

Rezoning Application  
**HALLS ROAD OVERLAY DISTRICT**

Presentation  
September 12 2022

We are here to propose the adoption of a new zoning option for the Halls Road area - the “Halls Road Overlay District” (HROD) with **Design Guidelines.**

Halls Road Improvements Committee (HRIC)  
Current Members

Edie Twining (Chair)	Mike Reiter (Secty.)
Deb Czarnecki	Ray Thompson (Zoning)
Howard Margules	David Kelsey - (Signage)





# HISTORY

## Halls Road Improvements Committee

Formed 2015. Initial impulse: to improve Halls Road to add safer, non-vehicular travel between Lyme Street & Halls Road

- 2015 - 2018 **Townwide Meetings** show issues beyond safety need to be addressed: need a walkable town center, place to meet, apartments and town houses, not a 'highway plaza'.

- 2018 Engage **Yale Urban Design Workshop (YUDW)** to study options for district. Two Public meetings held to describe process and solicit options.



- 2019 Without YUDW, HRIC creates **Halls Road Vision Proposal**. Two Open Houses show proposals, with opportunity to vote for preferences in designs.

- 2019 EDC engages **Advance CT** to create economic development study for Old Lyme, including Halls Roads Commercial district. 2020 **POCD** again calls for greater variety in housing stock for town.

- 2020 Bid process selects **BSC** to help create Halls Road Master Plan: existing conditions, market study, public improvements, and zoning changes to guide desired private investment.

- 2021 **Halls Road Master Plan** completed. Presented townwide through open houses and individual presentations to town committees, local businesses and organizations.



- 2021 Septmeber, Town submits zoning application for **Halls Road Village District**. Application withdrawn January 2022 for modifications.

- 2022 **Halls Road Overlay District (HROD)** developed to increase flexibility of new zoning changes. Town to submit application September 12, present to Zoning Commission October 2022.

# WHY AN OVERLAY DISTRICT?

- Earlier **Village District** Zoning District proposal caused nonconformity issues for existing buildings in the district. Not optional.

- The **overlay district** allows greater opportunities for those who choose to use HROD, but those who wish to continue under C-30S can do so.



- Halls Road C-30S zoning now encourages primarily **highway-centric development**. Residents want Halls Road to respond to *their* needs, not highway needs.

- **Mixed use** promotes local business. Retail is severely challenged by Internet commerce. Today, bricks and mortar retail does best in a mixed-use village setting with browsing and walk-in traffic.

- **New housing types** (apartments over shops, town houses, condos, ...) serve critical demand from older and younger residents.

- **Residents** want more shops and restaurants, a place to gather and mix with neighbors. Real-life human company cannot be had on the Internet.



- New development **increases the town's tax base**. Associated town service costs are lower than for wide-spread development. HROD keeps development from spreading.

- **Halls Road Master Plan** encourages new development along Halls Road with the look and feel of historic Old Lyme that follows Design Guidelines, as set out in the new overlay.



