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July 29, 2021

Rob Librandi  
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5866 Main Street  
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**Re: Proposed Amendment to the Article II, Section 3.1 of the Trumbull Zoning Regulations**

**AMENDMENT TO ARTICLE II, SECTION 3.1 TO PERMIT MULTI-FAMILY DWELLINGS WITHIN THE B-C ZONE ON ROUTE 25**

(Proposed amendments bold)

3.1 Commercial Zone B-C (Business)

3.1.4 Special Permit

**14. Multi-Family Dwellings**

**Multi-family dwellings in this zone may be permitted subject to the following regulations:**

**a. Multi-family dwellings shall be limited to no more than 50% of the overall square footage of the development on a parcel of land within this zone located in Trumbull. The remaining 50% of development in Trumbull must be devoted to commercial and commercial support uses as defined in Section 3.1.4 Subsection 1-13 of these regulations.**

**b. Multi-family dwellings on parcels smaller than 1 acre shall be restricted to upper floors of a development that includes commercial development on the ground floor except for any lobby or access to the multi-family dwelling use.**

**c. Multi-family dwellings on parcels larger than one acre shall be restricted to upper floors of a development that includes commercial development on the ground floor except for any lobby or access to the multi-family dwelling use or in a location behind a commercial development in the same or a separate structure.**

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**d. The maximum allowable residential density shall be 12 units per gross acre located in Trumbull.**

**e. Residential units shall be limited to efficiency (studio), one-bedroom and two-bedroom units. Libraries, dens, studies, offices, lofts and other similar spaces shall be considered to be bedrooms.**

**f. A minimum of 10% of residential units constructed in this zone shall be restricted to a rent or sales price affordable to residents who earn 80% or less of the area median income. This requirement shall be applicable to all residential developments of 10 or more units.**

**g. Multi-family dwellings shall be located on parcels of land with Lot Frontage and direct traffic access on Route 25 north of its intersection with Route 111.**

#### **3.1.8 Special Regulations for the B-C Zone**

**4. The standards in this regulation Section 3.1, and particularly the Section 3.1.5 Bulk (Building Standards) shall consider the entire property, including properties which may partially be located within Trumbull and another town, to calculate maximum building coverage, maximum gross floor area and minimum lot size.**