

Ledyard Village District

Design Manual



Applicable for Ledyard Zoning Districts: LCVD-1, LCVD-2, LCVD-3, MFVD

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Town of Ledyard, Connecticut

Village District Design Review Board

Application Review Guidelines

I. Purpose & Authority.

To encourage development of a village environment in Ledyard Center, the Zoning Commission acting under authority of Section 8-2j of the Connecticut General Statutes, has established four design districts and development review procedures as described in Sections 4.1 through 4.13 of the Zoning Regulations. As depicted on the Town's zoning map, these districts include:

- Ledyard Center Village District-1 (LCVD-1)
- Ledyard Center Village District-2 (LCVD-2)
- Ledyard Center Village District-3 (LCVD-3)
- Multi-Family Village District (MFVD)

Prior to the Zoning Commission taking action on a Special Exception Permit application per Section 13.1 of the Zoning Regulations, any development in any of these four zones shall first be reviewed by the Village District Design Review Board (VDDRB), whose membership is appointed by the Zoning Commission.

The VDDRB makes advisory recommendations to the Zoning Commission on whether or not an application submission meets village district design standards as contained in Ledyard's Plan of Conservation and Development (POCD), as amended to September 29, 2005. A plan's endorsement by the Village District Design Review Board does not imply or guarantee approval of a Special Exception Permit application by the Ledyard Zoning Commission.

The POCD's design standards are intended to protect and strengthen the visual definition and identity of Ledyard's Town Center. The Zoning Commission applies these standards to development in the four above-listed districts. Applicants should pay particular attention to sections of the POCD focusing on architectural design, massing and scale of proposed buildings, the relationship of these buildings to existing development, roadways, landscaping, signage, exterior lighting and other objects in public view, and open space. The section titled "architectural syntax," while not absolute, establishes criteria from which a property owner and the Zoning Commission may make a reasonable determination of what is permitted within these districts.

II. Submission Requirements.

All applicants proposing developments within the Ledyard Center Village Districts or Multi-Family Village District are required to submit six (6) complete copies of the application form, site plans and architectural renderings in addition to the site plans required by the zoning regulations at the time of application submission. It is expected that members of the applicant's design team will be present at VDDRB review meetings.

Required submission criteria include:

- Completed application form, and project narrative describing property location and acreage, sq. ft. of each proposed building, building use, name and address of architect, landscape architect and civil engineer, and how the project furthers design standards contained in the Plan of Conservation & Development that are intended to protect and strengthen the visual definition and identity of Ledyard's Town Center.
- Site plan of property depicting existing conditions.
- Site plan depicting all physical improvements including changes to topography and proposed buildings, driveways, parking areas, walkways, exterior lighting, buried and above-ground utilities and utility boxes, external building mechanical systems, stormwater drainage, trash enclosures, retaining walls and fences, open space areas, etc.
- Landscape plan, prepared by a State of Connecticut licensed landscape architect, depicting placement of all types and quantities of plant species to be used in landscaping. A planting installation schedule and maintenance plan must be provided. Location, species and trunk diameters of all existing trees to be preserved, and areas where trees will be removed.
- Detailed elevation drawings and dimensions of all proposed buildings, prepared by a State of Connecticut licensed architect. Material list and specifications including samples, brochures, and/or photographs of all exterior materials, finishes, colors, and fixtures. Specification of material types and colors to be used, including but not limited to siding, windows, doors, roofing, etc. Vegetation shown on elevation drawings must correspond to that depicted on the landscape plan.
- Applicants wishing to install signage to serve new or existing buildings must submit photographic or color renderings, including overall exterior dimensions, dimensions of lettering and graphics, style, materials, colors, and lighting. A site plan must be submitted indicating location of sign on property. Special guidance for signage is found in the POCD.

SECTION 4.0: **DESIGN DISTRICTS:**

LEDYARD CENTER VILLAGE DISTRICT

4.1 PURPOSE & AUTHORITY

To encourage the development of a Village Environment in Ledyard Center. The Zoning Commission of the Town of Ledyard established these village districts as part of the zoning regulations adopted under section 8-2j of the Connecticut General Statutes.

4.2 APPROACH & OVERVIEW

To create four sets of land use regulations as follows: (Reference zoning map).

1. The Ledyard Center Village District-1 (LCVD-1) regulations, which are applicable to the central area and limit use to commercial or commercial with optional residential units up to two bedrooms that are not on the ground floor. Strict architectural syntax is required. There are no minimum lot sizes or widths, ten foot wide sidewalks are required, and most new structures shall be built to the sidewalk.

