

Proposed Change To Ledyard Zoning Regulations for Reuse of Existing
Buildings
January 2014

Add:

1. Section 4.18 Building Reuse
2. Section 2.2 Definitions – “Business Centers”
3. Attachment E: Schedule of Business Center Permitted Uses
4. Attachment F: Schedule of Business Center Permitted Locations

1. Section 4.18 Building Reuse

Purpose: This section provides the protocol for reuse of public or commercial buildings whose original use has been concluded.

Permitted Uses: Specified in Attachment E: Schedule of Business Center Permitted Uses. These are a subset of the uses permitted in the zoning regulations for the applicable zones.

Permitted Locations: Specified in Attachment F: Schedule of Business Center Permitted Locations

Approval Requirements for Each Use:

- a) Identification of the use.
- b) Floor plan for the use.
- c) Estimated parking needs.
- d) Estimated car traffic.
- e) Public hearing as for a special permit. The public hearing conducted by Town Council for approval of the lease will satisfy this requirement.
- f) Application fee to cover public hearing notice. This will only be required if a public hearing will not be conducted before the Town Council.

2. Section 2.2 Definitions:

Business Center – A group of business establishments that share a common building and associated amenities, including parking and access.

3. Attachment E: Schedule of Business Center Permitted Uses

Accessory structures & uses
Adult day care center
Artist Studio
Child day care center
Civic Buildings
Communication Systems - inside
Community center
Conference center
Educational institution - private
Equipment repair - inside
Family entertainment center
Financial institution
Gov. institution, library, philanthropic
Government offices
Hospital and clinic
Medical and dental clinic
Museum, art gallery, cultural institution
Offices
Personal service establishments
Portable storage units
Pub & tavern
Public and private utility installations (24)*
Recreation facility, indoor
Religious use (nonprofit)
Repair Shops (radio, TV, shoes, computer, etc)
Research & testing - inside
Restaurant
Solar energy systems (30)*
Specialized commercial uses, other
Telephone exchange
Veterinary office & clinic - indoor

*See Attachment A for Use Comments

4. Attachment F: Schedule of Business Center Permitted Locations

A. Gales Ferry School Building, Hurlbut Road