

**Town of Ledyard
Draft Zoning
Schedule B
Area and Bulk Requirements**

Bulk Requirements	R-20	R-40	RM-40	R-60	R-80	LCVD-1	LCVD-2	LCVD-3	MFVD	GFDD-1	GFDD-2	RCCD-1	RCCD-2	I	CM	NC	CIP
Minimum Lot Area (square feet)	20,000	40,000	10 Acres	60,000	80,000	1	1	20,000	20,000	25,000 ⁴	25,000 ⁴	200,000	200,000	200,000	40,000	40,000	40,000
Maximum Lot Coverage	30%	30%		20%	20%	1	1	1	4	40%	40%	60%	60%	40%	30%	30%	30%
Minimum Lot Frontage (feet)	50	75	2	100	100	1	1	1	4	75	75	500	500	100	100	100	50
Minimum Front Yard (feet)	Along state highways: 100 feet minimum building setback line from the center line of the traveled portion of all state highways, except as otherwise required in these regulations. Along Town roads: 75 feet minimum building setback line from the center line of the traveled portion of all Town roads, except as otherwise required in these regulations.																
Minimum Side Yard (feet); Minimum Both Side Yards (feet)	12; 30	16; 36		20; 60	20; 60	1	1	1	4	12; 24	12; 24	100; 200	100; 200	30; 60 ³	12; 24	12; 24	12; 50
Minimum Rear Yard (feet)	20	30		30	30	1	1	1	4	20	20	100	100	30 ³	20	20	35
Maximum Building Height (feet)	35	35	35	35	35	1	1	1	4	35	35	35	35	35	35	35	35

Key:

R-20 = High Density Residential
R-40 = Medium Density Residential
RM-40 = Mobile Manufactured Home Land Lease Communities For Older Persons
R-60 = Low Density Residential
R-80 = Rural Residential
LCVD-1 = Ledyard Center Village District 1
LCVD-2 = Ledyard Center Village District 2
LCVD-3 = Ledyard Center Village District 3
MFVD = Multi-Family Village District

GFDD-1 = Gales Ferry Design District 1
GFDD-2 = Gales Ferry Design District 2
RCCD-1 = Resort Commercial Cluster District 1
RCCD-2 = Resort Commercial Cluster District 2
I = Industrial
CM = Commercial Marine
CIP = Commercial Industrial Park
NC = Neighborhood Commercial

Note:

All dwelling units shall have a minimum habitable floor area of 850 square feet, excluding garages and breezeways.
Minimum lot widths must be measured at the building line.
Minimum lot frontages must be measured along town roads or state highways.
¹ See Sections 4.0, Town of Ledyard Design Guidelines, and Section E of Chapter VI of the POCD.
² See Section 4.3, Section 6.6, and Section 8.13
³ Unless provided for elsewhere in these regulations.
⁴ See Sections 4.0 and the Town of Ledyard Design Guidelines.