2. The Ledyard Center Village District-2 (LCVD-2) regulations, which are applicable in the immediate area generally abutting the (LCVD-1) central area to the east. They are similar to the LCVD-1 regulations except that they also permit multi-family and condominiums on up to 75% of the lot or building usage provided that the balance of the lot or building usage is developed as a commercial use, or alternatively, another equivalent area of a parcel in the LCVD-1 or LCVD-2 area is developed commercially. Strict architectural syntax is required. There are no minimum lot sizes or widths, ten foot wide sidewalks are required, and most new structures shall be built to the sidewalk or within 10 feet of the sidewalk if a residential structure.

3. The third set is known as the Ledyard Center Village District-3 (LCVD-3) regulations, which are applicable in the immediate area abutting the LCVD-1 area to the west. This zone will support single family houses on interior lots, standalone two bedroom apartments, condominiums, and commercial. Strict architectural syntax is required. It requires a minimum lot size of 20,000 square feet, five foot wide sidewalks, normally a 30 foot setback from the center of the roadway, and other conventional bulk requirements.

4. The fourth set is known as the Multi-Family Village District (MFVD) regulations, which are applicable in the immediate area that generally abuts the LCVD-2 area to the east. This area permits only multi-family, condominiums, cooperatives, and townhouses. There are no limits on the number of bedrooms. Strict architectural syntax

is required. The density shall not exceed 1 unit per 7,500 square feet of lot area, requires a minimum lot size of 20,000 square feet, normally a 30 foot setback from the center of the roadway, and other conventional bulk requirements. Five foot wide sidewalks are required.

All proposed development or substantial rehabilitation within the Ledyard Village District will be reviewed by an architect or review commission, known as the “Architectural Review Board,” that is designated by the Zoning Commission to independently determine compliance with the design standards found for Ledyard Center Village Districts in the Plan of Conservation & Development. The Architectural Review Board shall make recommendations on the application to the Zoning Commission on whether or not it achieves the design standards of village districts as outlined in the Plan of Conservation & Development.

4.3 LCVD DESIGN STANDARDS

The Design Standards for Ledyard Center Village District-1, Ledyard Center Village District-2, Ledyard Center Village District-3, and Multi-Family Village District can be found in the Plan of Conservation & Development.

4.4 LCVD-1 PERMITTED USES

1. Offices
2. Retail
3. Personal Service Establishments
4. Restaurants
5. Hotels & Motels
6. Accessory Uses
7. Alcoholic liquor
8. Philanthropic, governmental, educational, or religious use by a duly incorporated non-profit entity
9. Other Specialized Commercial Uses
10. Fuel station provided the fuel pumps are not visible from the street
11. Two bedroom apartments or condos if not on ground floor
12. Motor vehicle repair provided all vehicles are stored out of view during non-business hours
13. Motor vehicle dealerships provided all vehicles are stored out of view during non-business hours

4.5 LCVD-1 PROHIBITED USES

1. Any use with a high potential to contaminate ground or surface water
2. Any use incompatible with the purpose of the Village District
3. Any use that will generate noise, create risk to personal safety, and/or produce vibration, smoke, fumes, or odors that may be offensive and/or detrimental to nearby property owners or property users

4. Correctional facilities, alternate incarceration centers, methadone clinics, halfway houses, rooming houses, adult entertainment stores, tattoo and or body piercing studios, and pawnshops
5. Stand alone parking lots including recreational vehicle parking lots.

4.6 LCVD-2 PERMITTED USES

1. Same as 4.4.1 through 4.4.13
2. Multi-family, condos, cooperatives, and townhouses up to 75% of the lot area if the applicant builds a commercial use of equivalent lot usage or building area on the same or another lot in the LCVD-1 or LCVD-2 zone.

4.7 LCVD-2 PROHIBITED USES

1. Same as 4.5.1- 4.5.5

4.8 LCVD-3 PERMITTED USES

1. Same as 4.6.1-4.6.2
2. Two bedroom multi-families, condos, cooperatives, and townhouses
3. Single family residences on interior lots

4.9 LCVD-3 PROHIBITED USES

1. Same as 4.5.1- 4.5.5

4.10 MFVD PROHIBITED USES

1. Same as 4.5.1- 4.5.5

4.11 OPEN SPACE

The Applicant shall set aside 10% of the land to be developed as open space as per §12.4 of these regulations; or alternatively, may pay to the Town 10% of the fair market value of the land to be developed or subdivided. The fair market value is listed on the Tax Roll established by the Ledyard Tax Assessor, or alternatively in the event of objection, by a licensed certified appraiser selected by the Zoning Commission. In the event the land is set aside for open space, the Zoning Commission reserves the right to approve the location of the set aside land. The cost of the appraisal shall be paid by the applicant.

