

Town of Trumbull
CONNECTICUT



**Planning and Zoning
Department**
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PLANNING & ZONING COMMISSION

To: Members of the Trumbull Planning & Zoning Commission

From: Rob Librandi, Town Land Use Planner
James A. Cordone, Town Attorney

Re: Text Amendment to Revise
Article 1: General, Section 1: Purposes & Section 2: Classes of Zones

Date: March 1, 2023

1. Summary of Revisions:

Article 1, Section 1, is the preamble of the Town's zoning regulations. Connecticut's zoning laws were changed recently by adding and removing certain items zoning regulations should and should not consider. The proposed revision is to update the language in this section to reflect the change in Connecticut law.

Article 1, Section 2, establishes and lists the different zones in Town. The proposed revision is to update the section to include the new zones, including overlay zones, that have been added over the years.

2. Purpose of Revisions:

- To revise regulation's purposes to comply with Connecticut law Public Act 21-29.
- To revise regulation's classes of zones to correctly list all zones.

ARTICLE I-GENERAL

SECTION 1: PURPOSES

WHEREAS, the Planning and Zoning Commission of the Town of Trumbull has, over a period of years conducted studies of the physical, social, economic and governmental conditions and trends of said Town, both by itself and with the assistance of technical and expert guidance; and

WHEREAS, said Commission has held hearings and given opportunity for all the citizens of said Town and other parties in interest to state their opinion thereon, and as a result of said studies and of its own knowledge and experience on said subjects, said Commission has reached certain conclusions and made certain recommendations for the most desirable use of land within said Town for residential, recreational, commercial, industrial and other purposes, for the most desirable density of population in the several parts of said Town, for a system of principal thoroughfares, bridges, streets and other public ways, for parks, playgrounds, and other public grounds, for general location, relocation and improvements of public buildings, for the general location and extent of public utilities, water, sewage, light, power, transit and other purposes, for the extent and location of various types of housing and other related matters beneficial to said Town.

NOW, THEREFORE, the Zoning Districts and Regulations herein set forth are hereby promulgated, in consideration of the plan of conservation and development, to establish a comprehensive plan to promote with the greatest efficiency and economy the coordinated development and growth of the Town of Trumbull and the general welfare and prosperity of its people as follows:; (a) to lessen congestion in the streets; (b) to secure safety from fire, panic, flood and other dangers; (c) to promote health and general welfare; (d) to provide adequate light and air; ~~to prevent the overcrowding of land, and to preserve and protect the value thereof; to avoid undue concentration of population;~~ (e) to protect the state's historic, tribal, cultural and environmental resources; (f) to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; (g) to consider the impact of permitted land uses on contiguous municipalities and on the planning region in which Trumbull is located; (h) to address significant disparities in housing needs and access to educational, occupational and other opportunities; (i) to promote efficient review of proposals and applications; (j) to further the purposes of the federal Fair Housing Act (42 USC 3601 et. seq.) as amended from time to time; (k) to provide for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents in Trumbull and the planning region in which the Trumbull is located; (l) to promote housing choice and economic diversity in housing, including housing for both low and moderate income households; (m) to allow the development of housing which will meet the housing needs identified in the state's consolidated plan for housing and community development prepared pursuant to Connecticut law (CGS Section 8-37t) and in the housing component and the other components of the state plan of conservation and development prepared pursuant to Connecticut

law (CGS Section 16a-26); (n) to take reasonable consideration of the impact of development on agriculture, (o) to provide proper provisions be made for soil erosion and sediment control pursuant to Connecticut law (CGS Section 22a-329); (p) to provide for the reasonable protection of existing and potential public surface and ground drinking water supplies; and other purposes necessary or incidental thereto; and to attain all of the other goals and objectives as set forth in Connecticut General Statutes Section 8-2, as the same may be amended from time to time.

ARTICLE I

SECTION 2: CLASSES OF ZONES

The Town of Trumbull, Connecticut, is hereby divided into the following classes of zones as shown on the zoning map entitled, "Map of Trumbull, Connecticut, Zoning Map, Revised August, 1991", as amended from time to time, which is hereby made a part of these Regulations and which is on file in the Trumbull Town Clerk's Office; provided, however, that where there is any question regarding the boundaries of any zone or any inconsistency between the map and the written descriptions of zone boundaries, the written descriptions on file in the Planning and Zoning Office and the Town Clerk's Office shall control:

Single Family Residential Zones:

Residence Zone AAA (minimum lot size 1 acre, 43,560 sq. ft.)

Residence Zone AA (minimum lot size 1 acre, 43,560 sq. ft.)

Residence Zone A (minimum lot size ½ acre, 21,780 sq. ft.)

Special Residential Overlay or Floating Zones:

Municipal Housing Development (Trumbull Housing Authority)

Professional Office Overlay Zone (Office overlay zone for commercial Uses in Residential Zones)

Residence Zone PRCZ (Planned Residential Conservation Zone)

~~Housing Opportunity~~ (Affordable Housing); repealed effective July 25, 2008:

~~Development Zone~~ See Art. II, Sec. 2.3 for references

Age-Restricted Housing Zone (Age Restricted Housing)

Assisted Living Facility Zone (Assisting Living Facilities)

Village Residence District (VRD) (Residential)

Multi-Family Overlay Zone (MFO) (Residential in I-L and I-L 2 Zones)

Planned Residential Development Unit Ownership (Residential)

Commercial Zones:

Commercial Zone B-C (Business)

~~B-C Long Hill Green~~ (Business/Residential)

Village Retail Overlay Zone (Business)

Mixed-Use Zones and Mixed-Use Overlay Zones:

<u>B-C-Long Hill Green / Town Hall Node</u>	(Business/Residential)
<u>Mixed-Use Design District (MDD)</u>	(Business/Residential)
<u>Mixed-Use Overlay Zone in Commercial Zone B-C</u>	(Business/Residential in Commercial Zone B-C)
<u>Trumbull Center Mixed-Use Overlay Zone</u>	(Business/Residential in Commercial Zone B-C)

Industrial Zones:

Industrial Zone I-L	(Light Industry)
Industrial Zone I-L 2	(Light Industry – 2 acres)
Industrial Zone I-L 3	(Light Industry – 3 acres)
Other Zones:	None