

**Town of Trumbull
CONNECTICUT**



**Planning and Zoning
Department**
Telephone (203) 452-5044
Fax (203) 452-5169

Town Hall
5866 Main Street
Trumbull, Connecticut 06611

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 2: Section 4 Industrial Zones
and
Remove Section 7.1 Uses Required or Prohibited in Industrial Zones
and Section 7.2 Industrial - Office Park

Date: December 1, 2023

These revisions are to the Industrial Zones. There are three Industrial Zones in Town: Industrial Zone I-L (Light Industry - 5 acres), Industrial Zone I-L2 (Light Industry - 2 acres), and Industrial Zone I-L3 (Light Industry - 3 acres). The proposed text amendments retain the existence of three zones, however, the language for each zone was consolidated into one section. The proposed revisions remove 15 pages of unnecessary and repetitive language and help streamline the regulations.

The proposed changes incorporate several suggestions made by consultants in planning studies presented to the Economic Development Department and the P&Z Commission (See Stantec IL2 Study dated March 2020 and Stantec IL3 Study dated June 2020).

Changes to Encourage Economic Activity:

- **Site Plan Approvals.** In an effort to foster economic activity and growth in this zone, the regulation is being revised to permit certain uses subject only to site plan approval by the Commission. These uses are professional office, medical/dental, bank/financial services, full service restaurants, and studios/printing establishments (See Section 4.1.1).¹ Note that the Commission will consider a site plan to review traffic and other health and safety concerns. This change will improve the approval process as site plan review is not subject to a public hearing and requires the commission to decide within 65 days under CT law, although approvals could be granted sooner. This revision is similar to the changes the Commission made in other zones.

¹ The remaining uses in each zone are still required to receive special permit approval.

- **New Uses.** In addition, several new uses were added: Brewery, Brew Pub, Brew Pub/Restaurant, Dog Day Care and Self-Storage (see Section 4.1.4). Furthermore, certain uses that were only permitted in some of the industrial zones are now permitted in all the industrial zones: Retail Pharmacy (as an accessory use), Veterinary Hospital and Regional Educational Service Center (RESC). Lastly, retail use is now permitted only in the I-L Zone and only in locations on a state highway that do not abut a property in a residential zone (see Section 4.1.8). The limited use of retail in the industrial zone is a revision recommended by both planning studies as an important method for encouraging revitalization within the industrial zones.²
- **Reduction of Buffer.** The buffer requirements were simplified and modified to 50 feet from a residential zone boundary and 25 feet to any other property line (see Section 4.1.5). This revision was recommended by both planning studies as an important method for encouraging revitalization within the industrial zones.
- **Modification of Existing Approvals.** Finally, language was added to permit a new business or a change in use, in certain circumstances, without having to obtain additional approval, if one was already granted by the Commission. This improves the ability for new businesses to transition into buildings and sites already approved by the Commission. (See Section 4.1.10).

Other Changes:

- **The proposed text amendment removes in its entirety Section 7.1 “Uses Required or Prohibited in Industrial Zones”.** The language in this provision is redundant from other provisions in our regulations.
- **The proposed text amendment removes in its entirety Section 7.2 “Industrial - Office Park”.** The Office Park provisions are in some respects repetitive of other existing provisions in the industrial zones, and furthermore, if an Office Park was desired, the benefits of an Office Park can still be realized by the existing provisions in the industrial zones. The removal of this section helps streamline the regulations.

² Note: that the “extended stay hotel” use, which is limited to the I-L3 Zone, is not a new use, however the language was simply moved from Section 4.3.8 to Section 4.1.9.

ARTICLE II

SECTION 4: INDUSTRIAL ZONES

4.1 Industrial Zone I-L (Light Industry - 5 acres), Industrial Zone I-L2 (Light Industry - 2 acres), and Industrial Zone I-L3 (Light Industry - 3 acres)

4.1.1 Permitted Principal Uses:

~~The following uses are permitted upon the issuance of a Certificate of Zoning Compliance in accordance with Article V of these Regulations:~~

~~———— None.~~

Within the Industrial Zone I-L (Light Industry - 5 acres), Industrial Zone I-L2 (Light Industry - 2 acres), and Industrial Zone I-L3 (Light Industry - 3 acres), no Building or Structure shall be erected, altered, occupied or used, arranged or designed to be used for other than one or more of the following specified uses and only upon the issuance of Site Plan approval by the Commission in accordance with requirements for site plans in Article XV, Section 2.2 of these Regulations:

1. Business or professional office, including medical and dental office or clinics;
2. Manufacturing, fabricating, processing and packaging operations conducted entirely within an enclosed building;
3. Bank and financial service;
4. Full Service Restaurant, including outdoor dining
5. Photographic or fine art studios or other similar establishments
6. Printing and publishing or other similar establishments