4.12 ARCHITECTURAL REVIEW BOARD

1. Any proposed development within any of the four zones of the Ledyard Village District shall be reviewed by an Architectural Review Board made up of at least one architect, landscape architect, or planner who is a member of the American Institute of Certified Planners selected by the Zoning Commission. This may be a one person Board, and the Board may be composed of volunteer(s) or paid members.

2. The Board shall review an application and report to the Zoning Commission within thirty-five days of receipt of an application. The costs, if any, for the review shall be paid by the applicant.

4.13 APPLICATION, SITE PLAN, & ADMINISTRATION

1. Applicants seeking new construction, substantial reconstruction, or rehabilitation of properties shall submit an Application for Special Exception Permit as per §13.1 of the Zoning Regulations.

2. The applicant shall submit site plans, sections, and/or elevations necessary to show that they meet the requirements of the Village District as listed in these regulations and in the Town of Ledyard Plan of Conservation & Development.

3. The applicant shall submit drawings, models, renderings, and/or perspectives that illustrate the 3-dimensional massing and architectural character of proposed new buildings and/or substantial renovation of existing buildings, including adjacent buildings, that are adequate for the Architectural Review Board to properly assess the application.

4. If a commission grants or denies an application, it shall state upon the record the reasons for its decision. If a commission denies an application, the reason for the denial shall cite the specific regulations under which the application was denied. Notice of the decision shall be published in a newspaper having a substantial circulation in the municipality. An approval shall become effective in accordance with subsection (b) of section 8-3c.

5. No approval of a commission under this section shall be effective until a copy thereof, certified by the commission, containing the name of the owner of record, a description of the premises to which it relates and specifying the reasons for its decision, is recorded in the land records of the town in which such premises are located. The town 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.

**POCD Amendments
Design Standards for LCVD-1, LCVD-2, LCVD-3, and MFVD
As Approved 9-29-05**

The Planning Commission recommends the creation of village districts in Ledyard Center to protect and strengthen the visual definition and identity of the Town Center. Development in Ledyard Center should conform to the standards outlined in the sections below.

LEDYARD CENTER VILLAGE & MULTI-FAMILY VILLAGE DISTRICTS

The purpose of the standards that follow is to establish preferred patterns and a design framework for development in the Ledyard Center Village Districts and Multi-Family Village District. The standards of development outlined below shall apply to Ledyard Center Village District - 1, Ledyard Center Village District - 2, Ledyard Center Village District - 3, and the Multi-Family Village District. Variations between standards for each district are noted under their particular subsection. The Zoning Commission shall apply these standards to development in these zones.

As used in these standards the word “shall” means that the relevant standard, criterion, or action must be followed unless the applicant demonstrates that it would clearly be unreasonable or undesirable to do so under all of the circumstances; the word “should” means that the relevant standard, criterion, or action will generally be required, but the applicant may offer, and the Zoning Commission may approve, an alternative standard, criterion, or action if the Zoning Commission finds that the alternative would better fulfill the overall goals set forth in these standards.

An architectural review board or qualified staff may fulfill the role of the Village District Consultant where mentioned. The Zoning Commission may designate at its discretion whether the role of architectural review board is fulfilled by an appointed board, a qualified consultant or qualified staff.

DESIGN STANDARDS FOR L.C.V.D – 1 & L.C.V.D – 2

Lot Size & Lot Coverage

1. There is no minimum lot size and lot width.
2. Lot coverage by all impervious surfaces including buildings, structures, parking areas, and access roads shall not exceed 85% of the total lot area.

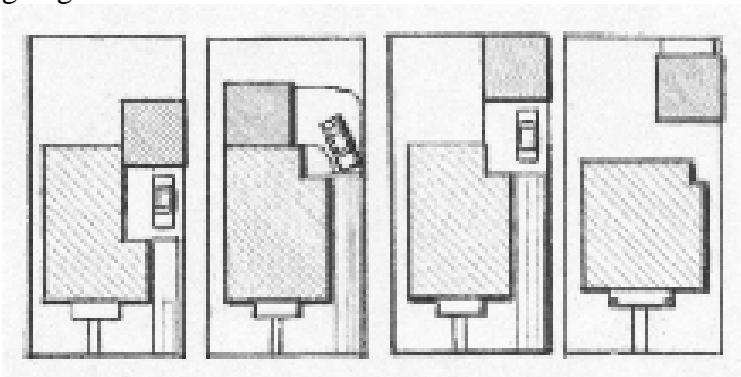
Building Setback Requirements & Building Height

1. Non-residential structures and mixed use structures should be built to the sidewalk line. Appropriate exceptions could include relief for commercial hardscapes and commercial or public green spaces.

