the manner required for deeds; containing a real estate description of the AHD and containing substantially the following language in accordance with General Statutes Section 8-30g *et seq.*:

Not less than thirty (30) percent of the dwelling units of a development in the AHD will be conveyed by deeds containing covenants or restrictions ("deed restrictions") which shall require that such dwelling units shall be sold or rented at or below prices which will preserve the units as housing for which persons pay thirty (30) percent or less of their annual income, where such income is less than or equal to eighty (80) percent of the median income. Such restrictions shall remain in force for at least forty (40) years after the initial occupation of the proposed development.

Within the AHD herein described, not less than fifteen (15) percent of all dwelling units in the development shall be sold or rented to persons and families whose income is less than or equal to sixty (60) percent of the median income. The remainder of the dwelling units conveyed subject to the deed restrictions shall be sold or rented to persons and families whose income is less than or equal to eighty (80) percent of the median income.

"Median income" means, after adjustments for family size, the lesser of the state median income or the area median income for the area in which Ledyard is located, as determined by the United States Department of Housing and Urban Development.

8.17.7.1 The owner of the land and buildings within the AHD may, during such forty (40) year period, change the designation of which units within the AHD shall be maintained as affordable, provided that the minimum thirty (30) percent set aside shall be maintained, and the AHD shall continue to comply with the provisions of these restrictions.

8.17.7.2 These restrictions may be enforced by the applicant or by the Ledyard Zoning Official or any other suitable town agency selected by its Mayor.

8.17.8. PHASED APPROVAL: The applicant may request an approval of the development plan to be completed in stages. The minimum amount of land to be included within any single stage of development shall be five (5) acres. Each stage shall be capable of independent existence without the completion of succeeding stages. Buffer requirements shall not apply to the common line between stages of development. Each phase must contain the required percentage of affordable units.

8.17.9 GENERAL PROVISIONS

An application for designation as an AHD requires a conceptual site plan in accordance with General Statutes Section 8-30g and a zone change application to change the underlying zone of the property to the Affordable Housing District zone. An application for designation as an AHD cannot be approved without an approved preliminary site plan.

8.17.9.1 PRELIMINARY SITE PLAN (PSP): The purpose of a PSP is to require the submission to the Zoning Commission of information sufficient to allow it to evaluate a development plan under the standard of §8-30g, and to allow an applicant to defer, until approval is granted, completion of details and specifications that will define what is to be built but

are not essential to §8-30g analysis. Therefore, a PSP submitted with an application to rezone an eligible parcel or parcels of land as an AHD shall contain the following:

- A. An A-2 property line survey.
 - B. Topographical contours at ten (10) foot intervals.
 - C. Location of wetlands, watercourses, and slopes more than twenty-five (25) percent.
 - D. General layout of all proposed buildings and structures.
 - E. Areas proposed for open space and/or recreational purposes.
 - F. Sewage disposal and water supply locations and system, ownership, operation, and maintenance.
 - G. Preliminary storm water management plan;
 - H. Coastal zone resources information.
 - I. Traffic impact statement or report.
 - J. Preliminary design plans for all proposed buildings and structures.
 - K. A table showing the number of units and number of bedrooms for each unit.
 - L. An Affordability Plan containing all the documents and information required by General Statutes Section 8-30g.
 - M. A list of all coordinate permits and approvals needed by the applicant before beginning construction
 - N. Soil types from the New London County Soil Survey.
 - O. A statement describing any impact on public health and safety, including emergency services.
- 8.17.9.2 FINAL SITE PLAN (FSP): An application for FSP approval shall contain all the information required for a PSP, as well as any additional information that may be required for site plan applications under these Regulations. An application for FSP approval shall also demonstrate that (a) public water and sewer can serve the entire development, or (b) community septic and water can serve the entire development, or (c) a combination of public and onsite or community water and waste disposal can serve the entire development.
- 8.17.9.3 DECISIONS ON SITE PLAN APPLICATIONS: If the applicant applies for approval of a PSP in connection with an application for designation of an AHD, the Commission shall either approve, approve with modifications, or deny said PSP at the time it acts on the proposed AHD designation. If the PSP is approved, or approved with modifications, the applicant shall file an application for approval of an FSP, which application shall include all information required under these Regulations for a site plan application. If the FSP conforms to the PSP as approved, and includes all information required by these Regulations, the Commission shall approve the FSP. If the applicant applies for approval of an FSP in connection with an application for designation of an AHD without having first obtained PSP approval, the Commission shall either approve, approve with modifications, or deny said FSP at the time it acts on the proposed AHD designation.

8.18 INCENTIVE HOUSING ZONE**8.18.1 PURPOSE:**

The Incentive Housing Zone is intended to:

- a. Encourage a range of affordable housing types.
- b. Permit mixed-use development sensitive to neighborhood character.
- c. Enable infill development and the adaptive reuse of vacant or underutilized properties.

8.18.2 AUTHORITY:

The Incentive Housing Zone is adopted under the provisions of Sections 8-13m through 8-13x of the Connecticut General Statutes.

8.18.3 DESIGNATION OF INCENTIVE HOUSING ZONE:

The Incentive Housing Zone shall be an overlay-zoning district subject to the provisions and requirements contained in Sections 8-13m through 8-13x of the Connecticut General Statutes and within the Zoning Regulations of the Town of Ledyard. The Incentive Housing Zone shall be within the Ledyard Center Design District and the Gales Ferry Design District, as determined by the Commission and to be shown on the zoning map in the future. The location and extent of each subzone will be defined on the zoning map of the Town of Ledyard. The Zoning Commission may, at a future date, consider reducing or adding to the number of subzones.

8.18.4 APPLICABILITY:

Where the general provisions of the Zoning Regulations of the Town of Ledyard conflict with the specific provisions of the Incentive Housing Zone, the permitted uses, requirements, and standards contained in this Section shall apply.

8.18.5 DEFINITIONS:

Following are definitions of terms related specifically to the Incentive Housing Zone. Reference should be made to Section 2 of the Zoning Regulations of the Town of Ledyard for definitions of other terms.

AFFORDABLE HOUSING – Housing that may be purchased or rented by Households earning no more than eighty percent (80%) of the area's median household income, as determined and reported by the U.S Department of Housing and Urban Development and using no more than thirty percent (30%) of their annual income for housing costs.

DEVELOPABLE LAND – The area within the boundaries of an approved Incentive Housing Zone that feasibly can be developed into residential or mixed uses consistent with the provisions of Sections 8-13m through 8-13x of the Connecticut General Statutes. Excluded from the area classified as developable land are the following:

- A. land already committed to a public use or purpose, whether publicly or privately owned;
- B. existing parks, recreation areas and open space dedicated to the public or subject to a recorded conservation easement;
- C. land otherwise subject to an enforceable restriction on or prohibition of development;
- D. wetlands or water courses as defined in Chapter 440 of the Connecticut General Statutes;

- E. areas exceeding one-half or more acres of contiguous land that are unsuitable for development due to topographic features, such as steep slopes.

DWELLING TYPES

- A. Single-family dwelling – A detached building designed for or occupied by one family.
- B. Duplex (two-family dwelling) – A detached building designed for or occupied by two families.
- C. Townhouse – A residential building consisting of three or more attached units in which each unit shares with the adjacent unit(s) a wall which extends from foundation to roof and has exterior walls on at least two sides.
- D. Mixed-use dwelling – A building dedicated principally to a permitted non-residential use that also contains residential units.
- E. Multiple-family dwelling – A building designed for or occupied by three or more families living independently.

ELIGIBLE HOUSEHOLD – A household whose annual income is at or below eighty percent (80%) of the area median income, as determined and reported by the U.S. Department of Housing and Urban Development.

INCENTIVE HOUSING DEVELOPMENT – A residential and mixed-use development located in an Incentive Housing Zone approved in accordance with this Section of these regulations.

INCENTIVE HOUSING ZONE – A zone, or a series of subzones, adopted by the Zoning Commission pursuant to Sections 8-13m through 8-13x of the Connecticut General Statutes as an overlay to one or more existing zoning districts under the Zoning Regulations of the Town of Ledyard, and situated in an eligible location.

INCENTIVE HOUSING ZONE CERTIFICATE – A written certificate issued by the Secretary of the Connecticut Office of Policy and Management in accordance with Sections 8-13m through 8-13x of the Connecticut General Statutes.

INCENTIVE HOUSING RESTRICTION – A deed restriction, covenant or site plan approval condition constituting a binding obligation with respect to the restrictions on household income, sale or resale price, rent and housing costs required by Sections 8-13m through 8-13x of the Connecticut General Statutes, as amended, and this Section of the Town of Ledyard Zoning Regulations.

INCENTIVE HOUSING UNIT – A dwelling unit within an Incentive Housing Development that is subject to incentive housing restrictions.

MIXED-USE DEVELOPMENT – A development consisting of one or more multi-family or single-family dwelling units and one or more commercial, public, institutional, retail or office uses.

8.18.6 PERMITTED USES:

Subject to approval by the Zoning Commission of a site plan for any proposed incentive housing development, the following uses shall be permitted within all subzones of the Incentive Housing Zone.

- A. Single-family detached dwellings;
- B. Duplex (two-family) dwellings;
- C. Townhouses;

D. Multi-family dwellings.

8.18.7 MIXED-USE DEVELOPMENT:

Mixed-use development shall be required within Incentive Housing Zones.

Non-residential uses permitted as-of-right or by approved site plan in the underlying zoning district of any Incentive Housing Subzone shall be permitted, subject to the determination by the Zoning Commission that such uses are compatible with the character of the neighborhood. Additionally, other non-residential uses, as allowed in the underlying zone, shall be permitted.

The Commission may allow by an approved site plan uses otherwise permitted by right or by site plan in the underlying zoning district, provided that the minimum residential densities are met for the total incentive housing development. Bulk requirements for stand-alone non-residential uses in an incentive housing development shall be in accordance with the requirements of the underlying zoning district. The first floor shall be limited to non-residential uses.

8.18.8 LOCATION:

8.18.8.1 DEVELOPMENT ON NON-CONTIGUOUS PARCELS – The dwelling units within an incentive housing development need not be located on contiguous parcels but shall be identified within a single integrated development plan. This requirement shall apply even if the incentive housing development is to be constructed in phases.

8.18.8.2 SUBDIVISION APPROVAL – Different housing types within an incentive housing development may be located on the same lot or on different lots. If lots are to be subdivided, the approval of an incentive housing development is subject to prior subdivision approval by the Ledyard Planning and Zoning Commission.

If the Planning and Zoning Commission adopts a regulation for an Incentive Housing Zone that permits single-family detached homes on subdivided lots, requiring subdivision approval under the Subdivision Regulations of the Town of Ledyard, the Planning and Zoning Commission shall make a written finding that the applicability of such Subdivision Regulations shall not unreasonably impair the economic or physical feasibility of constructing housing at minimum densities and subject to an incentive housing restriction as required by Sections 8-13m through 8-13x of the Connecticut General Statutes.

If housing on subdivided lots is proposed in an Incentive Housing Zone, the Planning and Zoning Commission shall use its best efforts to adopt subdivision standards that will ensure consistency of the single-family detached housing with the purposes of Sections 8-13m through 8-13x of the Connecticut General Statutes.

8.18.9 DIMENSIONAL REQUIREMENTS:

8.18.9.1 GENERAL – As provided in Sections 8-13m through 8-13x of the Connecticut General Statutes, the Planning and Zoning Commission may modify, waive or delete dimensional standards contained in the zone or zones that underlie an Incentive Housing Zone to support the minimum or desired densities, mix of uses or physical compatibility in the incentive housing zone. Standards subject to modification, waiver or deletion include, but shall not be limited to: building height, setbacks, lot coverage, parking ratios and road design standards.

If an incentive housing development is to be developed in phases, each phase shall comply with the minimum residential densities and the incentive housing restrictions set forth in this subsection.

8.18.9.2 MINIMUM DENSITY – The following densities for incentive housing development shall be based on developable land, as defined in Section 8-13m (3) of the Connecticut General Statutes and Subsection 8.18.5.2 of the Zoning Regulations of the Town of Ledyard.

The minimum allowable density for incentive housing development, per acre of developable land, shall be:

- a) six (6) units per acre for single-family detached housing;
- b) ten (10) units per acre for duplex or townhouse housing;
- c) twenty (20) units per acre for multi-family housing.

The town may request a waiver of the above density requirements of this subsection, as authorized in Section 8-13n(3) of the Connecticut General Statutes, and the Secretary of the Office of Policy and Management may grant a waiver, if the town demonstrates in the application that the land to be zoned for incentive housing development is owned or controlled by the town itself, an agency thereof, or a land trust, housing trust fund or a nonprofit housing agency or corporation. In such case, one hundred percent (100%) of the proposed residential units will be subject to an incentive housing restriction, and the proposed Incentive Housing Zone will otherwise satisfy the requirements of Sections 8-13m through 8-13x of the Connecticut General Statutes and this Section of the Zoning Regulations of the Town of Ledyard.

8.18.9.3 FRONTAGE – Each lot shall have not less than 50 feet of frontage on an approved street.

8.18.9.4 MINIMUM LOT WIDTH ALONG BUILDING LINE – The width of each lot at the building line shall not be less than 50 feet unless a lesser width is permitted in the underlying district.

8.18.9.5 COVERAGE, SETBACK, AND HEIGHT – The provisions of the underlying zone shall determine the coverage, setback, and height requirements within an Incentive Housing Zone

8.18.9.6 MODIFICATIONS, WAIVERS OR DELETIONS – In accordance with Section 8-13n(7)(c) of the Connecticut General Statutes, the Planning and Zoning Commission may, on a case-by-case basis, modify, waive or delete dimensional standards contained in the zone or zones that underlie an Incentive Housing Zone to support the minimum or desired densities, mix of uses or physical compatibility in the incentive housing zone. Standards subject to modification, or deletion include, but shall not be limited to, building height, setbacks, lot coverage, parking ratios and road design standards.

8.18.10 ARCHITECTURAL DESIGN:

No site plan required under these Regulations shall be approved nor shall any structure be constructed or exterior renovations or substantial improvement to an existing structure in the Incentive Housing Zone be permitted until the Planning and Zoning Commission has determined that the overall architectural character of the proposed site and building design is in harmony with the neighborhood in which such activity is taking place, or accomplishes a transition in character between areas of unlike character; protects property values in the neighborhood, and preserves and enhances the beauty of the community, its historical integrity and architecture. The applicant shall provide adequate information to enable the Commission to make that determination, including architectural plans of all buildings, other structures and signs. Such plans shall include preliminary floor plans and elevations showing height and bulk, roof lines, door and window details, exterior building materials, color and exterior lighting. Site plans shall show paving materials, landscaping, fencing, lighting design and other features of the site and buildings which are visible from the exterior of any building on the site or from adjacent properties or streets and which may impact on the character or quality of

life of adjoining properties and throughout the Incentive Housing Zone. Design review requirements shall apply to all structures, exterior renovations, and substantial improvements within the Incentive Housing Zone.