4.1.2 Permitted Accessory Uses

The following uses are permitted upon the issuance of a Certificate of Zoning Compliance in accordance with Article V of these Regulations:

a. Accessory Uses for Principal Uses which are in compliance with the plans and conditions of approval for a Use which has received a Special Permit or Site Plan approval ~~Special Exception~~ in accordance with these Regulations.

b. Take-out food service as an accessory to a Full Service Restaurant.

c. Retail Pharmacy located within a building that contains medical offices at the time of filing of such certificate of zoning compliance. Such Retail Pharmacy shall not exceed 2,000 square feet in size and shall not occupy more than ten percent (10%) of the building in which it is located. Access to such Retail Pharmacy shall only come from within said building. No drive-thru window shall be permitted in association with the Retail Pharmacy.

4.1.3 Special Exception Uses The following Uses are allowed only upon the issuance of a Special Exception in accordance with Article XV of these Regulations: None.

4.1.4 Special Permit Uses

Permission to use property in the I-L, I-L2 and/or I-L3 Zone shall be obtained by means of Special Permits granted by the Planning and Zoning Commission in accordance with Article XV of these Regulations for the following uses:-

Accessory Storage

~~ATM's~~

~~Bank and Other Financial Institutions~~

~~Business, Professional and Executive Offices, including; Law Offices, Medical Offices, Accountants, Architects, Engineers, Surveyors, Psychologists, Registered Dieticians, Family Therapists, Social Workers, and other State-licensed professionals.~~

Brewery/Distillery, Brew Pub and Brew Pub/Restaurant

Catering/Banquet Halls

Day Care Facilities

Dog Day Care

~~Full Service Restaurants~~

~~Industrial Office Parks in Accordance with Section 7.2 of these Regulations~~

~~Insurance Agents~~

~~Manufacturing, fabricating, processing and packaging operations conducted entirely within an enclosed building~~

~~Photographic or Fine Arts Studios~~

~~Printing and Publishing Establishments~~

Private Occupational School

~~Real Estate Offices~~

Recreational Facilities including limited accessory retail operations accessed from interior

Regional Educational Service Center as defined in CT General Statutes, Section 10- 66a, et al providing regional educational services to elementary and high school students

Research Laboratories

Storage, including self-storage

Veterinary Hospitals

Warehousing

4.1.5 Bulk (Building Standards)

- a. No parcel of land shall be used for industrial purposes unless it shall consist of at least five (5) acres ~~in the I-L Zone, two (2) acres in the I-L2 Zone and three (3) acres I-L3 Zone; The average greater dimension shall not exceed three (3) times the average smaller dimension;~~
- b. Maximum Building Coverage shall not exceed 33-1/3% of parcel area.
- c. Total Lot Coverage shall not exceed 80%.
- d. No building shall be located less than ~~50~~100 feet from a residential zone boundary, nor less than ~~2550~~ feet from any other property line.
- e. Except as provided in Section 4.13.8, no building shall exceed forty (40') feet in height as measured from the floor level of the first story. Vents, skylights, elevator enclosures and other mechanical rooftops apparatus shall not exceed 30% of roof area and shall not extend more than 15 feet above the roof.
- f. Security or reception buildings may be located no less than ten (10) feet from the street line and shall not exceed 15 feet in height.

4.1.6 Provisions for Vehicles

- a. Parking. ~~Off-street parking shall be provided for assembly/factory-type usage and shall consist of one (1) parking space for every 1.5 employees. Off-street parking for corporate office buildings in all I-L Zones shall consist of one (1) space for every 250 square feet of office floor space. Each space shall be equal to 162 square feet (9' x 18', double striped) with a 24-foot aisle way. Access to all parking areas shall be adequate to prevent any traffic congestion or hazard. Parking, other than for visitors, shall not be permitted in a front yard or in any side yard that abuts a residential zone; except as expressly provided above, a~~Any use within an industrial zone shall provide sufficient parking which reasonably accommodates the nature and purpose of the use proposed. The Commission shall consider the parking generation rates published by the Institute of Traffic Engineers. Parking shall be in accordance with Article IV of these Regulations.
- b. ~~Loading Areas. Loading areas shall be of sufficient area to avoid encroaching on access roads or causing traffic congestion or hazard;~~
- c. ~~Access Roads. Access roads shall be provided from parking areas and buildings to public streets so that no traffic congestion or hazard is created. All parking areas and access roads and loading areas shall be permanently paved and shall be lighted for night use in such a manner that no glare is caused to adjacent zones.~~

4.1.7 Signs

- a. Directional Signs. Directional signs may be located at the access driveways for sites, outside of any public road right-of-way and may contain only words such as, "entrance", "exit", "do not enter", arrows, and other similar words or symbols of guidance for motorists. Such signs

shall not exceed two (2) square feet in area, and there shall be no more than one (1) such sign per driveway;