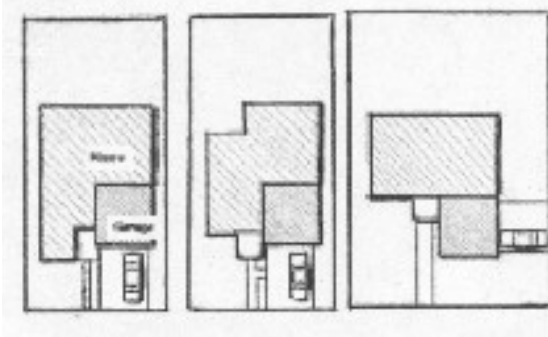
2. Residential structures may have a greater front setback to allow for landscape treatments, porches, bay windows, and other architectural embellishments but shall not exceed 10 feet from the sidewalk line.
3. Garages, car ports, and other accessory structures shall have a front setback of 60 feet from the front boundary line of the parcel.
4. There are no side or rear setback requirements.
5. The lowest point of an egress shall not exceed thirty-five feet. Building height may exceed thirty five feet. Egresses may exceed thirty five feet with approval of the fire marshal.
6. One structure may share no more than one party wall with another structure on a separate lot.

Desirable Residential Layouts

The following diagrams are examples of acceptable layouts for residential structures and garages on a lot:



The following diagrams are examples of unacceptable layouts for residential structures and garages on a lot:



These examples illustrated above are not meant to be exhaustive but are intended to provide guidance to applicants.

Layouts of primary structures, parking structures, and parking lots should be designed with the purpose of deemphasizing the dominance of the automobile and emphasizing the relationship of the primary structure and pedestrian access to the public domain.

Fronts & Backs

The front or side of every building shall face the street. Loading docks, overhead doors and service entries are prohibited from facing the street.

Placement of Utilities

All new utilities shall be placed underground in all public streets and in rear service alleys.

Parking

1. The intent of these parking regulations is to encourage a balance between compact pedestrian oriented development and necessary car storage. The goal is to construct neither more nor less parking than is needed.

On-street parking is permitted throughout the district. Parking need not be contiguous with the building or the use it serves.

Minimum parking requirements in the LCVD-1 & LCVD-2 are as follows:

- 2 spaces/dwelling unit
- 1 space/400 sf of retail
- 1 space/300 sf of office

Shared parking solutions are allowed. Required parking minimums can be reduced by up to 50% with a shared parking solution approved by the Zoning Commission. The applicant shall provide a parking analysis justifying the proposed shared parking solution.

Minimum parking space dimensions for head-in or diagonal parking shall be 9x17 with 10 foot drive lanes (20' for 2 way traffic) and parallel parking spaces shall be 8x20 minimum with 10 foot drive lanes (20' for 2 way traffic).

Parking shall be provided as necessary to meet the requirements of the Americans with Disabilities Act.

2. On-Street Parking

The selection of diagonal or parallel parking along any section of road shall be determined in consultation with the Public Works Director and Town Planner.

