



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



Design Guidelines

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The four approaches presented below are for the Commission's consideration related to regulating building and site design. I am presenting this topic because we are about to commence with drafting new zoning regulations and the approach to 'regulating' design will influence the zoning structure. Achieving the objective of the Revive and Renew plan, which is before you for consideration in October for inclusion in the POCD, can only be achieved by imposing some level of design controls.

Please consider the following types of guidelines and their characteristics:

Type 1: Generalized w/ Site Plan Review

- Not enforceable;
- Aspirational/suggestive;
- as part of Site Plan Application Review;
- Applicants generally adhere but are not required;
- You may or may not get what you want;
- Potentially Litigious

Type 2: Mandated via Special Permit

- Somewhat enforceable- 'legality debatable';
- Requires public hearing;
- Commission discretionary decision powers;
- Can be lengthy process;
- Potentially Litigious

A thought about Design Review Commissions

Municipalities often employ a design review process/commission on top of site plan applications. This may consist of a subcommittee of the PZC or an entirely new Commission.

I do not suggest such additional level of review. It becomes onerous and time consuming. Montville's development market will not tolerate this added level of input.



Type 3: Prescriptive (aka Form Based Code or Hybrid FBC)

- Very Enforceable;
- Built within the regulations. They become the ‘bulk standards’;
- Generally predictable;
- Enforceable as the regulations outline in detail the requirements;
- Helps achieve goals depending on level of prescription outlined in the regulation

Type 4: Village Districts (CGS 8-2j)

- Most enforceable;
- Applicant must, by law, follow the design guidelines;
- I suggest the Commission considers the ‘Town Center and The Cove District’ as a Village District. Palmertown may also be an option.

Excerpts from CGS 8-2j

The zoning commission of each municipality may establish village districts as part of the zoning regulations adopted under section [8-2](#) or under any special act. **Such districts shall be located in areas of distinctive character, landscape or historic value that are specifically identified in the plan of conservation and development of the municipality.**

May regulate new construction, substantial reconstruction and rehabilitation of properties within such districts and in view from public roadways, including, but not limited to, (1) the design and placement of buildings, (2) the maintenance of public views, (3) the design, paving materials and placement of public roadways, and (4) other elements that the commission deems appropriate to maintain and protect the character of the village district.

In adopting the regulations, the commission shall consider the design, relationship and compatibility of structures, plantings, signs, roadways, street hardware and other objects in public view.

The pages which follow offer examples of guidelines in Manchester, CT and Hartford, CT. There are numerous examples from throughout the United States. This is meant to be a primer to facilitate the conversation.

Suggested Direction

However, I do recommend a hybrid of Form Based Code, traditional zoning ‘bulk standards’, and ‘generalized’ guidance. As noted above, I suggest a Village Center for the Town Center and Cove. I do not suggest any special permits nor do I suggest a design review commission.