# OVERLAY DISTRICT ESSENTIAL COMPONENTS

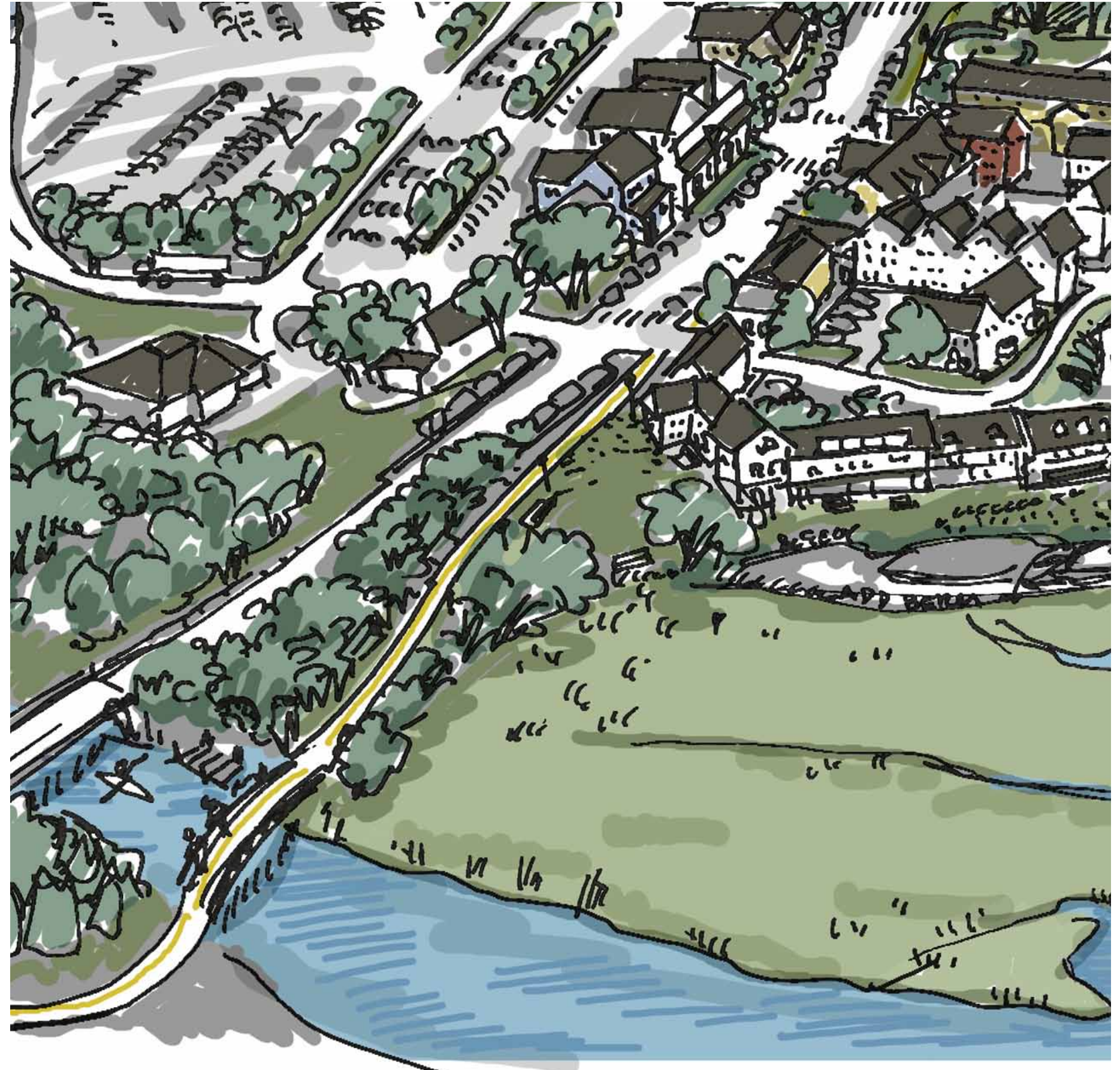
- **Qualifying Project (QP)** assures new development will be built *first* along Halls Road to create a town center in line with the Halls Road Master Plan.

- QP to **front Halls Road** with commercial uses on 1st floor front. Residential uses allowed above or behind.

- After QP, **additional development** can proceed further back from Halls Road for residential or commercial use.

- **Regulation** of uses, parking, setbacks, height & density, etc. all geared to create the mixed-use neighborhood envisaged in the Master Plan.

- **Design Guidelines** help developers to know what the town wants: a Halls Road reflecting the look and feel found on Lyme Street.





# C-30S - HROD COMPARISON CHARTS

Comparing existing C30-s and the proposed HROD  
in terms of:  
Uses - Heights & Setbacks - Coverage & Frontage

USE GROUP	C30s	HROD
Residential – Single Family	Yes	No
Residential – Multi Family	No	Yes
Stores	Yes	Yes
Restaurants	Yes	Yes
Offices	Yes	Yes
Gas Stations	Yes	No
Charging Stations	Not yet	Yes
Entertainment	Yes	Yes
Pet Services	Yes	Yes
Public	Yes	Yes

HEIGHTS & SETBACKS	C-30s	HROD
Maximum number of stories in district	2.5	3
Maximum height in district (w/ allowance for peaked roof)	35'	40'
Minimum setback from Halls Road	60'	0
Maximum setback from Halls Road		15'
Minimum setback from rear of property line	40'	15'
Minimum setback from other property line	20'	7.5'
Minimum setback from residences & rural districts	40'	
COVERAGE & FRONTAGE	C-30s	HROD
Maximum floor area as a percentage of lot area	20%	NA
Maximum lot coverage by buildings & structures as a percent of lot area	20%	50%
Maximum total lot coverage (all impermeable surfaces) as percent of lot area	55%	75%
First floor commercial use is required within building fronting Halls Road to a minimum building depth of 40'		Yes
Parcels having frontage along Halls Road must maximize façade oriented to Halls Road within front yard setback after subtracting: side yard setbacks: vehicular access drive; pedestrian circulation routes; and outdoor customer sitting/gathering spaces.		Yes
Design Guidelines for future construction	No	Yes



# HALLS ROAD EXISTING C30-s DISTRICT





# HALLS ROAD OVERLAY DISTRICT - Possible Private Developments





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MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

Town of Old Lyme, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 7/30/2020  
Data updated 11/19/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