3. Off-Street Surface Parking Lot Placement

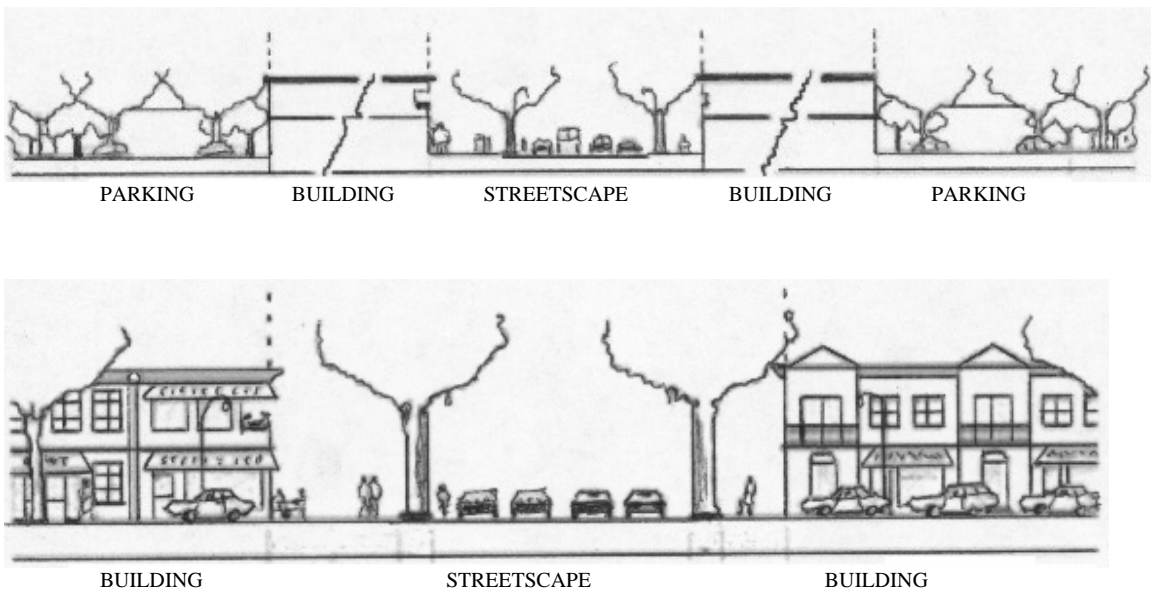
Off-street surface parking lots shall be set back a minimum of 10 feet from the sidewalk line. Surface parking lots may be built up to the property line or sidewalk on all secondary street frontages.

4. Access to Off-Street Parking

Alleys may be incorporated into lots as standard drive aisles. Access to all properties adjacent to the alley shall be maintained. Access between parking lots across property lines is also encouraged.

Circular drives are prohibited except for civic buildings. Where space permits, garage doors shall face the side or the rear, not the front.

Off-street parking areas in front of new buildings are not allowed. Off-street parking areas in front of existing buildings shall be discouraged wherever alternative parking solutions exist. The preferred off-street parking model is illustrated below:



Street Trees

Streets shall be planted with regularly spaced street trees. Trees shall be selected in consultation with the Village District Consultant. Street trees should be at least 3" in caliper at chest height.

Street Lighting

Street lighting shall be provided on all streets. Street light fixtures should be located within 3 feet of the curb and should be provided at consistent regular intervals. Street light fixtures shall be chosen in consultation with the Village District Consultant.

Street Furniture

Street Furniture includes benches, trash receptacles, street signs and traffic lights. Street furniture shall be chosen in consultation with the Village District Consult or Architectural Review Board. Benches and trash receptacles shall be provided on all streets at consistent regular intervals. Street furniture shall be located so as to maintain a clear pedestrian path. Street furniture should be consistent in color and style along both sides of any street. A five foot wide street furniture strip should be set aside and maintained.

Drainage

1. Storm water control measures shall be provided for impervious surfaces within the site, either as stipulated below or in other situations as deemed appropriate by the Zoning Commission. All storm water control structures shall be reviewed, approved, and inspected by the Director of Public Works or Town Engineer.
2. All storm drainage for proposed development in which the combined square footage of roofs, paved parking areas and other impervious surfaces exceeds 10,000 square feet shall be designed in accordance with and subject to the provisions of the Drainage Ordinance of the Town of Ledyard.

Access & Traffic

1. The Zoning Commission may require the applicant to present a traffic survey conducted by a qualified traffic engineer evaluating the impact of the anticipated traffic on the safety and congestion of traffic flow on the public roadway, and on pedestrian use in front of the property. The Zoning Commission may require such measures as are necessary to ensure pedestrian and vehicular safety and ease of travel, including limiting access to and from the parking area to right turns only, and requiring other measures to enhance visibility for persons exiting from the parking area and for drivers and pedestrians on the public roadways.
2. The Zoning Commission may require minimum sight line distances depending on present or anticipated traffic conditions and upon posted speed limits and surveyed average vehicular speeds.
3. Vehicular entrances shall be a maximum of 25 feet wide and shall be clearly defined. Vehicular entrances shall not exceed 30% of the lot frontage. The total number of entrances which can safely be accommodated along the same road will be a consideration for approval or disapproval of a special permit and/or site plan application. Wherever possible, each development shall be limited to one access point per property on the same road. Shared entrances are allowed.
4. The applicant must demonstrate that the site design makes proper provision for pedestrian access and safety. All site plans shall provide for pedestrian walkways and circulation in and around buildings. Sidewalks shall be constructed parallel to roadways. Pedestrian pathways allowing access from the sidewalk to the primary building entrance are required.

Civic Sites

Civic buildings include, but are not limited to, municipal buildings, churches, libraries, schools, recreation facilities, and places of assembly. Civic buildings do not include retail buildings, residential buildings, or privately owned office buildings. Traditionally, civic buildings have greater front yard setbacks and building frontage requirements, therefore civic buildings are not subject to set back-line requirements or building frontage requirements. Civic buildings should be set farther back from the street than other new non-civic buildings in the district.