8.18.11 OPEN SPACE:

Where deemed necessary and desirable, the Planning and Zoning Commission may require the provision of reserved open space in any incentive housing development. Land so reserved shall be of such size, location, shape, topography and general character as to satisfy the need for open space as determined by the Commission.

Open space reserved under this regulation may be used to protect natural resources, to enhance neighborhood character, to preserve or enhance historical or cultural resources or to provide both active or passive recreational opportunities.

Where the Commission has determined the desirability of open space reservation within an incentive housing development, such reservation, typically, shall not exceed ten percent (10%) of the total land area of such development and, typically, shall contain not less than one acre of contiguous land, as determined by the Planning and Zoning Commission.

Open space reserved under this regulation shall be permanently reserved for the intended use(s) by means acceptable to the Commission.

8.18.12 INCENTIVE HOUSING RESTRICTION:

8.18.12.1 PRIVATE APPLICANT FOR INCENTIVE HOUSING DEVELOPMENT – In the case of an incentive housing development proposed by a private applicant, at least twenty percent (20%) of the dwelling units shall be rented or conveyed subject to an incentive housing restriction requiring that, for at least thirty (30) years after the initial occupancy of the development, the dwelling units will be sold or rented at or below prices that will preserve the units for housing for which persons pay thirty percent (30%) or less of their annual income, where that income is less than or equal to eighty percent (80%) of the area median household income, as determined by the U.S. Department of Housing and Urban Development. In determining compliance with this subsection, the Planning and Zoning Commission will utilize regulations or guidelines published by the Connecticut Office of Policy and Management or any other successor agency designated in accordance with Sections 8-13m through 8-13x of the Connecticut General Statutes.

8.18.12.2 PUBLIC APPLICANT FOR INCENTIVE HOUSING DEVELOPMENT – In the case of an incentive housing development proposed by a public applicant, one hundred percent (100%) of the dwelling units shall be rented or conveyed subject to an incentive housing restriction requiring that, for at least thirty (30) years after the initial occupancy of the development, the dwelling units will be sold or rented at or below prices that will preserve the units for housing for which persons pay thirty percent (30%) or less of their annual income, where that income is less than or equal to eighty percent (80%) of the area median household income, as determined by the U.S. Department of Housing and Urban Development. In determining compliance with this subsection, the Planning and Zoning Commission will utilize regulations or guidelines published by the Connecticut Office of Policy and Management or any other successor agency designated in accordance with Sections 8-13m through 8-13x of the Connecticut General Statutes.

8.18.12.3 SUBMISSION OF AFFORDABILITY PLAN – Each applicant for an incentive housing development shall provide an affordability plan that details the administration, monitoring and enforcement of the dwelling units to be rented or conveyed under the requirements

set forth in Sections 8.18.12.1 and 8.18.12.2 of these regulations. The affordability plan shall include proposed deed restrictions or covenants, lease agreements, common interest ownership documents, bylaws, rules and regulations, sample income calculations, and such other information as the Planning and Zoning Commission may require to establish compliance with this Section of the Zoning Regulations of Ledyard and Sections 8-13m through 8-13x of the Connecticut General Statutes.

8.18.12.4 DESIGNATION OF ADMINISTERING AGENCY – The applicant shall identify the name, address and other contact information for the agency that will administer the sale or rental of dwelling units that are subject to the below-market sale or rental under this Section of the Zoning Regulations of the Town of Ledyard.

8.18.13 METHODS OF OWNERSHIP:

8.18.13.1 DWELLING UNITS – Dwelling units may be offered for sale or for rental in individual, public, cooperative or condominium ownership. Documentation of the management, organization and incorporation of applicable ownership associations shall be submitted at the time an application for an incentive housing development is filed with the Planning and Zoning Commission.

8.18.13.2 OPEN SPACE – All open space or supporting facilities and systems shall be in compliance with applicable law and provide for maintenance, liability, financing, and the rights of access and use by residents of the incentive housing development. Open space areas shall be permanently reserved for the dedicated use(s) by means acceptable to and approved by the Planning and Zoning Commission. The permanent reservation of open space may be achieved through, but is not limited to, the following:

- A. deeded to the Town of Ledyard;
- B. deeded to a non-profit organization acceptable to the Commission;
- C. held in corporate ownership by owners of the lots within the development;
- D. perpetual easement.

8.18.13.3 CONDITIONS OF OPEN SPACE CONVEYANCE – Title to the open space shall be unencumbered and shall be transferred at a time approved by the Planning and Zoning Commission. Such transfer shall occur not later than the time at which title to the streets in the incentive housing development is accepted by the Town of Ledyard.

8.18.13.4 DEED GUARANTEE – Regardless of the method employed, the instrument of the open space conveyance must include provisions acceptable to the Planning and Zoning Commission and its legal counsel for guaranteeing the following:

- A. Continuity of proper maintenance for those portions of the common open space land and facilities requiring maintenance.
- B. When appropriate, the availability of funds required for such maintenance.
- C. Recovery of loss sustained by casualty, condemnation or otherwise.

8.18.14 INCENTIVE HOUSING APPLICATION FEES – In addition to any fees required under the Zoning Regulations of the Town of Ledyard, the Planning and Zoning Commission, in accordance with Section 8-13t of the Connecticut General Statutes, may require the applicant for an incentive housing development approval to pay for the cost of reasonable consulting fees for the peer review of the technical aspects of the application for the benefit of the Planning and Zoning Commission.

8.19 Kennels

- A. Purpose: To allow for kennels where they will not be a nuisance or a risk to public safety, health, convenience, or to nearby property values.
- B. Kennels, as defined in these zoning regulations, shall comply with the provisions of CGS §22-344 and the following regulations:
 - (1) The minimum Lot Area shall be ten (10) acres.
 - (2) Open exercise areas and buildings containing animals shall be a minimum of one hundred (100) feet from any property line.
 - (3) Kennel areas shall be designed to minimize the visual impact from abutting properties. Landscaping and/or fences or walls shall screen kennel areas. The landscaping of the site shall be so designed as to protect and enhance the character of the area. All-season visual buffers between the proposed use and any incompatible use of adjacent properties shall be provided using grade separation, landscaping, buffer areas, etc.
 - (4) Best Management Practices. The applicant shall provide plans describing the design, installation, and maintenance of a system that will collect, store, and subsequently dispose of or treat all waste products other than domestic sewage.

8.20 Deleted

8.21 Nursing Home and Residential Care Home Purpose: To provide for establishments that provide nursing services, assistance with activities of daily living, twenty-four (24) hour medical supervision and/or skilled nursing care for residents.

- A. Residential Care Homes shall comply with any provisions of the Connecticut General Statutes and the following requirements:
- B. Development Standards – Residential Care Homes with more than twelve (12) residents shall:
 - (1) Be located on lots of one (1) acre or more; and
 - (2) Shall have a density of no more than forty (40) beds (residents) per acre.

8.22 Portable Storage Units Structures – See Accessory Structures.

8.23 Recreational Vehicle and Power Equipment Vehicles Sales and Service

- A. Sales and service of Recreational Vehicles and Power Equipment including, but not limited to, motorcycles; personal watercraft (including kayaks, rowboats, and canoes); cars; campers and motor homes; all-terrain vehicles; generators less than 25HP; utility trailers less than twelve (12) feet in length and a two (2) ton gross vehicle weight rating designed and used to transport such equipment; and consumer goods that are accessory to such equipment and uses, are allowed in the GFDD District. Bull dozers, excavators, earth movers, soil screeners, paving boxes, vibratory rollers, rock crushers, fork lifts, backhoes, pay loaders, trucks, wreckers, motorboats, or similar equipment, are not allowed.
- B. Repair facilities for Recreational Vehicle and Power Equipment Vehicles Sales and Service, if any, shall:
 - (1) Have pick up/drop off areas, and storage areas for such repair services and facilities, located to the rear or side building lines;
 - (2) Pickup areas, drop-off areas, and storage areas for repair facilities shall be screened from view with materials consistent with the character of the District.

8.24 Sawmills – Temporary

- A. Purpose: To permit portable sawmills to facilitate the clearing of land.
- B. A zoning permit for a portable sawmill shall expire after six (6) months.
- C. Renewal permits can be granted for six (6) month terms during the thirty (30) day period prior to expiration of an existing permit under the same procedure used for the initial approval. There is no limit on the number of times a renewal permit can be granted.
- D. Conditions. Temporary Sawmills may be used provided that they meet the following conditions:
 - (1) The Zoning Official and/or Commission may limit operating hours and set specific operating times as part of the approval process.
 - (2) Operation shall be limited to cutting of trees that are grown on the site.
 - (3) Located shall not be closer than one hundred (100) feet to any property line.
 - (4) Location shall not be closer than five hundred (500) feet to the nearest residence.
- E. Upon completion of work, the sawmill shall be dismantled and removed from the site.

8.25 Transformer Substation

- A. Purpose: To permit the assembly of public utility or telephone equipment, including transformers, used for the distribution of electrical energy.
- B. Transformer Substation Requirements:
 - (1) All Transformer Substations not located within a building shall be screened from view from any other lot or street through the placement of trees, shrubs, buildings, fences, walls or embankments on all four sides of the Transformer Substation. The screening shall be in harmony with the surrounding area.

8.26 PERSONAL SERVICES

- A. Tier (I) “Personal” Service Establishments – Tier (I) personal service establishments include but are not limited to dressmaker/tailor shop; dry cleaning or laundry drop off and pickup station; express mail courier; pet grooming establishment; shoe repair shop; small appliance repair shop including watches, locks and similar small items. Allowed by right in select zones – see use table.
- B. Tier (II) “Personal” Service Establishments – Tier (II) personal service establishments include but are not limited to: health spa/beauty salons; tanning salons; nail salons; barber shops; tattoo and body piercing studios; laundromats. Allowed by special permit in select zones – see use table.

To regulate the concentration of Tier (II) “Personal” Service Establishments, limit health and safety issues, and prevent depressed property values or other detrimental effects, Tier (II) personal service establishments are allowed only by special permit. Reasonable regulation of Tier (II) personal service establishments promotes the health, safety, and welfare of patrons, clients and customers of such establishments.

8.27 TEMPORARY FORMS OF OUTDOOR ENTERTAINMENT

A. Purpose. To allow Temporary Forms of Outdoor Entertainment events in the Gales Ferry Design District (GFDD) zoning district with an Administrative Site Plan approval. Such activities permitted under this provision shall be open to the public for entertainment or education and include fairs, bazaars, concerts, exhibitions, rodeos, circuses, carnivals, festivals, outdoor theater productions.

B. Application Process.

An application for approval of such activity shall be submitted to the Zoning Official at least 30 days prior to the event and subject to the requirements in 8.27.B. The Zoning Official may, at his/her discretion, refer said application to the Planning & Zoning Commission for review and approval. The application shall indicate the address(es) of the event, the type of entertainment to be provided, the period of time over which the event is to occur, the expected number of guests, and whether amplified music will be included. Such application shall be accompanied by a sketch of the site, indicating the location and method of sanitary facilities, on-site parking, traffic controls, provisions for fire safety, proposed seating arrangements, location of all temporary booths, canopies, and/or tents, and such other information as the Zoning Official may require in order to assure that the public health, safety, and welfare is addressed.

C. Requirements.

- (1) **Minimum Lot Area:** There must be a minimum lot area of ten (10) acres for a temporary event.
- (2) **Time Period:** No single event shall exceed a time period of seven (7) consecutive calendar days. The total of activities permitted that include amplified entertainment shall not exceed twenty-five (25) days within a single calendar year. The total of all activities permitted under this Section on a single property shall not exceed sixty (60) days within a single calendar year.
- (3) **Noise:** The operating hours of all events shall not exceed:
 - a. Sunday through Thursday: 8am to 8pm
 - b. Friday and Saturday: 8am to 11pm
- (4) **Lighting:** Lighting from the installation of outdoor lights and illuminated signs shall be properly shielded so that such lighting does not adversely affect abutting property or public streets.
- (5) **Sanitary Facilities:** The application will include a detailed description of the number and location of all sanitary facilities as approved by LLHD.
- (6) **Code Compliance:** Prior to the start of the event, all required code compliance approvals shall be obtained, including, but not limited to, the Fire Marshal, the Building Official and Ledge Light Health District.
- (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.
- (8) **Buffering:** A 50-foot buffer shall be provided between the event and any residentially zoned properties.
- (9) **Signage:** Event signage shall be installed in accordance with Section 9.3 (Temporary Signs) of these Zoning Regulations.

Section 9.0: SIGNS

9.1 Purpose

The purpose of this section is to regulate the height, size and location of advertising signs and billboards in all zones to ensure public safety, to protect both property values and to allow individual, commercial, and public interests to be communicated through signs.

9.2 General Requirements

- A. No person shall erect, alter, or relocate any sign structure or sign face without first obtaining a Sign Permit except as exempted by these regulations.
- B. The location and size of signs shall be compatible with others on-site and with the surrounding neighborhood.
- C. These regulations shall not apply to indoor signs or interior signs located, for example, within baseball fields, football fields, stadiums, theaters, and parks, provided they cannot be viewed off site.
- D. For a proposed development that requires a Special Permit or a site plan, the applicant may combine the development application and the sign application into a single application to the Commission.
- E. No sign shall be placed in a location that creates a sight-clearance problem for traffic flow on a public way.
- F. Signs shall be located on the property they are associated with unless otherwise allowed by this section.

9.3 Temporary Signs:

- A. Temporary signs are allowed without a Sign Permit. Temporary signs differ from permanent signs with temporary or changeable messages
- B. Such signs shall meet the setback requirements for the District in which they are located.
- C. Shall be freestanding and not attached to trees, utility poles, municipal sign posts, etc.
- D. Temporary signs
 - 1. are allowed three (3) weeks prior to the event they advertise and must be removed within a week of the completion of the event.
 - 2. Must be advertising an event in the Town of Ledyard.
 - 3. Require notification to the Land Use Office of intended posting and removal dates, number, and location of temporary signs prior to posting.
- E. Special events are allowed no more than two, on site, Temporary Signs, no larger than eighteen (18) square feet, which advertise the special event.
- F. Off-Site Directional Signs: Off-Site directional signs are allowed provided the nature and location of such signs do not create a nuisance or hazard. The owner of the enterprise/activity for which the Sign is desired shall have permission of the property owner regarding sign location. Placing directional signs in town or state-owned rights of way is not allowed without the permission of the state or town as appropriate. Each sign shall not exceed two (2) square feet in area, whether wall mounted or freestanding.

- G. Banner signs. Banners approved by the Town Council intended to provide notice of municipal events, elections, referendums, fairs, educational, athletic, or other civic events, may be located above roadways provided such banner(s):
1. Do not cause problems with sight lines or clearance, or cause other traffic hazards;
 2. Do not exceed minimum and or maximum dimensions specified in state regulations;
 3. Are securely attached to permanently installed Town owned poles that comply with design, material, location, installation, height, maintenance, and other applicable regulations; and
 4. Are removed within one week after conclusion of the event.