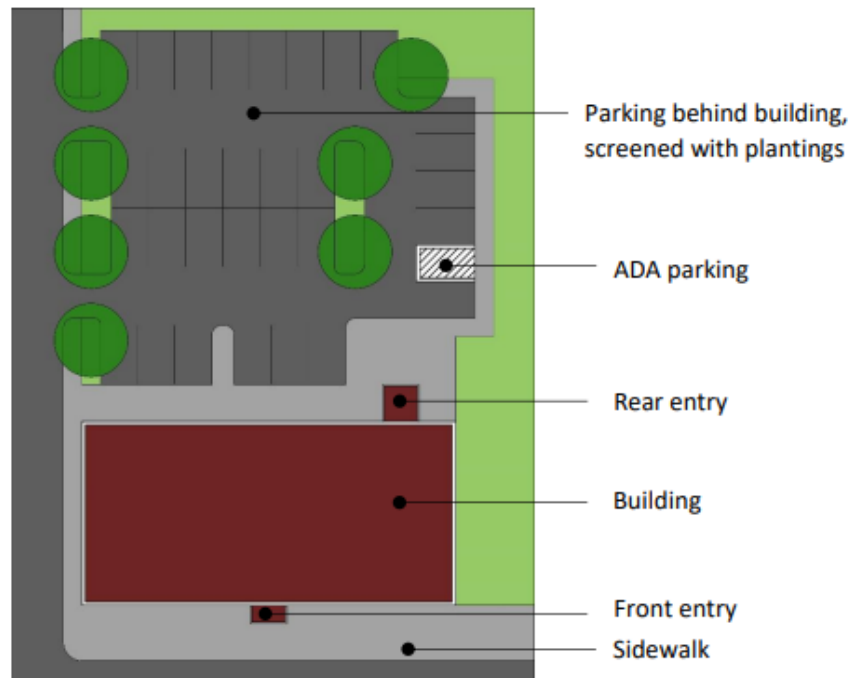


Generalized Design Guidelines

Materials. The primary building material for new construction should complement the color range present in the district. Building owners are not required to follow a specific color code, however, good judgement is expected. The new building's trim may be brick, cast stone, stone or painted metal as appropriate to the design so long as the material is commercial grade, durable and sustainable.

Entrances: All primary building entrances should be accessed from Main Street. Secondary entrances may be at the side or rear of the building as appropriate.

Parking: Public parking is readily accessible Downtown and off-street parking may not be necessary. When provided if necessary, parking should be in the rear yard or garaged, well lit, and screened from the street.





Generalized Design Guidelines (Continued)

Awnings and Canopies

Storefront awnings and canopies are both functional and decorative. They are functional because they provide sun protection for merchandise, weather protection for visitors, and signage for the business (see “Signage” section for guidelines). These structures also add decorative color, patterns or graphics to the streetscape.

Both commercial grade, exterior fabric, retractable and permanent awnings have been successfully integrated in the past. The color or stripe chosen for the awning should complement the general color scheme of the building. Building owners are discouraged from using metal awnings because of their susceptibility to weather damage and fading.

The length of an awning or canopy along the building façade should not extend beyond the width of the tenant space or storefront opening. Based upon the building’s location, the depth of the awning is established by the right of way as measured from the back of curb. Applicants should contact the Zoning Enforcement Officer to confirm allowable depths.





Form Based Code Example: City of Hartford

Certain Building Types allowed by Zoning District. I am not recommending this strict approach, suggesting some building types be defined by use, but not zone.

BUILDING TYPES

KEY: • = Permitted

● = In DT-1 and DT-3, Building Type required on all Primary Street Frontages. In DT-2, Building Type required on all Bushnell Park frontage (Ford and Jewell)

DISTRICT		Downtown Storefront	Downtown General Building	Storefront	Cottage Commercial	Commercial Center	General Building	Workshop/Warehouse	Civic Building	Apartment Building	Stacked Flats	Row Building	House A
DOWNTOWN	DT-1	●	•						•				
	DT-2	●	•						•				
	DT-3	●	•						•				
COMMERCIAL-INDUSTRIAL MIX	CX-1						•	•	•				
	CX-2			•			•	•	•				
MAIN STREET	MS-1			•	•				•				
	MS-2			•	•		•		•	•	•		
	MS-3			•	•	•			•				
MULTI-USE MIX	MX-1						•		•	•	•	•	•
	MX-2						•		•	•		•	•

		MS-2
A. Building Siting. Refer to Figure 4.11-B Apartment Building: Building Siting and 4.1		
1	Multiple Principal Buildings	not permitted
2	Minimum Front Lot Line Coverage	80%
3	Occupation of Corner	required
4	Front Build-to Zone	within 2' of Building Line, minimum 10' deep front yard
5	Corner Build-to Zone	within 5' of Building Line
6	Minimum Side Setback	7.5'
7	Minimum Rear Setback	5'
8	Minimum Lot Width Maximum Building Width	50' none
9	Maximum Building Coverage Maximum Impervious Area Additional Semi-Pervious Area	45% 65% 25%