Accessory Structures

Accessory structures are permitted and uses may include parking, accessory dwelling units, home occupation uses, storage space, and trash receptacles. Home occupation uses are allowed provided the applicant meets the requirements of Section 3.12 of the Zoning Regulations.

Accessory structures shall not be greater than 660 square feet in footprint and shall not exceed two (2) stories in height.

Erosion Control

1. A site development plan shall be required for all major filling, excavating, or relocating of soil or rocks on any lot. The plan shall detail areas to be altered, denoting any existing drainage routes and/or changes to these routes. Major filling, excavating, or relocating is defined as the movement of 500 cubic yards or more to, on or from any lot. A permit authorizing such work shall be obtained from the Zoning Official and shall be limited to a period of twelve months and may be renewed. Natural topography of the site shall be maintained and existing trees preserved to the greatest possible extent.
2. When the area to be disturbed is cumulatively more than one-half acre, an erosion and sediment control plan shall be submitted in accordance with Section 12.2 of the Zoning Regulations. These plans must be approved by the Zoning Commission.

ARCHITECTURAL SYNTAX

The requirements and materials described in this section are intended to provide direction to applicants on the types of syntax the Zoning Commission expects to find on new or improved structures. Alternative materials may be proposed by the applicant and may be approved by the Zoning Commission if they meet the purpose and intent of the district.

Details & Acceptable Building Materials

Columns, Arches, Piers, Railings, & Balustrades:

1. General Requirements:
 - a. Columns and piers shall be spaced no farther apart than they are tall.
2. Permitted Finish Materials
 - a. Columns:
 - i. Wood, painted or natural
 - ii. Cast iron
 - iii. Concrete with smooth finish
 - b. Arches
 - i. Concrete Masonry Units with Stucco (C.B.S.)
 - ii. Reinforced concrete with stucco
 - iii. Brick
 - iv. Wood
 - c. Piers
 - i. Concrete Masonry Units with Stucco (C.B.S.)
 - ii. Reinforced Concrete with Stucco
 - iii. Brick
 - d. Railings & Balustrades:
 - i. Wood (termite resistant), painted or natural
 - ii. Wrought iron
 - iii. Balustrades shall not be farther apart than 3" minimum or 4" maximum.
3. Permitted Configurations
 - a. Columns
 - i. Square, 6" minimum, with or without capitals and bases
 - ii. Round, 6" minimum outer diameter, with or without capitals and bases
 - iii. Classical orders
 - b. Arches
 - i. Semi-circular & segmental
 - c. Piers
 - i. 8" minimum dimension
 - d. Porches
 - i. Railings 2-3/4" minimum diameter
 - ii. Balustrades 3" minimum spacing, 4" maximum spacing

Windows & Doors

1. General Requirements
 - a. Window openings facing streets shall be oriented vertically.
 - b. Storefront windows shall be single panes of glass not larger than 6' in height x 4' in width.

- c. For retail uses, windows shall cover 75% of the street frontage on the ground floor facing the street.
 - d. Storefront windows shall begin a maximum of three feet height above the sidewalk.
 - e. The following accessories are permitted:
 - i. Shutters (standard)
 - ii. Wooden Window Boxes
 - iii. Muntins and Mullions
 - iv. Fabric Awnings (no backlighting; no glossy-finish fabrics)
2. Finish Materials
 - a. Windows & Storefronts
 - i. Wood
 - ii. Aluminum
 - iii. Copper
 - iv. Steel
 - v. Vinyl clad wood
 - b. Doors
 - i. Wood or metal
 - ii. Fiberglass
 3. Permitted Configurations
 - a. Windows:
 - i. Rectangular
 - ii. Square
 - iii. Round (18" maximum outer diameter)
 - iv. Semi-circular
 - b. Window Operations:
 - i. Casement
 - ii. Single and double-hung
 - iii. Industrial
 - iv. Fixed Frame
 - c. Door Operations:
 - i. Casement
 - ii. French
 - iii. Sliding

Roofs & Gutters

1. General Requirements
 - a. Permitted Roof Types
 - i. Gabled, hipped, flat, and domed
 - ii. Down spouts are to match gutters in material and finish
2. Permitted Finish Materials
 - a. Metals
 - i. Painted galvanized steel
 - ii. Copper
 - iii. Aluminum