9.4 Prohibited signs:

- A. Signs with moving parts. Signs which have visible moving parts, including signs which are designed to achieve movement by action of wind currents, or which have mobile or revolving parts, or which have animated parts, are not permitted. Exceptions include: time or temperature devices, barber poles, wind socks, open flags, and welcome flags which contain no advertising.
- B. Flashing signs. These are illuminated or indirectly illuminated signs that incorporate flashing or moving illumination or animation.
- C. Hazards to public safety. These are any signs or sign supports which constitute a hazard to public safety, including signs which by reason of size, location, content, coloring or manner of illumination obstruct the vision of a driver, or obstruct or detract from the visibility or effectiveness of any traffic sign or control device on public streets and roads; or which obstruct free ingress to or egress from a fire escape, door, window or other required exit way; or which make use of words such as "stop", "look", "one way", "danger", "yield", or any similar words, phrases, symbols, lights or characters, in such a manner as to interfere with, mislead, or confuse traffic.
- D. Pennants. String pennants are prohibited, except for the opening of a new business, in which case they shall not exceed fourteen (14) days.
- E. Inflatable signs
- F. Roof mounted signs.
- G. Signs not specifically authorized by these regulations are prohibited.

9.5 Sign Standards for Specific Districts

(All permanent signs require a sign permit unless otherwise noted):

- A. Residential Districts (R-20, R-40, R-60 and MFDD Districts):
- 1) Neighborhood entrance signs---Permanent signs at major entrances to residential developments designed only to identify such developments shall be permitted provided such signs bear no commercial advertising and do not exceed eighteen (18) square feet in area (per side, if Freestanding). Signs shall not be elevated more than one (1) foot from the grade level of the site. A neighborhood or named development may have a sign at each main road entrance, denoting only the name and/or address of the development. It shall be permanently affixed to the ground on private property with permission from the owner. Neighborhood entrance signs may be lighted only by a continuous white down light to reflect the light away from the adjoining property and away from the street(s).
 - 2) Approved commercial uses, excluding home occupations, in a residential zone are permitted one (1) free standing sign. The freestanding sign shall not exceed 18 square feet, shall not be more than 6 feet in height from grade, shall be setback from the property lines as required by

the Area and Bulk Schedule, shall not require a minimum sight window, and shall not interfere with driver sight lines. Internal lighting and EMC's are prohibited, any external lighting shall conform to 9.5B.11.

- B. Commercial and Industrial and Mixed-use Districts
(CM, NC, CIP and I Districts and LCDD, LCTD, GFDD, RCCD).

1) Kiosk-- Kiosks are permitted, as follows:

- (a) The upper sign board of the Kiosk bearing the name of the site, building or business complex shall not exceed thirty-two (32) square feet, and each business on the site, in the building or in the business complex may have one (1) lower sign board under the kiosk top board with a maximum square footage of eight (8) square feet. The overall width of the upper signboard shall not exceed eight (8) feet.
- (b) Kiosks shall be configured so that there is at least a four (4) foot sight window from grade level to the lowest signboard. The top edge of the Kiosk top signboard shall not exceed eighteen (18) feet from grade level. The applicant may request the commission reduce or remove the 4-foot sight window. The commission will evaluate the special characteristics of the sign and its location to determine if the reduction is acceptable and does not present a public hazard.
- (c) Each kiosk shall use an integrated and complementary coloration and lettering style. This is not intended to restrict kiosks to one (1) style throughout Ledyard, only to ensure uniformity of size. It is expected that each site, building, or business complex will have its own uniqueness.
- (d) One (1) kiosk may be erected at each major entrance to the site if separated by a minimum of two hundred (200) feet, in which case they shall count as only one (1) sign.

2) Freestanding Sign

If a kiosk is not being used, one (1) free standing sign is permitted per property which has permitted commercial or industrial uses. Like Kiosks, freestanding signs shall have at least a four (4) foot sight window from grade level to the lower edge. Maximum height is eighteen (18) feet. Maximum area is eighteen (18) square feet per face. A four-foot window from grade level to the lower edge will be required when needed to allow for pedestrian and/or vehicular safety.

3) Wall Mounted Sign

- (a) One (1) wall mounted, single face sign per establishment shall not project more than fifteen (15) inches, and such sign may have a maximum square footage of 200 square feet provided that no such sign shall exceed one half (1/2) the length of the space occupied by the establishment
- (b) Any building with a major parking area located in the rear of the building may have a second wall sign also located in the rear of the building that is limited to twelve (12) square feet. Where two (2) or more wall signs are affixed to one rear wall, the gross display area shall not exceed forty (40) square feet.

4) Hanging Signs

Each commercial use within a structure is permitted one hanging sign no larger than four (4) square feet in sign area (per face). Hanging signs shall protrude perpendicularly from the front of the building. No portion of any such sign shall interfere with pedestrian traffic.

5) Awning signs

A business may have awning signs less than ten (10) square feet in area when such awning is designed to be used for the walkway or main entrance of a business. Individual window awnings shall not contain advertising but may have a monogram not to exceed three (3) letters which may occupy no more than ten percent (10%) or six (6) square feet, whichever is less, of the window awning.

6) Analog clocks, analog time and/or analog temperature displays

Such signs may not exceed eighteen (18) square feet and shall have no advertising on the unit. The same setbacks and heights for signs in the district shall be observed and may use low power indirect illumination by down-lighting only.

7) Digital electronic displays / Digital Electronic Message Centers (EMCs)

EMCs are signs that utilize computer generated messages or some other electronic means of changing copy. These signs include displays utilizing incandescent lamps, LEDs, or LCDs.

- (a) LED, plasma, neon, or flat screen electronic displays are permitted. Such signs may not exceed eighteen (18) square feet per side.
- (b) The same setbacks and heights for other signs in the district shall be observed.
- (c) Only one (1) EMC sign is permitted on a lot for each street on which the development fronts from which the sign is visible unless additional EMCs are approved by a Special Permit approved by the Planning and Zoning Commission.
- (d) LED signs shall have a maximum pixel pitch of 8 mm.
- (e) Digital signs / EMCs shall display only static messages that remain constant in illumination intensity and do not have movement or the appearance or optical illusion of movement. The use of animation, dissolve, fade, flashing, frame effects, scrolling and travel are prohibited
- (f) EMC's shall not operate at a nighttime intensity level of more than 0.3 foot-candles over ambient light as measured at a perpendicular distance of 45 feet at the elevation of the EMC vertical centerline (ISA Summary extract "Recommended Night-Time Brightness Levels for On-Premise Electric Message Centers, EMC's" October 2013)
- (g) Electronic Message Centers shall be equipped with a fully operational light sensor that automatically adjusts the intensity of the EMC according to the intensity of ambient light or be programmed to automatically dim to an acceptable level from one hour before dusk to one hour after dawn.
- (h) EMC's shall not change from one message to another message more frequently than once every thirty (30) seconds.
- (i) EMC's shall be designed to freeze the display in one static position, display a full black screen, or turn off in the event of a malfunction.
- (j) EMC's shall not be authorized until the Land Use Office is provided evidence that best industry practices for eliminating or reducing up light and light trespass were considered and built into the EMC and the EMC complies with items (a) through (i) above.

8) Portable signs and sandwich board Signs

One (1) portable or sandwich board sign is permitted per business address per road frontage, during business hours only, not to exceed nine (9) square feet per side.

9) Window signs

A business may have window signs permanently erected or maintained which are visible to any public street or highway. Any such sign shall not cover more than thirty-percent (30%) of the window in which it is placed.

10) Illumination:

No sign shall be erected or maintained which, by use of lights or illumination, creates a distracting or hazardous condition to a motorist, pedestrian or the public.

- a. No exposed reflective type bulb, par spot or incandescent lamp, which exceeds twenty-five (25) Watts, shall be exposed to direct view from a public street or highway, but may be used for indirect illumination of the display surface of a sign.
- b. When neon tubing is employed on the interior or exterior of a sign, the capacity of such tubing shall not exceed three-hundred (300) milliamperes rating for white tubing, or one-hundred (100) milliamperes rating for any colored tubing.
- c. When fluorescent tubes are used for the interior illumination of a sign, such illumination shall not exceed the illumination equivalent to eight-hundred (800) milliamperes rating tubing behind a Plexiglas face spaced at least 9 inches apart, center to center.

11) Service signs. These are accessory signs incidental to a business or a profession conducted on the premises indicating hours of operation, credit cards, variable pricing, business affiliations and the like, provided the total area of all such signs for a single business does not exceed eighteen (18) square feet.

C. All Districts

1) Exterior bulletin boards on premises of civic buildings. Such signs shall not exceed eighteen (18) square feet total and shall bear no commercial advertising. There shall be not more than one (1) bulletin board per site. Such sign may be indirectly illuminated with low power downward directed lighting. Bulletin boards may have two (2) faces placed back to back which are at no point more than sixteen (16) inches from one another.

2) Farm identification signs. A single permanent sign at an entrance to a farm designed only to identify the farm shall be permitted provided such sign bears no commercial advertising and does not exceed eighteen (18) square feet in area (per side, if freestanding). The sign shall not interfere with driver sight lines.

- 1) Off-Site Directional Signs: Off-Site directional signs are allowed provided the nature and location of such signs do not create a nuisance or hazard. The owner of the enterprise/activity for which the Sign is desired shall have permission of the property owner regarding sign location. Placing directional signs in town or state-owned rights of way is not allowed without the permission of the state or town as appropriate. Each sign shall not exceed two (2) square feet in area, whether wall mounted or freestanding.

9.6 Application for Sign Permit for a Permanent Sign

A) Permanent new signs, relocation of signs, and modifications to existing signs require an application for a sign permit be made on forms provided by the Zoning Official, and shall include the following information:

1. Dimensions of the proposed sign. The size of the proposed sign (area, height, width, thickness), illumination and material from which it is to be constructed.
2. Detailed drawing of the proposed sign. A detailed drawing showing the construction details of the sign and showing the position of lighting or other extraneous devices and support structures.

3. Site plan of proposed sign. A site plan showing the location of the sign in relation to the building and all property lines and streets. (Reference §6.6-B-(5)).

- B) The replacement of a sign face with a different replacement sign face does not require a sign permit.
- C) The Commission will review all applications for internally lit or digital electronic signs and EMCs. Such reviews may, at the request of the applicant, be included as part of a site plan review or special permit application for the property
- D) The repainting, changing of parts, or preventive maintenance of lawful signs, with no change in location, design, or structure, shall not be deemed an alteration and does not require a Sign Permit.
- E) The permanent removal of sign face illumination does not require a sign permit.

9.7 Lawful Non-Conforming Signs.

Existing signs installed prior to the adoption of the Zoning Regulations (October 11, 1963 as amended) of a size, type, or location currently not permitted in the District in which they are situated, or which do not conform to all the provisions of these regulations, will be considered lawful non-conforming structures under this Section. Any increase in size shall be deemed to be an enlargement or extension producing an unlawful increase in non-conformity. Non-conforming signs shall not be relocated to any other location.

It may require certification from the manufacturer, distributor or technical expert in order to determine compliance of a proposed sign to any regulation contained herein.

10.0 OFF-STREET PARKING AND LOADING

10.1 General Requirements

- A. Applicability. Off-street parking and loading shall be provided in accordance with this Section for any building or use hereafter erected, established, enlarged, increased, or exchanged. Parking and loading space shall be maintained and shall not be encroached upon so long as said principal building or use remains, unless an equivalent number of such spaces is provided elsewhere in conformance with these regulations and approved by the Commission.
- B. Minimum Area. For the purpose of this regulation, an off-street parking space is an all-weather surfaced area having a width of not less than 9 feet and a length of not less than 18 feet and shall be measured on an axis parallel with the vehicle after it is parked. The required area is to be exclusive of driveways and shall be permanently reserved for the temporary parking of one automobile.

10.2 Residential Districts (R-20, R-40, R-60)

Dwelling, multiple family (apts, condos)	2 per unit minimum
Dwelling, single family	2 minimum
Dwelling, single family attached (duplex)	4 minimum

10.3 Ledyard Center Districts (LCDD, LCTD) and Gales Ferry Design District (GFDD)

- A. See "Parking Table"
- B. Off-street parking shall meet the following requirements:
- (1) Off-street surface parking lots shall be set back a minimum of ten (10) feet from the sidewalk line.
 - (2) Circular drives are prohibited except for civic buildings.
 - (3) Off-street parking areas in front of buildings are discouraged. New parking areas should be located to the side and rear of the building, unless the applicant can adequately demonstrate limitations with the land, due to topography, septic requirements, right of way, easements, corner lots or any other limitations that the Commission may agree to.
 - (4) If necessary, parking may be allowed in front of a new building, provided:
 - a) Sufficient protection is provided to separate pedestrian traffic from vehicular traffic in the form of low walls, bollards, natural stone curbing
 - b) Pedestrian access to the building from the sidewalk is protected from the vehicular traffic and well-marked with bollards, raised crosswalks or other means to ensure walkable access to the building is prioritized
 - (5) Curb cuts shall be minimized using shared driveways, or rear driveway connections.
 - (6) Parking areas shall be screened/buffered. Stonewalls, hedges, or evergreen screens a minimum of 3 feet high are required along front, side and rear property lines. Fences used for screening shall only be installed behind the front building setback line.
 - (7) For mixed uses with different parking requirements occupying the same building or premises, the number of parking spaces required shall equal the sum of the requirements of the individual uses computed separately, unless (i) the Commission finds that the proposed capacity will substantially help achieve the purpose of these regulations; or (ii) in mixed-use development, there are two or

more uses, which have differences in their principal operating hours, thereby allowing the utilization of the same parking spaces.

- (8) Where parking or outdoor sales display areas are in front of the building, a buffer strip not less than twelve feet wide along the front lot line shall be green space, seeded or otherwise planted or landscaped. A six (6) inch curb or bituminous concrete or other similar material shall protect such strips.
- (9) Each required parking space, exclusive of drives and aisles, shall be striped and shall be served by an aisle between rows of parking spaces.

10.4 Commercial, Industrial, & Special Use Districts (I, CM, NC, CIP)

- A. See "Parking Table"
- B. Any use permitted in a Commercial District (CM, NC, or CIP) and not specifically mentioned in the parking table requires one (1) space per one hundred fifty (150) square feet of gross floor area plus one (1) space per major shift employee.
- C. Any use permitted in an Industrial District (I) and not specifically mentioned in the parking table: one (1) space per major shift employee.

10.5 Shared Parking

- A. The sharing of parking lots for different structures and uses is encouraged.

10.6 Assisted Living for Seniors

- A. One (1) parking space shall be required for each detached dwelling unit, plus
- B. One (1) parking space shall be required for every two (2) attached dwelling units, plus
- C. One (1) visitor parking space shall be required for every three (3) dwelling units, plus
- D. One (1) parking space shall be required for each employee employed on both of the two (2) largest shifts.

10.7 Bed and Breakfasts

- A. There shall be at least two (2) off-street parking spaces designated on the site plan for the owner and one (1) additional off-street parking space for each guest room.
- B. Parking for all guests shall be located behind the principal structure, or naturally screened by a combination of distance and vegetation.

