

AMENDMENT TO TOWN OF TRUMBULL ZONING REGULATIONS:

Article II

Section 3 COMMERCIAL ZONES

3.5 Mixed-Use Overlay Zone in Commercial Zone B-C

3.5.1 Statement of Purpose

It is the intent of this regulation to enhance the vitality and cohesion of designated areas by allowing for mixed-used development including commercial uses with rental or ownership housing opportunities in an aesthetically pleasing community for individuals and households, including singles, couples, empty-nesters, and others, who, for reasons of cost or lifestyle, choose not to reside in a single-family house. A mixed-use development is intended to blend multiple uses, such as residential, commercial, cultural, institutional, or entertainment, into one location, where those functions are to some degree physically and functionally integrated.

3.5.2 Location

For purposes of this regulation, the Mixed-Use Overlay Zone may be applied to properties zoned Commercial B-C and located on parcels of land with Lot Frontage and direct traffic access on Route 25 north of its intersection with Spring Hill Road.

3.5.3 Requirements

- a. Except as otherwise stated in this regulation, any development must comply with all of the requirements of the Commercial Zone B-C regulation, Article II Section 3.1.
- b. Multi-family dwellings shall be permitted provided that units are restricted to upper floors of a development that includes commercial development on the ground floor except for any lobby, access, or amenity area to the multi-family dwelling use.
- c. The maximum allowable residential density shall be 12 units per gross acre.
- d. Residential units shall be limited to efficiency (studio), one-bedroom and two-bedroom units.
- e. 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.
- f. The standards in this regulation, including 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 residential density, maximum building coverage, maximum gross floor area and minimum lot size.

3.5.4 Application Procedure

An application to apply the Mixed-Use Overlay Zone must include an application for a Special Permit in accordance with Article XV of these Regulations. The Commission may approve a petition to apply the Mixed-Use Overlay Zone if it conforms to the purposes set forth in this regulation.

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