

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; ; (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 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.

Date Passed: April 19, 2023

Effective Date: April 25, 2023