10.8 Country Inn

- A. There shall be at least two (2) off-street parking spaces designated on the site plan for the owner and one (1) additional off-street parking space for each guest room. In addition, there shall be one (1) additional off-street parking space for each employee on the largest shift.
- B. All parking shall be screened by principal site structures, or by a combination of distance and vegetation.

10.9 Home Occupations

- A. No more than one (1) motor vehicle, not in excess of a seventeen thousand (17,000) pound gross weight rating, used in support of the Home occupation, may be parked outdoors on the normal parking area of the premises. No vehicles used in the business shall be parked on the street.
- B. Employees, customers, clients, students, and vendors shall park off the street.

PARKING TABLE - Minimum required spots per use	
Accessory Apartment	1 + principal use
Adult day care	1 per 8 clients
Child day care center	2 per 6 children
Civic buildings	2 per 1000 sq. ft. of gross floor area
Clubs	4 per 1000 sq. ft. of gross floor area
Dwelling, multiple family (apts, condos)	2 per unit
Dwelling, single family	2
Dwelling, single family attached (duplex)	4
Farm stand (Accessory use to a farm)	3
Financial institution	2 per 1000 sq. ft. of gross floor area
Funeral homes & undertaking	1 per 150 sq. ft. of gross floor area + 1 per shift employee
Gov. institution, library, philanthropic, offices	2 per 1000 sq. ft. of gross floor area
Group day care home	1 per 4 clients max, 1 per 8 clients min
Hotel	1 per guest room
Kennel	1 per 1000 sq. ft. of gross floor area
Medical and dental clinic	2 per 1000 sq. ft. of gross floor area
Mixed (office/retail down, residential up)	2 per dwelling unit + primary use
Motel	1 per guest room
Motor vehicle body repair & painting	2 per 1000 sq. ft. of gross floor area
Museums, art gallery, cultural institution	1 per 1000 sq. ft. of gross floor area
Nurseries, incl. retail and wholesale	1 per 1000 sq. ft. of gross floor area
Nursing home & residential care home	2 per 1000 sq. ft. of gross floor area
Office	2 per 1000 sq. ft. of gross floor area
Personal service establishments	2 per 1000 sq. ft. of gross floor area
Power equipment & utility trailer sales	1 per 1000 sq. ft. of gross floor area
Religious use	1 per 5 seats in area used for services
Repair shops (radio, tv, shoes, computers, etc)	1 per 1000 sq. ft. of gross floor area
Restaurant, excluding fast food	6 per 1000 sq. ft. of gross floor area
Restaurant, including fast food	2 per 1000 sq. ft. of gross floor area
Retail sales	1 per 1000 sq. ft. of gross floor area
Self--storage	1 space per 20 storage units
Shopping center, Business Center	3 per 1000 sq. ft. of gross floor area
Theater, indoor (including multiplex)	1 per 5 seats + 1 per employee
Vehicle dispatching and repair -- inside	2 per 1000 sq. ft. of gross floor area
Veterinary office & clinic -- indoor	2 per 1000 sq. ft. of gross floor area

11.0 ALTERNATIVE ENERGY SYSTEMS

11.1 Small Wind Energy Systems

- A. Purpose: To allow for on-site wind generation of electricity for personal use while:
- (1) Protecting nearby properties from acoustic nuisance and a reduction in property values;
 - (2) Reducing the potential of damage to neighboring properties in the event of a system failure;
 - (3) Reducing the potential of injury to wildlife;
 - (4) Protecting scenic vistas, nature preserves, and scenic roadways.
- B. Applicability. These regulations are applicable to Small Wind Energy Systems designed for on-site residential, farm, and small private commercial uses. "Small Wind Energy System" means a wind energy system that
- (1) is used to generate electricity;
 - (2) has a nameplate capacity of 50 kilowatts or less; and
 - (3) has a tower height of 100 feet or less.
 - (a) "Tower" means the monopole, freestanding, or guyed structure that supports a wind generator.
 - (b) "Total height" means the vertical distance from ground level to the tip of a wind generator blade when the tip is at its highest point.
 - (4) "Wind energy system" means equipment that converts and then stores or transfers energy from the wind into usable forms of energy. This equipment includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries or other component used in the system.
- C. A small wind energy system as defined in these zoning regulations, is permitted in accordance with the Schedule of Uses, provided the following regulations are met:
- (1) A Small Wind Energy System shall provide electricity only in support of a principal or accessory use of the parcel on which it is located.
 - (2) A maximum of one (1) Small Wind Energy System shall be allowed on any parcel.
 - (3) Setbacks. A wind tower for a Small Wind Energy System shall be set back a distance equal to its total height (including its top rotor tip) from:
 - (a) any public road right of way.
 - (b) any overhead utility lines
 - (c) all property lines.
 - (4) Small Wind Energy Systems, including towers or alternative turbine support structures, and supporting guy wires (if any), shall not be located in any front yard or encroach on any setbacks.
 - (5) Intentionally Left Blank
 - (6) The small wind energy system shall be designed and sited such that entry onto abutting property is not required for its installation, removal, maintenance, or repair. A Small Wind Energy System shall not be permitted if it requires an easement OR variance for installation, removal, noise, electromagnetic interference, fall radius, maintenance, replacement, or other purpose.

- (7) Access.
 - (a) All ground mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.
 - (b) The tower shall be designed and installed so as to not provide step bolts or a ladder readily accessible to the public for a minimum height of 8 feet above the ground.
- (8) Electrical Wires. All electrical wires associated with a small wind energy system, other than wires necessary to connect the wind generator to the tower wiring, the tower wiring to the disconnect junction box, and the grounding wires shall be located underground.
- (9) Lighting. A wind tower and generator shall not be artificially lighted unless such lighting is required by the Federal Aviation Administration.
- (10) Appearance, Color, and Finish. The wind generator and tower shall remain painted or finished the color or finish that was originally applied by the manufacturer, unless approved in the zoning permit.
- (11) Signs. All signs, other than the manufacturer's or installer's identification, appropriate warning signs, or owner identification on a wind generator, tower, building, or other structure associated with a small wind energy system visible from any public road shall be prohibited.
- (12) Expiration. A permit issued pursuant to this ordinance shall expire if:
 - (a) The small wind energy system is not installed and functioning within 24-months from the date the permit is issued; or,
 - (b) The small wind energy system is out of service or otherwise unused for a continuous 12-month period.

D) Abandonment.

- (1) A small wind energy system that is out-of-service for a continuous 12-month period will be deemed to have been abandoned. The ZEO may issue a Notice of Abandonment to the owner of a small wind energy system that is deemed to have been abandoned. The Owner shall have the right to respond to the Notice of Abandonment within 30 days from Notice receipt date. The ZEO shall withdraw the Notice of Abandonment and notify the owner that the Notice has been withdrawn if the owner provides information that demonstrates the small wind energy system has not been abandoned.
- (2) If the small wind energy system is determined to be abandoned, the owner of a small wind energy system shall remove the wind generator from the tower at the Owner's sole expense within 3 months of receipt of Notice of Abandonment. If the owner fails to remove the wind generator from the tower, the ZEO may pursue a legal action to have the wind generator removed at the Owner's expense.

E. Application Requirements:

- (1) The proposed small wind energy system design is required to be certified by a recognized national safety program such as Underwriter Laboratories or the equivalent.
- (2) The application shall be accompanied by a site plan drawn to scale showing
 - (a) Property lines and physical dimensions of the property
 - (b) Location, dimensions, and types of existing major structures on the property
 - (c) Location of the proposed wind system tower
 - (d) The right-of-way of any public road that is contiguous with the property;
 - (e) Any overhead utility lines;

- (f) Wind system specifications, including manufacturer and model, rotor diameter, tower height, tower type (freestanding or guyed)
 - (g) Tower foundation blueprints or drawings
 - (h) Tower blueprint or drawing
- (3) The application shall include the make, model, year, specifications, noise level charts, power output, maintenance requirements, and an overview description of the proposed Small Wind Energy System, including footings, tower, rotor or blade system, the associated control or conversion electronics, the generator, the minimum and maximum heights above ground of the turbine blade tips, and appropriate drawings illustrating such dimensions of the various structural components.
- (4) Sufficient information to show that the proposed site shall have sufficient access to unimpeded air flow for adequate operation in accordance with the Siting Handbook for Small Wind Energy Conversion Systems, PNL-2521, or other nationally recognized reference.
- (5) Sufficient information to show that noise generated by the Small Wind Energy System will comply at the nearest property line with requirements of the Connecticut Regulations for the Control of Noise and Connecticut General Statutes Title 22a (Environmental Protection) Chapter 442 (Noise Pollution Control).

11.2 Solar Energy Systems

- A. Ground mounted and roof mounted solar energy systems constitute “development” and should satisfy the purpose and intent of the Design Guidelines if located in the Ledyard Center Design District or Gales Ferry Design District.
- B. Septic System Avoidance – The Solar Energy System shall not be located over a septic system, leach field area or identified reserve area unless approved by the CT Department of Energy and Environmental Protection or their authorized agent;
- C. Floodplain Avoidance – If located in a floodplain as designated by FEMA, or an area of known localized flooding, all panels, electrical wiring, automatic transfer switches, inverters, etc. shall be located above the base flood elevation; and, shall not otherwise create a fire or other safety hazard.

11.2.1 Solar Energy Systems as an Accessory Use (Small Solar Systems)

- A. Accessory Solar Energy Systems are ground mounted or rooftop systems that provide energy primarily for on-site use and are permitted as Accessory Uses in all zones. Rooftops or ground mounted systems covering developed parking areas or other hardscape areas are encouraged as preferred locations for a Solar Energy System. The following requirements regulate the installation and use of accessory solar energy systems:
 - (1) Location requirements: Accessory solar energy buildings or structures are permitted subject to the following conditions:
 - (a) No solar energy building or structure shall be permitted in any front yard
 - (b) Solar energy buildings or structures are permitted in the side and rear yard provided they meet the setback requirements.
 - (c) The total of all solar energy buildings or structures shall not occupy more than forty percent (40%) of the side plus rear yards.
 - (d) No freestanding accessory solar energy building or structure shall exceed fifteen (15) feet in height.

11.2.1 Solar Energy Systems as a Principal Use (Large Solar Systems)

- A. Solar Energy Systems are allowed as a principal use as listed in the Schedule of Permitted Uses.
- B. Solar Energy Systems must meet all Bulk requirements of the applicable zone.
- C. All electrical and control equipment shall be labeled and secured to prevent unauthorized access.
- D. A minimum 10-foot-wide buffer/screening of minimum 6-foot height shall be provided to abutting properties/parcels.

12.0 NATURAL RESOURCES

12.1 Coastal Area Management (CAM)

- A. Purpose: All buildings, uses, and structures fully or partially within the coastal boundary, as defined in Chapter 444, §22a-94 of the Connecticut General Statutes and depicted on the Town of Ledyard Zoning Map, shall be subject to the Coastal Site Plan review requirements and procedures in Sections 22a-105 through 22a-109 of the Connecticut General Statutes.
- B. The following applications are subject to the Coastal Site Plan review requirements and procedures if located fully or partially within the coastal area:
- (1) Site plans submitted to the Commission in accordance with §22a-109 of the Connecticut General Statutes,
 - (2) Applications for a special permit submitted to the Commission in accordance with §8-2 of the Connecticut General Statutes and §7.0 of these regulations,
 - (3) Applications for a variance submitted to the Zoning Board of Appeals in accordance with subdivision (3) of §8-6 of the Connecticut General Statutes and §15.9 of these regulations, and
 - (4) A referral of a proposed municipal project to the Planning & Zoning Commission in accordance with §8-24 of the Connecticut General Statutes.
- C. The following activities are hereby exempted from Coastal Site Plan review requirements under the authority of subsection (b) of §22a-109 of the Connecticut General Statutes:
- (1) Gardening, grazing, and the harvesting of crops,
 - (2) Minor additions to, or modifications of, existing Buildings or Accessory Buildings,
 - (3) Construction of new or modification of existing Structures incidental to the enjoyment and maintenance of residential property including, but not limited to, walks, terraces, driveways, tennis courts, and accessory buildings,
 - (4) Construction of new, or modification of existing, on-premise fences, walls, pedestrian walks and terraces, underground utility connections, essential electric, gas, telephone, water and sewer service lines, signs and such other minor structures as will not substantially alter the natural character of coastal resources as defined by §22a-93 (7) of the Connecticut General Statutes,
 - (5) Construction of a single-family dwelling except in or within one hundred (100) feet of the following coastal resource areas as defined by §22a-93 (7) of the Connecticut General Statutes: tidal wetlands, coastal bluffs and escarpments, and beaches and dunes,
 - (6) Activities conducted for the specific purpose of conserving or preserving soil, vegetation, water, fish, shellfish, wildlife, and other coastal land and water resources,
 - (7) Interior modifications to buildings, and
 - (8) Minor change in uses of buildings, structures, or property, except those changes occurring on properties adjacent to or abutting coastal waters.
- D. Coastal Site Plan. In addition to meeting the other requirements of these regulations, all applicants for zoning permits, special permits, or variances relating to uses proposed for location fully or partially within the coastal area shall submit a Coastal Site Plan which shall accomplish the following:
- (1) Show the location and spatial relationship of coastal resources on and contiguous to the site;
 - (2) Describe the entire project with appropriate plans, indicating project location, design, timing and methods of construction;

- (3) Assess the capability of the resources to accommodate the proposed use;
 - (4) Assess the suitability of the project for the proposed site;
 - (5) Evaluate the potential beneficial and adverse impacts of the project and describe proposed methods to mitigate adverse effects on coastal resources; and
 - (6) Demonstrate that the adverse impacts of the proposed activity are acceptable and demonstrate that such activity is consistent with the goals and policies in §22a-92 of the Connecticut General Statutes.
- E. Coastal Site Plan Review. In addition to any other applicable site plan review criteria prescribed by these Zoning Regulations as set out in §6.0, a Coastal Site Plan required under this Section shall be reviewed and may be modified, conditioned, or denied in accordance with the procedures and criteria listed in this Section of these Zoning Regulations.
- (1) The Commission may, at its discretion, hold a public hearing on any Coastal Site Plan submitted to it for review.
 - (2) In determining the acceptability of potential adverse impacts of the proposed activity described in the Coastal Site Plan on both the coastal resources and the future water dependent development opportunities, the Commission shall:
 - (a) Consider the characteristics of the site, including the location and condition of any coastal resources defined in §22a-93 of the Connecticut General Statutes;
 - (b) Consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; and
 - (c) Follow all applicable goals and policies stated in §22a-92 of the Connecticut General Statutes and identify any conflicts between the proposed activity and any goal or policy. When approving, modifying, conditioning or denying a Coastal Site Plan based on the criteria herein prescribed, the Commission shall state, in writing, the findings and reasons for its action and shall send a copy of any decision by certified mail to the person who submitted such plan within fifteen (15) days after such decision is rendered.
 - (3) In approving any activity proposed in a coastal area, the Commission shall make a written finding that the proposed activity, with any conditions or required modification:
 - (a) Is consistent with all applicable goals and policies in §22a-90 of the Connecticut General Statutes; and
 - (b) Incorporates as conditions or modifications all reasonable measures that would mitigate the adverse impacts of the proposed activity on both coastal resources and future water-dependent development activities.
- F. Bond. As a condition to a Coastal Site Plan approval, the Commission may require a bond or other surety or financial security arrangement to secure compliance for any public improvements stated in its approval of the plan.
- G. Violations. Any activity within the defined coastal area not exempt from Coastal Site Plan review pursuant to §12.1(C) above, which occurs without having received a lawful approval from the Commission under all the applicable procedures and criteria prescribed by these Zoning Regulations or which violates the terms and conditions of such approval, shall be deemed a public nuisance and appropriate legal remedies will be taken by the Commission for the abatement of such nuisance.
- H. Time Limitations. Whenever the approval of the Coastal Site Plan is the only requirement to be met or remaining to be met under these regulations for a proposed building use or structure, a decision on an application for approval of such site plan shall be rendered within sixty-five (65) days after receipt of such

plan. The applicant may consent to one (1) or more extensions of such period, provided the total period of any such extension or extensions shall not exceed one (1) additional sixty-five (65) day period per CGS §8-7d(b), or may withdraw such plan.

