

Final Version

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Article II

Section 3 COMMERCIAL ZONES

3.6 Trumbull Center Mixed-Use Overlay Zone in Commercial Zone B-C

3.6.1 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.

3.6.2 Location

For purposes of this regulation, the Trumbull Center Mixed-Use Overlay Zone may be applied to properties zoned Commercial B-C and located on parcels of land with a minimum lot size greater than five (5) acres with road frontage and direct traffic access to both White Plains Road (Route 127) and Daniels Farm Road.

3.6.3 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 seven (7) 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. Said affordable units shall be designated age-restricted to residents fifty-five years old or older unless otherwise prohibited by state or federal law.
- f. The height of any building containing multi-family dwellings may be up to a maximum of five (5) stories or sixty-five (65) feet, provided that the Planning and Zoning Commission finds that the proposed development has sufficient accessible public outdoor spaces to create a sense of place as further required by subsection (h).

- g. The buffer of any mixed-use building containing multi-family dwellings from a property line or any other zone shall be forty (40) feet.
- h. All new development in this zone must incorporate accessible public outdoor spaces to create a sense of place that encourages informal gatherings for people to stay longer and create an active town center. Such accessible public outdoor spaces may include, but are not limited to, a pocket park, central green or other additional gathering spaces. Accessible public outdoor spaces along the Pequonnock River should be incorporated in mixed-use developments to the extent possible.
- i. Land that is not covered with impervious surfaces, such as buildings, drives, parking areas, and walkways shall be suitably landscaped as approved by the Commission. Applicants shall provide a copy of the Landscaping Plan in sufficient time for the Town Planner to review and make comments and recommendations. A bond, which shall insure completion of landscaping requirements, shall be submitted in a form satisfactory to the Commission.
- j. All utilities servicing the buildings shall be placed underground. All rooftop utilities or other equipment shall be concealed from view of pedestrians, car traffic and residential units which may be located on higher floors.
- k. The dimensions and construction of parking areas shall conform to all applicable Town ordinances and regulations.
- l. Interior fit outs of residential units should include high quality finishes like granite countertops, upgraded appliances, and upscale lighting fixtures.
- m. All new development in this zone shall be compatible with or exceed the quality of the surrounding development in terms of materials, building siting, architecture and landscaping. Exterior elevations should have staggered or off-set facades and varied façade materials are preferred. A combination of materials may be used but the entire building should be of the same architectural style. Concrete blocks shall not be visible on any other façade of a building.
- n. In accordance with the provisions of Public Act 21-29 with respect to navigable waterways draining to Long Island Sound, all new developments in this zone must demonstrate that the proposed development considers the environmental impact on Long Island Sound.
- o. A photometric plan shall be submitted demonstrating no light pollution outside of the property and be approved by the Commission.
- p. A traffic study and parking analysis shall be submitted with any application for new development and the Commission reserves the right to retain an independent third-party traffic study and parking analysis at the expense of the applicant.
- q. No antenna shall be placed on the property without obtaining special permit approval by the Planning & Zoning Commission.

3.6.4 Application Procedure for Zone Change

An application for a zone change to the Trumbull Center Mixed-Use Overlay Zone must include the following:

- a. An application for a Special Permit with accompanying Site Plan in accordance with Article XV of these Regulations .
- b. A written statement describing how the proposal (i) complies with the purposes set forth in Section 3.6.1 of these Regulations and (ii) takes into consideration the recommendations of the Trumbull Center Corridor Improvements Study presented to the Commission in 2022.
- c. Final approval from the Trumbull Inland Wetlands and Watercourses Commission for the project proposed in the Special Permit application. Said approval to be obtained prior to applying for a zone change to the Planning and Zoning Commission.
- d. Final approval from the Trumbull Water Pollution Control Authority for the project proposed in the Special Permit application. Said approval to be obtained prior to applying for a zone change to the Planning and Zoning Commission.
- e. Final approval from the Trumbull Police Commission for the project proposed in the Special Permit application. Said approval to be obtained prior to applying for a zone change to the Planning and Zoning Commission.

The Commission may approve a petition to change the zone to the Trumbull Center Mixed-Use Overlay Zone if it conforms to the purposes set forth in this regulation.

With respect to any standard or guideline established by this Section, the terms of this regulation shall supersede, or in the event of any conflict prevail over, any other provision established by these Regulations.