- iv. Zinc-Aluminum
 - b. Shingles
 - i. Asphalt or metal, “dimensional” type
 - ii. Slate
 - iii. Cedar Shake
 - c. Tile
 - i. Clay, Terra cotta, Concrete
 - d. Gutters
 - i. Copper
 - ii. Aluminum
 - iii. Painted galvanized steel
 - e. Rubber panels and sealed membrane roofs are allowed on flat roofs or low pitched roofs
3. Permitted Configurations
- a. Metals
 - i. Standing Seam, 24” maximum spacing, panel ends exposed at overhang
 - b. Shingles
 - i. Square, Rectangular, Fishscale, Shield
 - c. Tile
 - i. Barrel, Flat, French
 - d. Gutters
 - i. Rectangular section
 - ii. Square section
 - iii. Half-round section

Garden Walls & Fences

- 1. Permitted Materials
 - a. Wood (termite resistant), painted white, left natural, or painted/stained with colors approved by the Village District Consultant
 - b. Concrete Masonry Units with Stucco (C.B.S.)
 - c. Reinforced Concrete with stucco
 - d. Wrought Iron
 - e. Brick
 - f. Vinyl
 - g. Stone
- 2. Permitted Finish
 - a. Wood
 - i. Picket Fences: minimum 30% opaque, with corner posts
 - ii. Other: to match building walls
 - b. Stucco
 - i. With texture and color to match building walls
 - c. Wrought Iron
 - i. Vertical, 5/8” minimum dimension, 3” to 4” spacing
- 3. Chain link fencing is not permitted

Street Walls

Street walls along any unbuilt street frontage shall be between 4' -6' above the adjacent ground. The better side of a street wall shall face the street.

Building, Façade, Site Design Requirements

1. All spaces and structures and related site improvements visible to the public from public roadways shall be designed to add to the visual amenities of the area in relationship to the proposed development.
2. The color, size, height, location, roof treatments, building materials, landscaping and proportion of openings of any proposed new construction, substantial re-construction or rehabilitation, and whatever signs and lighting that may be proposed for such uses, shall be evaluated for compatibility with the architecture of existing buildings in the vicinity. The color, size, height, and architectural style of the building shall complement and not compete with other architecturally distinguished buildings in the district such as the Bill Library. These details shall be reviewed by the Village District Consultant.
3. Primary colors shall not be used for building walls unless they are muted in tone. Neon colors are not allowed.
4. Trim colors for windows, soffits, cornices, moldings, etc. should be whites or dark saturated cool colors (for example, greens, blues, bronze). Brick and stone may be left their natural color.
5. Roof colors must be natural colors.
6. Entry doors may have a greater color latitude
7. Wherever possible and where site conditions allow the front building plane should be oriented towards the street. Accessory buildings may be exempt.
8. The street elevation of buildings shall have at least one entrance oriented towards the street.
9. Façade materials should be finished with brick, stucco, wood, or appropriate concrete masonry units.

Where Clearly Visible From Streets or Public Areas

Many of the design standards apply only in conditions WHERE CLEARLY VISIBLE FROM THE STREET OR PUBLIC AREAS. The architectural and façade controls concentrate on the public realm and minimize requirements of private views. For example, an architectural element that is visible only through an opening in a street wall is not clearly visible from the street.

The following are prohibited where visible from parks, squares and public streets: Utility boxes and machinery including but not limited to: backflow devices, electric meters and air conditioning units. Blank walls must not be visible from a public street. The applicant shall propose a site plan that minimizes the view of parking lots, driveways, or garage doors from public view.

Building Numbering

Building numbers shall be located over the primary entrance to the building and shall be visible from the street.

Large Footprint Buildings

Buildings with a footprint greater than 20,000 square feet may be built with the following conditions:

1. One story buildings shall be at least 24 feet in height. This may be accomplished with Liner Buildings or higher ceiling heights and/or parapets.

The purpose of this regulation is to allow big box retail buildings that can be disguised to match the architectural standards of the district. These larger square footage buildings must have liner structures on their front and side facades when they are in public view.

Residential Privacy

1. The rear lot line of a residential property shall have a 3-6 foot-tall privacy screen of fence, wall, or shrubs.
2. The side lot line of a residential property shall have a 5-7 foot privacy wall or fence on shared side property lines.
3. Adequate measures shall be taken to ensure privacy between residences.
4. Residential uses allowed in the LCVD-2 on the first story shall have a finished floor height raised a minimum of two (2) feet above sidewalk grade.