12.2 Soil Erosion and Sediment Control Plan

- A. In accordance with Connecticut General Statutes. §22a-325 to 22a-329 inclusive, a Soil Erosion and Sediment Control Plan shall be submitted with any application for development when the disturbed area of such development is cumulatively more than one-half (1/2) acre. The Soil Erosion and Sediment Control Plan shall, in mapped and narrative form, contain proper measures to be taken to control erosion and sedimentation during and after construction. The Soil Erosion and Sediment Control Plan shall be based on the "Connecticut Guidelines for Soil Erosion and Sediment Control," (1985) as amended.
- B. Site plan Requirements: See §6.6.
- C. Approval. After review of the Soil Erosion and Sediment Control Plan by the Commission or its designated agent, the appropriate authority shall certify, modify and certify, or deny that the Soil Erosion and Sediment Control Plan complies with these regulations. A vote of the Commission to approve a site plan shall mean Certification of the Soil Erosion and Sediment Control Plan as well. Prior to Certification, any plan submitted to the Commission may be referred to any agency deemed appropriate by the Commission, for recommendations concerning the Soil Erosion and Sediment Control Plan, provided such review shall be completed within thirty (30) days of the receipt of such plan.
- D. Bond. The estimated costs of measures required to control soil Erosion and sedimentation, as specified in the certified plan, may be covered in the performance bond or other insurance acceptable to the Commission.
- E. Inspection. The Commission or its designated agent shall periodically conduct inspections, or periodic reviews, to verify compliance with the certified plan and that Erosion and sediment control measures are properly installed, maintained and performing as designed. The Commission or its designated agent may require the applicant to submit progress reports which show that soil erosion and sediment control measures and facilities have been performed or installed according to the certified plan and are being correctly operated and maintained.

12.3 Flood Protection

- A. Purpose: To promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas. The flood hazard areas of the Town of Ledyard are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- B. Definitions. Unless specifically defined below, words or phrases used in this regulation shall be interpreted to give them the meaning they have in common usage and to give this ordinance it's most reasonable application.
 - (1) AREA OF SPECIAL FLOOD HAZARD: The land in the floodplain within a community subject to one percent (1%) or greater chance of flooding in any given year.
 - (2) BASE FLOOD: The flood having a one percent (1%) chance of being equaled or exceeded in any given year.
 - (3) BASE FLOOD ELEVATION (BFE): Is the elevation of the crest of the base flood or 100-year flood. The height in relation to mean sea level expected to be reached by the waters of the base flood at pertinent points in the floodplains of coastal and riverine areas.
 - (4) BASEMENT: Is any area of the building having its floor subgrade (below ground level) on all sides.

- (5) **EXISTING MANUFACTURED HOME PARK OR SUBDIVISION:** For this Section only, a manufactured home park or subdivision for which the construction of facilities for servicing the lots of which the manufactured homes are to be affixed (including, as a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before March 11, 1981, the effective date of the floodplain management regulations adopted by the community.
- (6) **EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION:** For this Section only, means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
- (7) **FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA):** The federal agency that administers the National Flood Insurance Program (NFIP).
- (8) **FINISHED LIVING SPACE:** For this Section only, means, as related to fully enclosed areas below the base flood elevation (BFE), a space that is, but not limited to, heated and/or cooled, contains finished floors, (tile, linoleum, hardwood, etc.), has sheetrock walls that may or may not be painted or wallpapered, and other amenities such as furniture, appliances, bathrooms, fireplaces and other items that are easily damaged by floodwaters and expensive to clean, repair or replace.
- (9) **FLOOD or FLOODING:** A general and temporary condition of partial or complete inundation of normally dry land areas from either the overflow of inland or tidal waves, or the unusual and rapid accumulation/runoff of surface waters from any source.
- (10) **FLOOD INSURANCE RATE MAP (FIRM):** An official map of a community, on which the National Flood Insurance Program Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community.
- (11) **FLOOD INSURANCE STUDY:** An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide and/or flood related erosion hazards.
- (12) **FLOODWAY:** The channel of a river or other watercourse and the adjacent land areas that must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.
- (13) **FUNCTIONALLY DEPENDENT USE OR FACILITY:** A use or facility that cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities. The term does not include seafood processing facilities, long-term storage, manufacturing, sales or service facilities.
- (14) **LOWEST FLOOR:** The lowest floor of the lowest enclosed area (including basement).
- (15) **MANUFACTURED HOME:** For purposes of the National Flood Insurance Program, means a structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle".
- (16) **MANUFACTURED HOME PARK OR SUBDIVISION:** For this Section, means a parcel or contiguous parcels of land divided into two (2) or more manufactured home lots for rent or sale.
- (17) **MARKET VALUE:** For this Section, means the value of the structure as determined by the appraised value prior to the start of the initial repair or improvement, or in the case of damage, the value of the structure prior to the damage occurring.

- (18) **MEAN SEA LEVEL:** For purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.
- (19) **NEW CONSTRUCTION:** The purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after March 11, 1981, the effective date of floodplain management regulations adopted by the community and includes any subsequent improvements to such structures.
- (20) **NEW MANUFACTURED HOME PARK OR SUBDIVISION:** For the purpose of this Section, means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after March 11, 1981, the effective date of the floodplain management regulation adopted by the community.
- (21) **STRUCTURE:** For floodplain management purposes, a walled and roofed building which is principally above ground, including a manufactured home, a gas or liquid storage tank, or other man-made facilities or infrastructures.
- (22) **SUBSTANTIAL DAMAGE:** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.
- (23) **SUBSTANTIAL IMPROVEMENT:** For this Section, any combination or repairs, reconstruction, alteration, or improvements to a structure, taking place during a one (1) year period, in which the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to the damage occurring. This term includes structures that have "substantial damage," regardless of the actual repair work performed. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, if that alteration affects the external dimensions of the structure. The term does not, however, include any project for improvement of a structure required to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the Zoning Official and are solely necessary to assure safe living conditions.
- (24) **VARIANCE:** A grant of relief by a community from the terms of the floodplain management regulation that allows construction in a manner otherwise prohibited and where specific enforcement would result in unnecessary hardship.
- (25) **VIOLATION:** Failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without required permits, lowest flood elevation documentation, flood-proofing certificates or required floodway encroachment calculations is presumed to be a violation until such time as that documentation is provided.
- (26) **WATER SURFACE ELEVATION:** The height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.
- C. **General provisions.** These regulations shall apply to all areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study (FIS) for New London County, Connecticut, dated July 18, 2011 (as may be amended from time to time), and accompanying Flood

Insurance Rate Maps (FIRM), dated July 18, 2011 (as may be amended from time to time), and other supporting data applicable to the Town of Ledyard are adopted by reference and declared to be a part of these regulations.

- (1) Since mapping is legally adopted by reference to this regulation, it must take precedence when more restrictive until such time as a map amendment or map revision is obtained from FEMA.
 - (2) The area of special flood hazard includes any area shown on the FIRM as Zones A and AE, including areas designated as a floodway on a FIRM.
 - (3) Areas of special flood hazard are determined utilizing the base flood elevations (BFE) provided on the flood profiles in the FIS for a community. BFEs provided on a FIRM are only approximate (rounded up or down) and should be verified with the BFEs published in the FIS for a specific location.
 - (4) A Zoning Permit shall be required in conformance with the provisions of this regulation prior to the commencement of any development activities.
 - (5) The degree of flood protection required by this regulation is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering consideration and research. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes.
 - (6) This regulation does not imply or guarantee that land outside the Special Flood Hazard Area or uses permitted in such areas will be free from flooding and flood damages.
 - (7) This regulation shall not create liability on the part of the Town of Ledyard or by any officer or employee thereof for any flood damages that result from reliance on this regulation or any administrative decision lawfully made thereunder.
 - (8) The Town of Ledyard, its officers and employees shall assume no liability for another person's reliance on any maps, data or information provided by the Town of Ledyard.
 - (9) These regulations are not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this regulation and another ordinance, regulation, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- D. Duties and responsibilities of the Commission or its Designated Agent shall include, but not be limited to:
- (1) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding;
 - (2) Advise permitted that additional Federal or State permits may be required and notify adjacent communities and the Department of Environmental Protection, Water Resources Unit prior to any alteration or relocation of a watercourse;
 - (3) Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished;
 - (4) Record the elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved or flood-proofed structures. When flood proofing is utilized for a particular structure the Zoning Official shall obtain certification from a Licensed Professional Engineer or architect;
 - (5) When base flood elevation data or floodway data have not been provided, then the Zoning Official shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source to administer the provisions of Sections 12.3(E); and

- (6) Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard, the Zoning Official shall make the necessary interpretation. All records pertaining to the provisions of this regulation shall be maintained in the Zoning Office.

E. Provisions for flood hazard reduction:

- (1) General standards. In all areas of special flood hazard the following provisions are required:
- (a) New construction and substantial improvements. New construction and substantial improvements shall be:
 - (i) Anchored to prevent flotation, collapse, or lateral movement of the structure,
 - (ii) Constructed with materials and utility equipment resistant to flood damage, and
 - (iii) Constructed by methods and practices to minimize flood damage.
 - (b) Water supply and sanitary sewage systems:
 - (i) New and replacement Water Supply Systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
 - (ii) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the system into floodwaters.
 - (iii) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.
 - (c) Manufactured homes. All manufactured homes to be placed within Zones A and AE on the Town's Flood Insurance Rate Map shall be installed using methods and practices that minimize flood damage. For the purposes of this requirement:
 - (i) Manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement.
 - (ii) Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors.
 - (d) Utilities. Electrical, heating, ventilation, plumbing, air conditioning equipment, HVAC ductwork, and other service facilities, or any machinery or utility equipment or connections servicing a structure shall be elevated to or above the base flood elevation (BFE) to prevent water from entering or accumulating within the components during conditions of flooding. This includes, but is not limited to, furnaces, oil or propane tanks, air conditioners, heat pumps, hot water heaters, ventilation ductwork, washer and dryer hook-ups, electrical junction boxes, and circuit breaker boxes.
- (2) Specific standards. In all areas of special flood hazard where base flood elevation data has been provided, as set forth in §12.3(C) or as determined in §12.3(D)(5), the following provisions, in addition to those in §12.3(E)(1), are required:
- (a) Residential structures: New construction or substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above the base flood elevation.
 - (b) Non-residential structures:
 - (i) New construction, substantial improvement of any commercial, industrial, or non-residential structure located in a Special Flood Hazard Area shall have the lowest floor, including basement, elevated to or above the level of the base flood elevation.

- (ii) Flood proofing. Non-residential structures located in all A and AE Zones may be flood proofed in lieu of being elevated provided that together with all attendant utilities and sanitary facilities the areas of the structure below the required elevation are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy.
 - (iii) A Licensed Professional Engineer or Architect shall review and/or develop structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with acceptable standards of practice for meeting the provisions of this subsection.
 - (c) Manufactured homes shall:
 - (i) Have the lowest floor elevated to or above the base flood elevation.
 - (ii) Be placed on a permanent foundation which is securely anchored and to which the structure is securely anchored. This includes manufactured homes located outside a manufactured home park or subdivision, in a new manufactured home park or subdivision, in an existing manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision, or on a site in an existing park which a manufactured home has incurred substantial damage as a result of flood.
 - (d) Recreational vehicles placed on sites in all A and AE Zones shall either:
 - (i) Be on a site for fewer than one hundred and eighty (180) consecutive days,
 - (ii) Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions, or
 - (iii) Meet the permit requirements of this Section and the elevation and anchoring requirements for "manufactured homes" in §12.3(E)(1)(C) of the General Standards Section.
 - (e) In AE Zones where base flood elevations have been determined, but before a floodway is designated, it is required that no new construction, substantial improvement, or other development (including fill) be permitted which would increase base flood elevations more than one (1) foot at any point in the community when all anticipated development is considered cumulatively with the proposed development.
- (3) Floodways:
 - (a) In areas where floodways have been designated or determined, these regulations shall prohibit encroachments, including fill, new construction, substantial improvements and other developments within the floodway unless demonstrated through hydraulic and hydrologic analysis performed in accordance with standard engineering practice and certified by a Licensed Professional Engineer that encroachments shall not result in any (0.00) increase in flood levels during occurrence of the base flood discharge.
 - (b) When utilizing data other than that provided by the Federal Emergency Management Agency, the following standard applies: select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood, without increasing the water surface elevation of that flood more than one (1) foot at any one (1) point.

- F. Variances. The Zoning Official shall maintain a record of all flood protection variance actions, including justification for their issuance, and report such variances issued in the annual report submitted to the National Flood Insurance Program Administrator.
- (1) An applicant for a variance to this Section shall be notified by the Zoning Official that the issuance of a variance to construct a structure below the base flood level will result in increased rates for insurance coverage up to amounts as high as twenty-five dollars (\$25.00) for one hundred dollars (\$100.00) of insurance coverage, and that such construction shall be maintained with a record of all flood protection variance actions.
 - (2) A variance shall not be granted if the Zoning Board of Appeals determines that:
 - (a) No exceptional hardship would result from the failure to grant the variance, and
 - (b) Granting of the variance would result in increased flood heights, additional threats to public safety, extraordinary public expenses, or creation of nuisances.
- G. Equal Conveyance. Within the floodplain, except those areas that are tidally influenced, as designated on the Flood Insurance Rate Map (FIRM) for Ledyard, encroachments resulting from filling, new construction or substantial improvements involving an increase in footprint of the structure is prohibited.
- (1) Exception: If the applicant provides certification by a licensed professional engineer demonstrating, with supporting hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that such encroachments will not result in any (0.00 feet) increase in flood levels (base flood elevation).
 - (2) Work within the floodplain and the land adjacent to the floodplain, including work to provide compensatory storage, shall not be constructed in such a way to cause an increase in flood stage or flood velocity.
- H. Compensatory storage. The water holding capacity of the floodplain, except in those areas that are tidally influenced, shall not be reduced. Any reduction caused by filling, new construction, or substantial improvements involving an increase in the footprint to the structure, shall be compensated for by deepening and/or widening of the floodplain.
- (1) Storage shall be:
 - (a) Provided on-site, unless easements have been gained from adjacent property owners,
 - (b) Provided within the same hydraulic reach and a volume not previously used for flood storage, and/or
 - (c) Hydraulically comparable and incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Compensatory storage can be provided off-site if approved by the municipality.
- I. Above ground storage tanks. Above ground storage tanks (oil, propane, etc.) which are located outside or inside of the structure must either be elevated above the base flood elevation (BFE) on a concrete pad, or be securely anchored with tie-down straps to prevent flotation or lateral movement, have the top of the fill pipe extended above the BFE, and have a screw fill cap that does not allow for the infiltration of flood water.
- J. Portion of structure in flood zone. If any portion of a structure lies within the Special Flood Hazard Area (SFHA), the entire structure is considered to be in the SFHA.
- (1) The entire structure includes any attached additions, garages, decks, sunrooms, or any other structure attached to the main structure.

