

## MEMORANDUM

TO: Town of Ledyard Zoning  
FROM: Laberge Group  
DATE: June 2, 2011  
RE: *Summary of Revisions to Zoning Regulations – Draft Dated May 2011*

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### **Zoning Regulations**

The purpose of this memo is to provide a summary of the recent revisions provided between the *May 2011 Draft Zoning Regulations* and the *July 2010 Draft Zoning Regulations*. Following the Town's review of these revisions and any additional changes, we will provide a full summary of the revisions for inclusion in Section 17 of the Zoning Regulations and for the public's review.

### **Section 1.0: Authority, Purpose, Adoption and Retroactivity**

- 1) Update 1.3: Adoption: *Pending*

### **Section 2.0: Definitions**

- 2) Terminology determined to be similar to the standard dictionary definition, or not used in the text of the regulations, or unnecessary was deleted.

### **Section 3.0: Establishment of Districts**

- 3) No changes.

### **Section 4.0: Zoning District Regulations**

- 4) The Design Guidelines were removed from Section 4.19 and made into a separate document. References in the Zoning Regulations were corrected. (*Additional discussion is needed to finalize.*)

### **Section 5.0: Conservation Subdivision Developments**

- 5) Regulations pertaining to Conservation Subdivision Developments were revised to utilize density regulations rather than minimum lot sizes. The modification allows more creativity, more flexibility, and more open space.

### **Section 6.0: Site Plan Review**

- 6) Minor revisions were made to be consistent with the format and language in the regulations. Some text was relocated elsewhere in the document.

### **Section 7.0: Special Permits**

- 7) Minor revisions were made to be consistent with the format and language in the regulations.

### **Section 8.0: Supplemental Regulations**

- 8) Assisted Living for Seniors: Simplified to be easier to enforce/regulate.

- 9) Apartment/Condominium Regulations. Language provided from the Town was added to the revised Zoning Regulations. *(Discussion needed before finalizing)*
- 10) Home Occupations: Revised to be easier to enforce/regulate.
- 11) Interior Lots: Revised to clarify allowed districts and to include text omitted from existing Zoning Regulations.
- 12) Kennels: Minor grammatical revisions.
- 13) Mobile Homes: Minor grammatical revisions.
- 14) Mobile Manufactured Home Land Lease Communities: Numbering revised to improve readability. Public Hearing language added from Section 6: Site Plan Review.
- 15) Residential Care Homes: Revised to be easier to enforce/regulate.

### **Section 9.0: Signs**

- 16) Section 9.1 Purpose: The heading was changed to “General Requirements” and the requirements were reduced to be easier to read and enforce/regulate. Other section headings were also re-titled to provide clarity to be easier to enforce/regulate.
- 17) Sign Definitions: The text was simplified and some terms were relocated within the section to improve the readability of the section.
- 18) Prohibited Signs: Modified to be easier to enforce/regulate.
- 19) Permitting Process was revised to be easier to enforce/regulate.
- 20) Additional Sign Standards for Specified Districts: Regulations were updated to clarify the applicable district(s) and simplify the language to be easier to enforce/regulate.
- 21) Application for a Sign Permit: The process for a Sign Permit was simplified.
- 22) Non-conforming signs were clarified.

### **Section 10.0: Parking**

- 23) Section 10.1 General Requirements: Simplified to be easier to enforce/regulate.
- 24) Section 10.3 Mobile Manufactured Homes Land Lease Community (RM-40): Minor revisions to improve readability.
- 25) Section 10.4 Ledyard Center Village Districts (LCVD-1, LCVD-2, LCVD-3): Modified to eliminate repetitive language also found in the Design Guidelines. On-street parking requirements were eliminated.
- 26) Section 10.5 Gales Ferry Design District (GFDD-1, GFDD-2): Modified to eliminate repetitive language also found in the Design Guidelines. On-street parking requirements were simplified to be easier to enforce/regulate.
- 27) Section 10.7 Fee in Lieu of Parking: Modified to eliminate language allowing parking plans to run with land for perpetuity.
- 28) Section 10.8 Shared Parking: Simplified to be easier to enforce/regulate.

### **Section 11.0: Alternative Energy Systems**

- 29) Section 11.1 Small Wind Energy Systems: Simplified to encourage the use of alternative energy and give the Town more flexibility to regulate in an evolving industry.

**Section 12.0: Natural Resources**

- 30) Section 12.3 Flood Protection: Updated the Zoning Regulations to include the recently adopted Flood Protection Regulations. Additional minor revisions were made to the section to be consistent with language and terminology used throughout the revised Zoning Regulations.
- 31) Section 12.5 Soil, Gravel, and Stone Removal: Simplified to be easier to enforce/regulate and reduce exemptions.

**Section 13.0: Non-Conforming Uses, Structures and Lots**

- 32) Language was simplified to be easier to enforce/regulate.

**Section 14.0: Miscellaneous**

- 33) Section 14.5 Illustrations of Lot Layouts and Setbacks: New section created to include existing illustrations.

**Section 15.0: Administration and Enforcement**

- 34) Section 15.8 Public Hearings: Sign Special Permit language removed to be consistent with Section 9 Signs.
- 35) Section 15.12 Fees: Updated for consistency.

**Section 16.0: Validity and Related Town Regulatory Material**

- 36) No changes.

**Section 17.0: Amendments**

- 37) Format revised – *Pending*.