Signage

The only signs permitted in the LCVD's and MFVD are those covered in this section. No signs shall be attached to a structure or building, erected, or hung without 1) applying for a permit from the Zoning Commission and submitting plans as specified in Section 10 of the Zoning regulations; and 2) receiving approval from the Zoning Commission for conformance to regulations. Signs shall be constructed of wood, stone or materials that simulate wood or stone in appearance.

One freestanding sign, permanently secured to the ground, shall be allowed per lot. Such sign shall not exceed twelve (12) square feet in sign area, shall not extend higher than eight (8) feet above ground level at its highest point, and shall not be less than ten (10) feet from a public roadway. The sign shall not contain moving or illuminating elements or components. Only exterior lighting may be used to illuminate the sign. Such illumination shall use only soft white light no greater than 150 watts, of constant intensity, and shall be downwardly directed and contained on the premises, the sole purpose being to make a sign visible in the dark.

Each commercial use within a structure is permitted one hanging sign no larger than four square feet in sign area. Hanging signs shall protrude perpendicularly from the front of the building. No portion of any such sign shall interfere with pedestrian traffic. In the case of a structure that faces more than one public roadway or entrance one additional sign for each such circumstance may be permitted.

Wall signs shall be permitted. Wall signs shall be parallel to the face of the building (roofs and overhangs not included), and no part thereof (including any illuminating devices) shall protrude more than 12 inches beyond the face of the building nor be higher than the wall upon which it is located. The aggregate area of any wall sign shall not exceed two square feet for every one foot in length of such building upon which it is attached.

Signage placement shall be centered over tenant storefronts or offices and shall not exceed 24 square feet in total area for each storefront.

One additional freestanding sign may be permitted for each lot for the purpose of displaying a changeable message to allow a business use to identify special products, events or sales. The sign shall not be permanently affixed to the ground and must be removed from public view during non-business hours. In the case of a structure that faces more than one public roadway or entrance, one additional sign for each such circumstance may be permitted. The height of such a sign shall not exceed four and a half feet and the sign area shall not be greater than nine square feet.

Creativity is encouraged in signage and graphic design. Signs can be expressive in form and lighting. Standard, metal frame, and plastic signs are discouraged. Internally lit signs are not allowed.

Awnings or similar weather protection along sidewalks of non-residential or mixed use structures should be provided. Signs painted on the awnings are allowed, but awnings can not be internally illuminated.

VARIATIONS IN STANDARDS FOR LEDYARD CENTER VILLAGE DISTRICT - 3 & MULTI-FAMILY VILLAGE DISTRICTS

The Standards are the same as LCVD-1 and LCVD-2 with the following exceptions:

1. The minimum lot size shall be 20,000 square feet.
2. The front yard setback shall be at least 30 feet from the centerline of the road.
3. The rear yard setback shall be at least 20 feet.
4. The minimum side yard setback shall be 12 feet, and total side yard setbacks shall be twenty-five feet or larger.
5. Garages, carports, and other accessory structures shall have a front setback of 60 feet from the centerline of the road.
6. Circular drives are permitted.

7. If public water and public sewer is available, the density shall not exceed one residential unit per 7,500 square feet of lot area.
8. If there are septic systems, the density shall be determined by the public health code not to exceed one residential unit per 7,500 square feet of lot area.

DEFINITIONS

The following definitions shall be used for these words where they are found in the preceding standards:

Balcony: A platform projecting from a wall, enclosed by a railing or balustrade, supported on brackets or cantilevered out.

Baluster: A short post or pillar in a series that supports a rail, thus forming a balustrade. May be curved or straight.

Column: A column is an upright pillar or post. Columns may support a roof or a beam, or they may be purely decorative. The lower portion of a column is called the *base*. The upper portion of a column is called the *capital*. The area which the column supports is called the *entablature*.

Cornice: Any projecting ornamental molding that finishes or crowns the top of a building, wall, arch, etc.

Dome: An arched roof or ceiling of even curvature erected on a circular or square base. Domes can be segmented, semicircular, pointed or bulbous. Often decorated with stained or painted glass. Adds light, color and drama to a room or foyer.

Gable: The triangular upper portion of a wall at the end of a pitched roof. It typically has straight sides, but there are many variations.

Gambrel roof: A roof with one low, steep slope and an upper, less-steep one on each of its two sides, giving the look of a traditional American hay barn.

Hipped roof: A roof with sloped instead of vertical ends.

Mullion: A vertical member, as of stone or wood between the lights of a window, the panels in wainscoting, or the like.

Muntin: A bar for holding the edges of window panes within the sash—sometimes only ornamental.

Soffit: The underside of any architectural element (as of an overhang or staircase). In modern homes, the wood or metal screening used to cover such areas.