- (2) Decks or porches that extend into a more restrictive flood zone will require the entire structure to meet the standards of the more restrictive zone.
- K. Structures in two flood zones. If a structure lies within two or more flood zones, the construction standards of the most restrictive zone apply to the entire structure (i.e., V zone is more restrictive than A zone; structure must be built to the highest BFE).
 - (1) The structure includes any attached additions, garages, decks, sunrooms, or any other structure attached to the main structure.
 - (2) Decks or porches that extend into a more restrictive zone will require the entire structure to meet the requirements of the more restrictive.

12.4 Soil, Gravel and Stone Removal

- A. Filling, excavating, or the relocation of 300 cubic yards or more of topsoil, sand, gravel, clay, stone or other materials in any district is allowed by special permit and requires a Plan of Operation.
- B. Filling, excavating, or the relocation of less than 300 cubic yards of topsoil, sand, gravel, clay, stone or other materials in any district is allowed by a zoning permit issued by the Zoning Official
- C. The purpose of these regulations is to insure that (1) the landscape is not needlessly marred during and after operations, (2) the work will not be a source of dust, pollution, and/or siltation, (3) the site will not be generally characterized by unsightliness as evidenced by open pits, rubble or other indications of completed digging operations which would have a deteriorating influence on nearby property values, (4) the site will have future usefulness when the operation is complete, and (5) the removal's effect on the public interest is acceptable.
- D. Exception. Provided the purpose stated above is satisfied, a permit is not required if the removal is associated with:
 - (1) Construction or grading for a permitted building, structure or activity where no additional permits or approvals are necessary from the Zoning Official and/or the Commission and less than 300 cubic yards are removed from or added to the site; or
 - (2) Maintenance or operation associated with a farm or farming activity provided the topsoil, subsoil, sand, gravel, clay, stone or other materials from the operation are stockpiled for the farm's future use; or
 - (3) Road construction where no additional permits or approvals are necessary from the Zoning Official and/or the Commission and less than 300 cubic yards are removed from or added to the site.
- E. The sale, destination, or ultimate use of the removed topsoil, sand, gravel, clay, stone, or other materials does not determine whether a permit or special permit is required.
- F. Any removal of topsoil, sand, gravel, stone or other materials occurring beyond the stated extent of an existing operation shall be considered a new operation requiring a permit and subject to conditions contained herein.
- G. Bond. Before a permit is granted to an applicant starting an operation regulated by Special Permit under this Section, the applicant shall post a bond to the Town of Ledyard in an amount approved by the Commission to guarantee that the premises shall be excavated, graded and landscaped in conformance with the approved Plan of Operation.
- H. Deviation from the approved Plan of Operation, without the Zoning Official's, or Commission's approval, shall be a violation of these regulations.
- I. The use of explosive devices may be limited as a condition of the permit.

- J. The Commission may impose hours and days of operation as conditions of the permit.
- K. A permit for the removal of topsoil, sand, gravel, clay, stone or other materials shall expire after one (1) year.
- L. A renewal permit can be granted for one (1) year during the thirty (30) day period prior to expiration of an existing permit under the same procedure used for the initial approval. There is no limit on the number of times a renewal permit can be granted.
- M. The applicant for a permit shall:
- (1) Provide a completed application form indicating the nature and extent of the operation, the proposed land use with supporting data, a site plan, a plan for sediment and erosion control, and a Plan of Operations including a closure plan showing how the entire site will be closed on completion of the excavation prepared and approved by a licensed Professional Engineer.
 - (2) Certify to the Zoning Official that the site's use will be conducted in conformance with these regulations, the approved Plan of Operations, and the plan for sediment and erosion control.
 - (3) For a permit renewal application, provide a report on the excavation operation prepared by a licensed Professional Engineer, which shall attest that the excavation, as completed to date, conforms to the approved Plan of Operation.
 - (4) Pay the permit fee.
- N. The Zoning Office may, but is under no obligation, to provide a reminder notice regarding an expiring permit for soil, gravel, and stone removal.
- O. Operations:
- (1) The gravel bank floor area shall be graded not less than one percent (1%) or more than four percent (4%) to provide for surface drainage.
 - (2) No removal shall take place within twenty-five (25) feet of a property line, nor within fifty (50) feet of a highway property line, such distances to be measured from the top of the bank, and if within sight of a Town/State road, may be required by the Commission to be screened. The Commission may require a similar screen if isolation of adjacent property is deemed necessary. No operation shall take place closer than a minimum of fifty (50) feet from a stream, pond, or lake.
 - (3) Upon completion of operations, no bank shall exceed a slope of one (1) foot vertical rise in three (3) feet of horizontal distance. The disturbed area shall be covered with a minimum of four (4) inches of topsoil and graded. On completion of grading, the area will be limed, fertilized, and seeded in accordance with the approved site plan. The site shall be maintained until the area is stabilized;
 - (4) Temporary seeding, used to control erosion, is permitted during the time that the operation is being completed.
 - (5) The active gravel removal area shall not exceed a total of ten (10) acres at any time.
 - (6) All topsoil and subsoil shall be stripped from the operation area and stockpiled for use in site restoration.
 - (7) Any surface water flowing from the excavated area shall flow through appropriate sediment control devices before leaving the site.
 - (8) If excavation has occurred below the seasonal high-water table, the pond banks should be no steeper than a two to one ratio (2:1).
 - (9) Stone Crushing. No stone crusher or other device, except screens, not required for the actual removal of material shall be used in any District except in the Industrial Districts.

13.0 NON-CONFORMING USES, STRUCTURES AND PROPERTY

13.1 Non-Conforming Uses, Structures, and Property.

- A. Any lawfully non-conforming use, structure, or property existing on the effective date of these regulations or any amendments thereto may be continued, subject to the following requirements:
- (1) Nothing in these regulations shall prevent maintenance, strengthening or restoration to a safe condition of any portion of a building or structure declared unsafe by proper authority.
 - (2) No lawfully non-conforming structure shall be expanded unless the use therein is changed to a conforming use and/or the structure is changed to a conforming structure.
 - (3) No structure devoted to a lawfully non-conforming use shall be structurally altered or improved to accommodate such use if the proposed cost of any or all such changes, plus the total costs of such changes during the preceding twelve (12) months, exceeds fifty (50%) percent of the latest assessed value of the structure at the time of application.
 - (4) When a legally non-conforming structure is damaged by fire, collapse, explosion, act of God or act of a public enemy, it may be reconstructed, repaired or rebuilt up to only its previous floor area and cubical content.
 - (5) The lot on which there is a non-conforming use and/or structure shall not be reduced in size unless:
 - (a) The lot will be equal or larger in size to the minimum lot size permitted in the district in which it is located,
 - (b) There are no additional or new non-conformities created by reducing the lot size, and
 - (c) The remainder of the original lot will be equal or larger in size, and satisfy all other requirements, of the district in which it is located.
 - (6) The non-conforming structure and/or the non-conforming use shall not be moved in whole or in part to another portion of its lot, or to another lot, where such structure and/or use would be non-conforming.
 - (7) The burden is on the property owner to show that a nonconforming use and/or structure predate the adoption of the applicable zoning regulations.
- B. Change in uses and/or structures.
- (1) A non-conforming use and/or structure may be changed to a conforming use and/or structure.
 - (2) With the approval of the Planning and Zoning Commission, a non-conforming use may be changed to another non-conforming use if in the opinion of the Commission:
 - (a) The proposed use is a less intensive non-conforming use than the existing use, and
 - (b) the new use is more compatible with the zone or surrounding uses.

In determining whether the proposed use is a less intensive non-conforming use and more compatible with the zone or surrounding uses the Commission shall hold a public hearing in accordance with CGS, Section 8-7d. During deliberation and discussion, the commission shall consider:

- a. the nature of the use as it relates to the current zoning;
- b. the number of customers anticipated and the duration of their stay;
- c. the hours of operation;
- d. traffic control and safety;

- e. available parking;
 - f. anticipated noise levels
- C. In no case may a non-conforming structure be expanded.
- D. No non-conforming use shall, if changed to a conforming use, be restored to its prior non-conforming use
- E. Abandonment. No abandoned non-conforming use shall thereafter be resumed.
- F. Alterations. A structure containing a permitted use, but which does not conform to the requirements regarding height, percentage of lot coverage, setbacks, and/or required yard and parking facilities, or is on a lot that does not conform with the minimum size and/or width of lots for the district in which it is located, may be expanded or altered provided that the expansion is not constructed within the applicable setback and yard requirements and does not create new or intensify existing nonconformities.

14.0 MISCELLANEOUS

14.1 Changes in Use in Design, and Commercial Districts

- A. A change of use of any existing building within the LCDD, LCTD, MFDD, GFDD, RCCD, I, CM, NC, & CIP districts must be ~~consistent~~ in compliance with these regulations.
- B. A minor change of use as defined by these Regulations shall be approved by the Zoning Official. (See definitions for "Change of Use", and "Change of Use, Minor")
- C. Applications to develop or change uses within the LCDD, LCTD, MFDD, GFDD, RCCD, I, CM, NC, & CIP districts require either a Special Permit or Site Plan review and include the following information:
 - (1) A written statement describing the proposed use or uses, including hours of operation.
 - (2) A written statement describing how the proposed use will be compatible with the Design Guidelines and how the proposed activity will be compatible with the purpose of the district (LCDD, LCTD, MFDD districts only).

14.2 Prohibited Uses

- A. No stand-alone building foundation or cellar may be used as a dwelling unit. No building shall be occupied until a Certificate of Zoning Compliance and a Certificate of Occupancy are issued.
- B. No person shall occupy a travel trailer or motorized camper as a residence in the Town of Ledyard.
- C. The keeping of livestock and/or poultry in any residential district is ~~permitted only~~ prohibited except on a farm, or by Home Husbandry special permit

14.3 Building on Non-Conforming Lots

The following provisions and limitations shall apply to Non-Conforming Lots, but not to Parcels which are not Lots, except as otherwise noted. Nothing in these Regulations shall prohibit the construction of a building on an existing lot of record in accordance with these Regulations.

- A. Any adjoining non-conforming lot or lots of record in common ownership shall be considered merged until the lot area equals the minimum area of the applicable zoning district unless protected pursuant to the provisions of C.G.S § 8-26a(b)(1), as may be amended.
- B. Any lot of record shall be deemed to have merged with an adjoining lot or parcel if:
 - 1. The common property line has had a building or other structure constructed thereupon sat any time;
 - 2. Any structure has been constructed on the lot or parcel that is necessary to a principal building or use on an adjoining lot;
 - 3. The lot has been used for required parking for a use on the adjoining lot.
 - 4. The lot has been used in conjunction with a use on an adjoining lot.

14.4 Replacement of Lawful Nonconforming Mobile Homes

- A. Mobile homes and mobile manufactured homes shall be permitted only on locations occupied by a mobile home on the date Zoning Regulations were adopted (October 11, 1963, as amended).
- B. The replacement of a lawfully non-conforming mobile home or ~~mobile~~ manufactured home is permitted as follows:
 - (1) A "removal permit" to remove, and/or a "demolition permit" to destroy, the mobile home or mobile manufactured home that is being replaced must be issued by the Building Official.

- (2) The mobile home or mobile manufactured home being replaced shall either be demolished or removed from Ledyard.
- (3) A mobile home, or a mobile manufactured home, in a licensed mobile home park, may be replaced provided the total number of mobile homes and mobile manufactured homes in the mobile home park does not exceed the number of sites listed on the Park License issued by the Department of Consumer Protection.
- (4) Replacement mobile manufactured homes shall be constructed to the most recent HUD Code.

14.5 Handicap Ramps for Residential Purposes

- A. An entrance/exit ramp may be constructed as an accessory use in setback areas, at the discretion of the Zoning Official, provided the ramp:
- (1) Is the only reasonable alternative after locations that are compliant with the setback regulations are Considered,
 - (2) Does not create a safety hazard, and
 - (3) Is removed when it is no longer necessary.

14.6 Interior Lots

An interior lot is one which does not meet frontage requirement at the road.

A. Residential Districts.

- (1) Interior Lots may be permitted in Residential Districts R-40 and R-60, subject to the requirements set forth in the "Area and Bulk Requirements", with the following conditions and/or exceptions:
 - (a) The frontage requirement for the access way/driveway strip shall be a minimum of twenty (20) feet wide and accessible to a town or state road.
 - (b) The access way/driveway strip shall be owned as part of the interior lot.
 - (c) The driveway strip shall allow construction of a driveway that can comply with 14.8.
 - (d) The driveway strip shall be a minimum of twenty (20) feet throughout.
 - (e) The driveway access area shall be free of all structures.
 - (f) Wherever possible, a common driveway compliant with 14.8.B shall be used to serve the interior lot. The applicant should provide sufficient justification for using separate.
 - (g) The minimum lot area for an interior lot will be a minimum of one and one half (1.5) times the minimum lot area for the zone in which it is located.
 - (h) The area of the driveway strip shall not be included as part of the minimum lot area requirement.
 - (i) The minimum building setback line for interior lots shall be fifty (50) feet from the front lot line, excluding the driveway strip.
 - (j) An interior lot shall never be "stacked" behind another interior lot.
 - (k) Open Space and Conservation Exemptions:
 - i. New interior lots in Open Space Subdivisions shall be exempt from 14.6.A(1)(g).

- ii. New interior lots in Conservation and Open Space subdivisions can be exempted from 14.6.A(1)(b) provided a permanent easement is provided through which a common driveway as defined in 14.8.B is located. The easement shall be excluded from any minimum lot size or setback calculations.
- (2) Interior Lots that are created as part of a subdivision or re-subdivision as approved by the Planning & Zoning Commission shall meet the criteria set forth in the Subdivision Regulations of the Town of Ledyard.
- (3) Interior lots may be created as part of a division of a parcel of land which is not a subdivision or re-subdivision within the meaning of §8-18 of the Connecticut General Statutes. The Director of Public Works shall review and approve access locations on Town roads and the State Department of Transportation shall review and approve access locations on State highways.