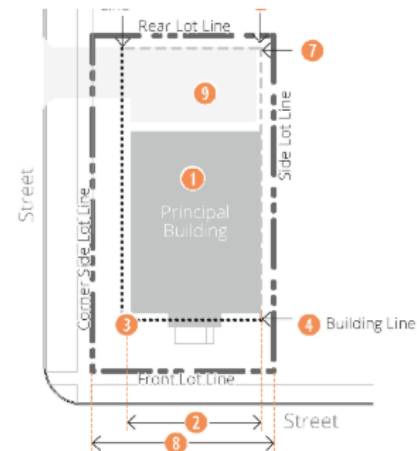


Figure 4.11-C Apartment Building: Height & Use Requirements

Figure 4.11-D Apartment Building: Facade Requirements

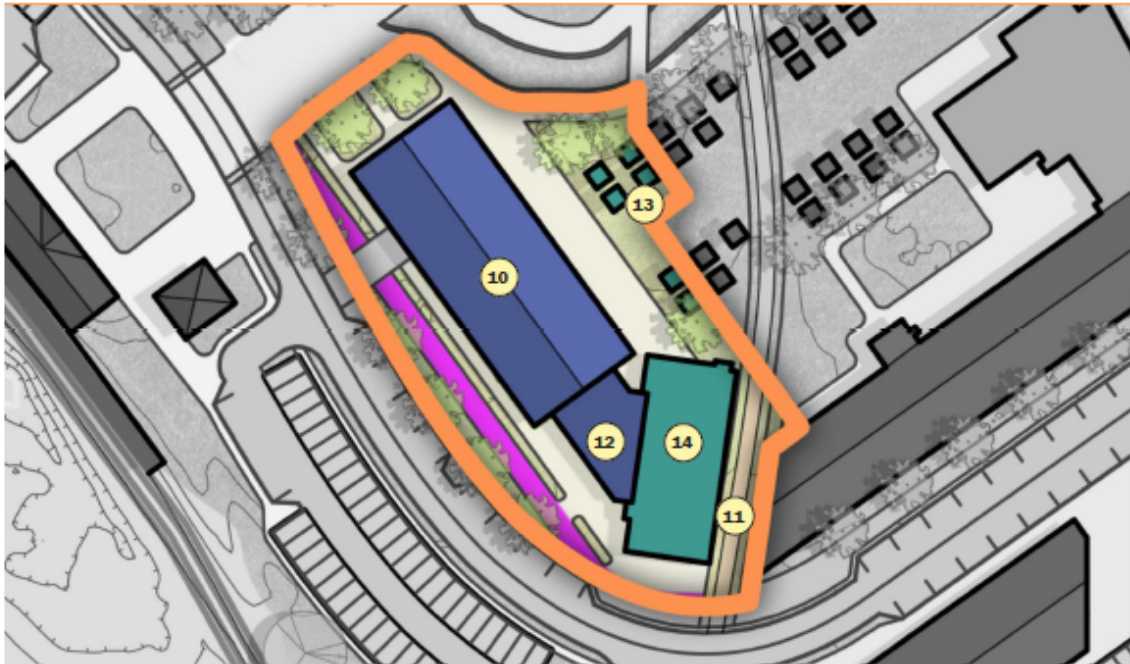




Parcel Specific in conjunction w/ Revive and Renew Node Plans

Georgetown Revitalization Plan

June 19, 2026
Town of Redding



HMC PARCEL 3 - "CARETAKER'S LODGE" WITH RESIDENTIAL STRUCTURE ADDITION

1. PERMITTED GENERAL USES

- i. No parking provided on site. Utilize street and public parking.
- ii. Commercial microbrewery/restaurant destination (diagrammed teal).
 - a. 4,779 Commercial Square Feet.
- ii. Multifamily Residential (diagrammed blue).
 - a. 32 Residential units.

2. MANDATORY: DESIGN QUALITIES

- i. Maximum building height: 58' with a 1 story connector.
- ii. Building facades: Addition, diagrammed blue, to be in character with existing Caretaker's lodge. Connector to existing building to be expressive in materiality, facade set-back, and height.
- iii. Roof shape: Gables and/or dormers.
- iv. Preserve the historic character of the Caretaker's lodge, build new residential addition. Remediate and adapt in accordance with NPS guidelines.
- v. Materials: No vinyl or aluminum siding. Cladding to be brick masonry, emulating factory character.
- vi. Provide shared-use path, sidewalks, & street trees along roadway.
- vii. Develop river edge into a riverwalk, min. 10' wide.
- viii. Convert the historic factory rail spur into a rails-to-trail walking path, incorporating iconography, branding, and interpretive design to highlight the history of the site.
- ix. Provide a paved courtyard with public seating areas, and a landscaped green space to be used as a market plaza by the public.

3. TO BE CONSIDERED: DESIGN QUALITIES

- i. Bioswales/rain gardens for water retention.
- ii. PV panels on building roof for solar energy generation.
- iii. Bike parking & public realm furniture.