B. Non-residential Districts

- (1) Interior lots may be permitted in the non-residential districts subject to the requirements set forth in the "Area and Bulk Schedule", with the following conditions and/or exceptions
 - a. The frontage requirement along a Town or State road shall be a minimum of thirty (30) feet.
 - b. The access strip shall be a minimum of thirty (30) feet throughout.
 - c. The area of the thirty (30) foot access strip shall not be included as part of the minimum lot area requirement.
 - d. ii. The minimum building setback line for interior lots shall be twenty (20) feet from the front lot line.

14.7 Junk and Hobby Motor Vehicles

- A. Junk, as defined by these regulations, where not covered or screened, shall not be placed, stored, co-located, or maintained outside on any lot in any District.
- B. A maximum of one (1) hobby motor vehicle, as defined by these regulations, may be located in a side yard or rear yard provided it is screened from view from adjacent properties and access roads. Such screening may be achieved by use of a fence or vegetation. There is no limitation on the number of hobby motor vehicles that are stored or parked in a building, provided the building is maintained in a structurally sound and safe condition.
- C. No more than one (1) vehicle that has an expired registration, but which can be re-registered in its current physical condition, may be parked or stored outside on any lot in any district.
- D. It is the intent of these regulations that the term "Junk" not apply to:
 - (1) Materials or items being temporarily stored in rodent-proof containers that are placed on the curb on a regular schedule for refuse pickup,
 - (2) Farm equipment ordinarily and regularly used with an active farming operation on the same premises,
 - (3) Sawmill inventory,
 - (4) Cordwood,
 - (5) "Hobby Motor Vehicles" that are in compliance with these regulations, and
 - (6) Construction materials and associated debris that are directly associated with a construction project on the same premises with a valid and active building permit provided that the construction materials

and associated debris are removed from the premises within fifteen (15) days after the construction project is materially completed.

14.8 - Driveways

A. Access Drives

1. No driveway or access to or from any property shall be so located at its juncture with a street as to create a public hazard
2. No driveway shall provide access to a lot located in another Zoning District, if said lot is used for any use, principal or accessory, not permitted in the district in which such driveway is located
3. Minimum separation between physical driveways is 25 feet.
4. Access Drive design requirements:
 - a. Driveways shall be a minimum of twelve (12) feet wide.
 - b. Driveway grade shall not exceed 15% at any point and shall be paved on any portion of a driveway that exceed 10%.
 - c. The driveway shall not exceed 400 feet in length, unless the driveway is constructed in such a manner as to accommodate fire trucks and apparatus in accordance with the requirements of the Fire Marshal and/or Town Engineer.
 - d. The commission may require a specific driveway location, grade, width, surface or other design requirement to provide reasonable access for emergency and other services.
5. Where multiple lots or dwellings will utilize the same driveway for any portion of the length the driveway shall be subject to the Shared or Common Driveway regulations contained in the 14.10B.
6. Visibility at Intersections, Corners and Curves. No obstruction, hedge, bush, tree or other growth, wall, fence, or sign shall be erected, maintained or planted which obstructs or interferes with clear sightlines.

B. Shared or Common Driveways:

1. Common driveways are encouraged to reduce the need for new driveway cuts and provide access to developable land which is otherwise inaccessible due to topographic conditions. To meet these goals, the commission may allow or require common driveways.
2. Common driveways may serve up to 4 dwelling units in any subdivision, except as otherwise provided in these Regulations.
3. Common driveway design requirements:
 - a. All shared driveways shall be paved to a minimum of 15-feet in width.
 - b. Shared driveway grade shall not exceed 12% at any point.
 - c. All shared driveways shall be paved with a bituminous concrete layer.
4. A permeable paved construction may be approved by the commission in lieu of bituminous concrete.
5. All driveways entering state highways and town roads shall be designed with an unobstructed sight line distance as specified in the Town Road Ordinance.

6. The driveway shall not exceed 600 feet in length, unless the driveway is constructed in such a manner as to accommodate fire trucks and apparatus in accordance with the requirements of the Fire Marshal and/or Town Engineer.
7. All common driveways require appropriate easements and Shared Driveway Agreements which shall be presented with the application and are subject to review by the Planning and Zoning Commission.

C. Indemnification:

For any Subdivision or lot which contains a common driveway, a note shall be placed on the final subdivision plan, and in the deed to the property stating: "This subdivision is serviced by a common driveway. The Town of Ledyard will provide no maintenance, repair or school bus service along this common driveway.

15.0 ADMINISTRATION AND ENFORCEMENT

15.1 Enforcement

- A. Pursuant to CGS §8-3(e), CGS §8-12, and CGS §8-12a, these regulations shall be enforced by the Zoning Official appointed by the Mayor pursuant to Chapter IV §4 of the Ledyard Town Charter and as designated by the Planning & Zoning Commission. The Zoning Official is an Agent of the Commission and is given the power and authority to enter and inspect property at reasonable times as required in the performance of his duties, and may institute any appropriate action or proceedings to prevent the unlawful erection, construction, reconstruction, alteration, repair or conversion of any building or structure, or the unlawful use of land, to restrain, correct or abate such violations, to prevent the occupancy of said building, structure or land, or to prevent any illegal act, conduct, business or use in or about the premises.

15.2 Violation Procedure

- A. Procedures to be followed in the event of violations of these regulations shall be pursuant to CGS §8-12, CGS §8-12a, and/or Ordinance #118 as appropriate.

15.3 Procedure for Changing Zoning Districts and Zoning Regulations

- A. Amendments to these regulations will be processed in accordance with CGS §8-3.
- B. Applications to amend zoning districts and/or zoning regulations submitted by the Planning and Zoning Commission are exempt from time limits.
- C. The Planning and Zoning Commission shall be the Applicant when changes to the Zoning Regulations are desired by other town agencies.

15.4 Zoning Board of Appeals

- A. Appeals for variances to Applications to vary these Zoning Regulations shall be made to the Zoning Board of Appeals (ZBA) in accordance with the provisions of Chapter 124, Section 8-7 of the Connecticut State Statutes.
- B. The zoning board of appeals shall have the following powers and duties:
- (1) To hear and decide appeals where it is alleged that there is an error in any order, requirement or decision made by the zoning official charged with the enforcement of chapter 124 or any bylaw, ordinance or regulation adopted under the provisions of Chapter 124 - Such appeal shall be taken within fifteen (15) days of the action of said official.;
 - (2) to determine and vary the application of the zoning bylaws, ordinances or regulations in harmony with their general purpose and intent and with due consideration for conserving the public health, safety, convenience, welfare and property values solely with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of such bylaws, ordinances or regulations would result in exceptional difficulty or unusual hardship so that substantial justice will be done and the public safety and welfare secured.
 - (3) The ZBA shall be prohibited from granting any variance for a use in any district in which such use is not otherwise permitted.
 - (4) Hear and decide all matters required by the specific terms of the Connecticut General Statutes.

C. Decisions:

Prior to granting a variance there must be a finding by the ZBA that all the following conditions exist:

- (a) If the owner complied with the provisions of these regulations that he would not be able to make any reasonable use of his property.
- (b) The difficulties or hardship are peculiar to the property in question, in contrast with other properties in the same district.
- (c) The hardship was not result of the applicant's own action.
- (d) The hardship is not merely financial or pecuniary.

D. Effectiveness Date – No variance shall be effective until a copy thereof, certified by the Zoning Official, is recorded in the land records. The Clerk shall index the same in the grantor's index under the name of the then record owner and the record owner shall pay for such recording.

15.5 Aquifer Protection Agency

A. Designation of Membership:

- (1) In accordance with the provisions of CGS §22a-354a et seq., and the Town of Ledyard Ordinance 95, the Planning and Zoning Commission is designated as the Aquifer Protection Agency (the "Agency") of the Town of Ledyard. The staff of the Commission shall serve as the staff of the Agency.
- (2) Members of the Commission shall serve coexisting terms on the Agency. The membership requirements of the Agency shall be the same as those of the Commission including, but not limited to the number of members, terms, method of selection and removal of members, and filling of vacancies.
- (3) At least one (1) member of the Agency or staff shall complete the course in technical training formulated by the Commissioner of Energy and Environmental Protection (DEEP) of the State of Connecticut, pursuant to CGS 22a-354V.

B. Adoption of Regulations:

- (1) The Agency shall adopt regulations in accordance with CGS §22a-354p and Regulations of Connecticut State Agency (RCSA) §22a-354i-3, which shall provide for:
 - (a) The manner in which boundaries of aquifer protection areas shall be established and amended or changed.
 - (b) Procedures for the regulation of activity within the area.
 - (c) The form for an application to conduct regulated activities within the area.
 - (d) Notice and publication requirements.
 - (e) Criteria and procedures for the review of applications.
 - (f) Administration and enforcement.

C. Inventory of land use:

- (1) To carry out the purposes of the Aquifer Protection Program, the Agency will conduct an inventory of land use to assess potential contamination sources.
- (2) Within and not to exceed three (3) months following the Commissioner's approval of Level A mapping of aquifers, the Agency shall inventory land use within and overlying the mapped zone of contribution and recharge areas of such mapped aquifers in accordance with guidelines established by the

Commissioner pursuant to CGS 22a-354r. Such inventory shall be completed not more than one (1) year after the authorization of the Agency pursuant to CGS §22a-354e.

15.6 Fees

- A. Pursuant to CGS §8-1(c) and Town Ordinance #84, the Town of Ledyard shall establish a schedule of Zoning Fees for zoning review of residential and commercial building permits, site-plan reviews, special permits, change of use (permits), certificates of use and compliance, and all other zoning applications to reasonably defray the municipal costs of administering the State of Connecticut General Statutes and the Ledyard Zoning Regulations and publishing the public hearings and decisions of the Commission. The fee schedule may be amended from time to time.
- B. The Zoning Official shall not issue any permit, and the Commission shall take no final action, until the Zoning Official or his representative has received payment of applicable fees.
- C. No fee shall be charged for zoning applications for projects by or for the Town of Ledyard, or for permits for repair or replacement of owner-occupied single-family residential buildings that have been destroyed or damaged by fire, storm, or other casualty.

16.0 AMENDMENTS

History of Zoning Code Amendments:

The provisions of these regulations and the boundaries of any Zoning District established hereunder may from time to time be amended, modified, changed or repealed by the Commission in accordance with the provisions of Chapter 124, Connecticut General Statutes, Revision of 1958, as amended. Any petition requesting a change in these regulations shall be in writing and in a form prescribed by the Commission. Such petitions shall be accompanied by a filing fee to be deposited with the Commission to defray the cost of publication of the notice for a hearing on such change.

These regulations became effective on October 11, 1963, as amended on May 5, 1968; October 6, 1970; August 3, 1971; October 1, 1975; April 30, 1977; June 8, 1978; January 4, 1979; June 1, 1979; July 15, 1979; December 1, 1979; January 7, 1980; February 1, 1980; March 1, 1980; July 15, 1980; August 15, 1980; January 1, 1982; April 1, 1982; October 1, 1983; December 15, 1983; February 1, 1984; July 1, 1984; July 15, 1984; October 10, 1984; June 1, 1985; July 15, 1985; August 1, 1985; November 1, 1985; April 16, 1986; October 16, 1986; August 25, 1987; March 30, 1988; March 30, 1988; June 30, 1988; July 15, 1988.

Amended as of July 1, 1989:

- (1) The amendment of these regulations was for the purpose of reformatting without substantive change of content.

Amended as of July 18, 1990:

Section 3.0 Residential Districts: **3.1.5** Allowance of accessory apartments; **3.4.3** Allowance of farm animals as of right in R-80 Districts; **3.6.1.4** Clarification of cluster lot sizes and increase in minimum lot area required for an R-40 District; **3.7.3** Allowance of interior lots as part of a non-subdivision; **3.8.5** Review of residential institutional uses by Zoning Commission; **3.9** Deletion of family apartments; **3.10.3** Increase in height allowance on accessory structures; **3.10.4** Allowance of accessory structures closer to street than principal structure.

Section 17.0 Definitions: Deletion of family apartment; Changes in child day care centers and barns; New definitions: accessory apartment, accessory building, and family day care home.

Amended as of December 18, 1990:

Section 3.12 Home Occupation Permits: All sections changed.

Section 17.0 Definitions: Home Occupation.

Amended as of February 21, 1992:

Section 4.0 Ledyard Center Design District: **4.3.8** Allowance of Alcoholic Liquor; **4.4** Clarification of Prohibited Uses; **4.6.4** Clarification of Site Plan Requirements; **4.6.5** Allowance of Waiver of A-2 Survey Requirement.

Section 5.0 Resort Commercial Cluster District: All sections new.

Section 6.0 Industrial District: Deletion of Zones I-1, I-2, and I-3; clarification of all sections.

Section 7.0 Commercial Districts: Deletion of Commercial Marine.

Section 8.0 Special Use Districts: All sections new.

Amended as of September 3, 1992:

Section 13.12 Bed and Breakfast Operations: Entire section changed.

Amended as of June 8, 1993:

Section 3.0 Residential Districts: **3.5.3** Clarify travel trailer use; **3.11.6** Allowance for replacement of mobile homes within a State approved mobile home park.

Section 9.0 Bulk Requirements: Correction of R-80 requirements.

Section 13.0 Special Exceptions: **13.1.9** One year waiting period for hearing substantially same application.

Section 17.0 Definitions: Changes in Bed and Breakfast.

Amended as of August 25, 1994:

Section 5.3.1.2 Principal Uses: To allow all restaurants, including fast food restaurants, to be developed as stand-alone establishments within the RCCD.

Amended as of September 22, 1994:

Section 13.6 Central Oil Distribution Systems: Entire section deleted.

Amended as of September 14, 1995:

Section 3.0 Residential Districts: **3.1.3** Clarification of letting of rooms or furnishing of board. **3.11.5** Deletion of sub-section which eliminates the requirement of a ZBA variance for replacement mobile homes.

Section 17.0 Definitions: New definitions: Boarder, Guest at a Bed and Breakfast, Roomer. Clarification: Bed and Breakfast.

Amended as of April 25, 1996:

Section 13.12 Country Inn: All sections new.

Section 17.0 Definitions: Country Inn.

Section 15.5 Miscellaneous: Temporary Mobile Units For Construction in Non-Residential Zones. All sections new.

Amended as of August 8, 1996:

Section 4.5.1.2 (minimum 100 ft. lot frontage): Deleted.

Section 13.1.5 (minimum frontage): Deleted.

Section 10.5.17.1: New section.

Amended as of October 31, 1996:

Section 3.12 Home Occupations: Entire section changed.

Amended as of May 3, 1997:

Section 4.3.3 Ledyard Center Design District (LCDD) Permitted Uses: Addition of Country Inns.

Section 3.10.6 Residential Districts Accessory Buildings: Addition of membrane-covered frame structures (hoop houses).

Section 17.0 Definitions: Membrane-covered Frame Structures.

Section 15.6 Miscellaneous: Addition of handicap ramps in residential districts.

Amended as of January 29, 1998:

Section 12.3 Flood Protection: Updates to comply with State and Federal mandates consistent with minimum standards of The National Flood Insurance Program as administered by the Federal Emergency Management Agency.

Section 13.5 Mobile Manufactured Home Land Lease Communities For Older Persons Formerly Known As (Mobile Home Retirement Villages [RM-40 Zones]): Entire section changed.

{Numerical typographical error corrected ~ Section 13.3.5 Screening change to 13.3.6, also sequence 13.3.6 change to 13.3.7 and 13.3.7 change to 13.3.8.}

Amended as of July 4, 1998:

Section 14.0 Wireless Telecommunication Facilities, Antennas, and Towers: Entire New Section.

NOTE: All section previously numbered 14 - 20, hereby numbered 15 - 21, respectively.

NOTE: June 15, 1999 ~ typographical error corrected in Section 13.3.5.1 {Section 11.4 changed to Section 12.4} and typographical error corrected in Section 13.5.2.5 {convents changed to covenants}.

NOTE: Visual aids showing building setback envelope for attached and detached structures in Section 9, updated February 9, 2000.

Amended as of April 15, 2000:

Section 16.2 Junk and Hobby Vehicles: Amended to include Junk and Hobby Vehicles.

Section 18 Definitions: Junk and Hobby Vehicles.

Amended as of May 10, 2000:

Section 6.6.1 Industrial District: Amended.

Section 6.6.1.1 Industrial District: New subsection.

Amended as of September 19, 2001:

Section 9.1 Table of Height, Area, Width, Coverage, and Yard Setbacks: Increase the maximum building height from 30 feet to 35 feet.

Amended as of September 19, 2001:

Section 4.5.1.7 Ledyard Center Design District: Amended to authorize the zoning commission to waive the 100-ft. setback from the centerline of a state highway.

Amended as of February 2, 2002:

Section 4.8 through 4.17 Gales Ferry Design District (G.F.D.D.): All new section (former C-2 and C-3 zones and the former Gales Ferry School site which was zoned R-20).

Section 9.1 Table of Height, Area, Width, Coverage, and Yard Setbacks: Amended to include G.F.D.D. requirements.

Amended as of April 6, 2002:

Section 3.1.7 and 3.2.1: Amended to allow an accessory parking lot on a contiguous lot via a Special Permit.

Section 11.2.14: New section to specify the number of parking spaces for a museum.

Section 11.3.5: New section to describe buffer requirements for a parking lot in a residential zone.

Section 11.3.6: New section to describe lighting requirements for a parking lot in a residential zone.

Section 11.3.7: New section to limit noise from parking lots approved via a Special Permit.

Amended as of September 21, 2003:

Section 4.11.1.3 Gales Ferry Design District: Amended to describe types of laundries and laundromats allowed.

Section 4.11.1.6: Amended to allow outdoor recreation with exclusions.

Section 4.11.1.12: New subsection .2 to allow a restaurant, pub or tavern to sell alcoholic liquor as an accessory use.

Section 4.11.1.14: New subsection .1 to allow hotels and motels throughout the zone.

Section 4.11.1: New subsection .22 to allow stores that sell power equipment, recreational vehicles and accessories throughout the district with outside display restricted to business hours.

Section 4.11.5: Adjust subsection numbers to accommodate hotels and motels as an allowed use throughout the zone, and to add text to new subsection .3 that prohibits the discharge of volatile organic compounds.

Section 4.11.5.3: Add new subsection .1 to define recreational vehicles. Add new subsection .2 to describe the restriction on the size of trailers. Add new subsection .3 to describe the location and screening of repair facilities, pick up, drop off and storage areas. Add new subsection .4 to further clarify where other motor vehicles may be sold.

Section 4.12: Add definitions of Prohibited Uses, which were moved to the "Definition" section.

Amended as of November 2, 2003

Section 6.4.3: Add new subsection .6 to allow the consideration of the construction of a water tank/tower in Industrial Zones without full screening from view, through a special permit process.

Amended as of April 3, 2004

Section 18: Add new definition of Age Restricted Housing.

Section 13.3.2.1: Amended to allow three (3) bedroom apartment/condominiums for age restricted housing only.

Amended as of October 16, 2005

Section 4.0 through 4.13 Ledyard Center Village District (LCVD): All new section (former Ledyard Center Design District [L.C.D.D.] and LCDD zone) now four (4) new zones: LCVD-1, LCVD-2, LCVD-3, MFVD.

NOTE: All sections previously numbered 4.8 through 4.17, hereby numbered 4.14 through 4.23 respectively.

Amended as of December 30, 2005

Section 8.3.10 Amended to allow fast food restaurants if entry and exit are on Route 12.

Add new Section 8.3.13 to CIP Zone to include convenience stores, gas stations with fast-food facilities and drive-thru's.

Amended as of February 17, 2006

Section 13.5: Amended to render the regulation compatible with requirements for Federal National Mortgage Association financing of dwelling units in Mobile Manufactured Home Land Lease Communities for Older Persons and make certain additional technical amendments.

Amended as of April 15, 2006

Section 3.6: Deleted “Cluster Residential Developments” add new “Conservation Subdivision Developments.”

Amended as of August 5, 2006

Section 3.7.1: Add new Section 3.7.1.6 to allow interior lots in a Conservation Subdivision not to comply with Sections 3.7.1.1 and 3.7.1.2.

Amended as of October 8, 2006

Section 5.3 Add principle uses to the Resort Commercial District, and a change to Section 5.5.1.4 – building height. Also new definition “Resort Facility.”

Amended as of February 3, 2007

Corrections of Internal References, and a change to Section 13.5 to remove regulations that are governed by the State of Connecticut Building Code. Also new definition “Mobile Manufactured Home.”

Amended as of October 20, 2008

Section 10.2.5 change to banner regulation and new regulation to add signage on municipal water towers.

Amended as of July 6, 2009

New Section 8.7 Permitting interior lots in CIP Zones

Amended as of January 28, 2010

Section 17.2 amend entire section

Amended as of September 1, 2010

Section 13.3 Apartments/Condominiums

Amended as of October 15, 2010

Section 3.1.1 to allow one additional residential unit for farm employees on properties of 50 acres or more.

Amended as of June 1, 2011

- (1) Section 12.3 Flood Protection regulations to incorporate changes required by FEMA and DEEP (includes updated flood maps).

Amended as of January 11, 2012

- (1) Section 2.2 (Definitions) & Section 8.18 (Country Inn) to allow for (i) a restaurant, if part of a Country Inn, to be open to the general public; (ii) operated under its own name; (iii) the contracting out or leasing of the restaurant; and (iv) non-resident ownership of a Country Inn.

Amended as of October 18, 2012

- (1) Sections 1.0 through Section 17.0 (Replacement of Ledyard Zoning Regulations)
- (2) Attachment A – “Schedule of Permitted Uses” (New)
- (3) Attachment B – “Area and Bulk Schedule” (New)
- (4) Attachment C – “Parking Table” (New)
- (5) Attachment D – “Design Guidelines” (New)

Amended as of November 4, 2013

- (1) Section 13.1 B(2) Non-conforming Uses, Structures and Properties to allow the Planning and Zoning Commission to approve a non-conforming use to be changed to another non-conforming use.

Amended as of January 1, 2015

- (2) Attachment A – “Schedule of Permitted Uses” Legend for RM-40 District – removed “for older persons districts” and replaced with “(Overlay to underlying R-40 Districts)”
- (3) Section 4.3 Mobile Manufactured Home Land Lease Community (RM-40) added 4.3.B to allow R-40 uses in all areas marked RM-40 on the zoning map

Amended as of June 1, 2015**8.11 Dwellings, Multiple Family (Apartments, Condominiums, Townhouses)**

- A. Apartment/Condominium complexes may consist of multiple buildings and shall not be permitted on lots of less than five acres.
- B. Density. The permitted density for an Apartment/Condominium complex shall be determined as follows:
 - (1) No public sewers: A maximum average density of four (4) bedrooms per acre.
 - (2) Public sewers: A maximum average density of eight (8) bedrooms per acre.
 - (3) Age restricted housing developments (with or without public sewers): A maximum average density of twelve (12) bedrooms per acre.
 - (4) Deleted
 - (5) No building shall contain more than eight (8) dwelling units except that a building may contain no more than thirty-two (32) dwelling units when the following criteria are met:
 - (a) At least fifty percent (50%) of the units are affordable housing, as defined in CGS §8-39a, with income and rent or sale price limits;
 - (b) Restrictions, consistent with CGS §8-39a, are recorded in the Land Records, maintaining the affordability for at least forty (40) years;
 - (c) Occupancy for units in the development requires at least one (1) person age fifty-five (55) or older, and no persons under age eighteen (18) or younger are permitted;
 - (d) Common spaces for socializing and gathering are provided in the building;
 - (e) The building is fully accessible to persons with disabilities, including installation of an elevator if on more than one (1) floor; and

- (f) Parking provided at a minimum rate of 1.25 spaces per dwelling unit, which shall take precedence over the minimum requirement in §10.0 of these regulations.

C. Water and Sewer.

A community water system, or public water, shall be provided.

- D. Minimum floor size. One-bedroom units shall contain a minimum of 540 square feet, and two-bedroom or larger units shall contain a minimum of 750 square feet of habitable living area. Apartment and condominium units with zero (0) bedrooms are not permitted.

E. Buffers:

- (1) A suitable landscaped buffer strip not less than fifty (50) feet wide shall be provided along the parcel's boundary with any other lot or parcel unless such adjacent lot or parcel is already zoned for multi-family residential uses in which case the Commission may provide for a buffer strip of not less than twenty-five (25) feet from the adjacent boundary line.
- (2) The amount of screening required for Apartments/Condominiums & Multifamily Developments, will be reviewed by the Commission, who will take into consideration existing topography and foliage, the structure's use, location, size and aesthetic impact on the adjoining properties, and the use of adjoining properties.
- (3) All buffer areas shall be planted or preserved in a natural state in a mixture of evergreen and deciduous trees and shrubs and shall be maintained in proper order to protect adjacent properties and present a reasonably opaque, natural barrier to a minimum height of ten (10) feet.
- (4) Buffer strips shall contain no parking areas or buildings. The Commission may allow other structures within the buffer area, such as wells, site utilities, recreation facilities, and drainage facilities. This determination will be made by the Commission, after evaluating existing and potential adjacent land uses, if it is satisfied that adequate screening is provided; and, in the Commission's opinion, the structure, its location, and/or its use will not adversely affect the buffering intent of the overall project.
- (5) No building shall be erected within fifty (50) feet of a property line.

F. Recreational Space

- (1) For any multi-family housing development, an area equal to ten (10) percent of the total lot area shall be set aside as open space. Buffer strips may be included in the computation of open space. The Commission shall approve the location of recreational space
- (2) The condition, size and shape shall be readily usable for recreational space purposes.
- (3) Such areas shall be easily accessible and balanced in design and location to preclude grouping of recreational space into the extremities of the parcel except for good cause.

G. Screening. deleted

H. Off-street Parking. Off-street parking shall be provided as required by §10.0.

- I. The Commission may require the posting of a bond to assure completion of public improvements under the conditions noted in §15.6.

J. Rooming and/or Boarding are not permitted within the apartments in a multi-family development.

Amend "Attachment A: Schedule of Permitted Uses" Effective: November 1, 2015

Amend the Use Table by adding "public educational use (schools) permitted by Special Permit in R20, R40, R60, R80, GFDD1, GFDD2, LCVD1, LCVD2, LCVD3 zones"

And

"Note 47 Schools - Public: minimum lot size: 3 acres; building setback: 50 feet from the property line; parking setback: minimum 5 feet from the property line."

Amend "Attachment A: Schedule of Permitted Uses" Effective: November 1, 2015

Add Recreation Facility Outdoor P(CR) as permitted in the CIP District with the Commission Review of the site plan

Amend "Attachment A: Schedule of Permitted Uses" Effective: April 4, 2016

Make "Recreational Facility, Outdoor" Permitted by Special Permit in the LCVD 1,2,3 Zones.

Amend "Attachment A: Schedule of Permitted Uses" Effective: August 8, 2016

Modify Note 47 to read minimum lot size 3 acres, building setback of 50 feet to the property line, parking setback 5 feet from the property line, **the Commission may approve a maximum building height of 65 feet.**

Amend Application PZ#4830, Effective September 1, 2017

Amend Ledyard Zoning Regulations Section 2.0 Definitions, Section 8.0 Supplemental Regulations & Attachment A relating to Personal Services.

Amend Application PZ#4870 – Effective September 1, 2017

Complete text of zoning regulations as proposed by "Ad Hoc" Committee, updated thru public hearing comments for Applications 4354 & 4540.

Amend Application PZC #4896 & #4923, effective April 1, 2018

Comprehensive revision of the Town of Ledyard Zoning Regulations and Zoning Map.

Amend Application #4935, effective February 1, 2019

Comprehensive revisions to Zoning Regulations, including text & map amendments.

Include Appendix "1" Design Guidelines and Zoning Map Amendments, including Zoning Map Properties List.

Clerical revisions, i.e., spelling, grammar, formatting only.

Amended as of March 9, 2020

PZ#19-04RC – Zoning Regulation change to add Section 4.13 (Technology Park District) to the Ledyard Zoning Regulations

1. Sec. 4.13.1.2, Line 6 – Add the words "at the Commission's sole discretion" after the words "Notwithstanding the foregoing, any substantial and material change."
2. Sec. 4.13.1.2, Line 10 – Substitute the word "approved" for the word "enacted" and the word "replace" for "supersede."
3. Sec. 4.13.1.2, Line 11 – Add the word "future" after the words "pre-existing zoning."

4. Sec. 4.13.2, Line 2 – Add the word “as” after the word “such.”
5. Sec. 4.13.3.3, Line 4 – Add the sentence “The Commission may, at its sole discretion, hold a public hearing on any addition or alteration to the Master Plan.”
6. Sec. 4.13.3.4, Line 1 – Delete the words “become null and” and add the words “be void, without any further action of the Commission and the property shall automatically return to its prior zoning designation.”
7. Sec. 4.13.6.6.6 – add the words “as a principal use” after the words “Outdoor storage.”

Amended as of May 1, 2021

SECTION 8.27 – Temporary Forms of Outdoor Entertainment: New Section (Supplemental Regulation).

SECTION 3.5 (USES BY DISTRICT) TO ADD TO SCHEDULE OF PERMITTED USES (Page 16)

DESIGN DISTRICT USES	LCDD	LCTD	MFDD	GFDD	RCDD
Temporary Forms of Outdoor Entertainment				P	

Map Amendment PZ#21-08 Effective October 2, 2021

Amend Ledyard Zoning Map to reflect new Zoning District designation for MBL 121/2120/1528 -1528 Rte 12, Gales Ferry . Property changed from the CIP District to the GFDD.

Regulation Amendment Application #PZ21-13RA Effective December 17, 2021

Add New Section 3.5B: Uses Subject to a Moratorium. Cannabis Establishments. Moratorium approved for 12-months.