- b. Signs mounted on buildings shall not project above roof level;
- c. A Ground Sign at least 20 feet from any lot line, displaying the name of the firm or building, shall not exceed one-half square foot for every 1,000 square feet of Gross Floor Area, but not to exceed forty (40) square feet in Sign Area. No such Ground Sign extend more than five (5) feet above the ground. There shall be a limit of one such sign per Parcel.
- d. Each building may have not more than three (3) Wall Signs identifying one or more occupants of the buildings, and no such Wall Sign shall exceed 32 square feet in Sign Area. Such Wall Signs shall be Indirectly Illuminated.
- e. Signs, whether or not attached to buildings, shall be Indirectly Illuminated. Lighting shall be aimed so as not to illuminate buildings outside the Parcel.
- f. Floodlights to illuminate buildings may be used in front yard only, aimed as required above;
- g. Support materials for a Ground Sign shall be the same as the building it identifies;

4.1.8 Special Regulation for the Industrial Zone I-L (Light Industry - 5 acres) s

The following uses are permitted solely in the I-L Zone upon the issuance of Site Plan approval by the Commission in accordance with requirements for site plans in Article XV, Section 2.2 of these Regulation:

- a. Those retail business or retail service uses permitted in the Commercial Zone B-C Section 3.1.1, except for Fast Food Restaurants, shall be permitted only in the I-L Zone on lots that front a state route/highway and do not abut a property located in a residential zone.

4.1.9 Special Regulation for the I-L 3 Zone (Light Industry - 3 acres)

The following uses, solely in the I-L 3 Zone, may be approved by Special Permit application pursuant to the requirements of Article XV:

- a. Extended Stay Hotel: Minimum parcel size shall be three (3) acres, and minimum Lot Frontage shall be two hundred fifty (250') feet. There shall be no outside storage of trash, rubbish, or other material unless it is in a completely screened area such as a block wall screened by shrubs. Extended stay hotel shall only be on a parcel served by municipal sanitary sewers. Off-street parking for Extended Stay Hotel shall be at least 1.25 spaces per guest room.
- b. Increase in Building Height: The Commission may, as a separate Special Permit, allow an increase in Building Height, not to exceed seventy-five (75) feet, provided that:
 - 1. The height of the proposed building is such as to avoid visual impacts on adjacent residential zone;

2. The design and illumination of the proposed building are such as to harmonize with the character, scale, and architectural character of the adjacent residential neighborhood; and
3. It would be in keeping with the purposes of these Regulations.

~~In addition to the requirements of Article XV, the following special requirements shall apply to uses in the I-L Zone:~~

~~a. Restaurants: No restaurant or outdoor seating area accessory to a restaurant shall be permitted within one hundred (100') feet of a residential zone within the Town of Trumbull or any adjoining municipality.~~

~~See Art. II, Section 7.1 – Uses Required or Prohibited in Industrial Zones~~

4.1.10 Modifications to Existing Approval

A new special permit or new site plan approval, as the case may be, shall not be required for renovations and modifications to a structure previously approved by the Commission, provided that:

1. The new use is permitted within the zone.
2. In the case of a special permit use, the new use is permitted within the zone and is a use similar to the one previously approved.
3. There are no material exterior alterations to the structures on the site, except for signage.
4. The new use complies with the parking requirements under these Regulations.

NOTE: THE FOLLOWING PAGES SHOW TEXT THAT IS BEING DELETED IN ITS ENTIRETY AS FOLLOWS:

- **Section 4.2 Industrial Zone I-L2 (Light Industry - 2 acres) - certain provisions were consolidated and incorporated into Revised Section 4.1 (above).**
 - **Section 4.3 Industrial Zone I-L3 (Light Industry - 3 acres) - certain provisions were consolidated and incorporated into Revised Section 4.1 (above).**
 - **Section 7.1 Uses Required or Prohibited in Industrial Zones – deleted in its entirety.**
 - **7.2 Industrial - Office Park – deleted in its entirety.**
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~~4.2 Industrial Zone I L2 (Light Industry 2 acres)~~

~~4.2.1 Permitted Principal Uses~~

~~The following uses are permitted upon the issuance of a Certificate of Zoning Compliance in accordance with Article V of these Regulations:~~

~~None.~~

~~4.2.2 Permitted Accessory Uses~~

~~The following uses are permitted upon the issuance of a Certificate of Zoning Compliance in accordance with Article V of these Regulations:~~

- ~~a. Accessory Uses for Principal Uses which are in compliance with the plans and conditions of approval for a Use which has received a Special Permit or Special Exception in accordance with these Regulations.~~
- ~~b. Take-out food service as an accessory to a Full Service Restaurant.~~
- ~~c. Retail Pharmacy located within a building that contains medical offices at the time of filing of such certificate of zoning compliance. Such Retail Pharmacy shall not exceed 2,000 square feet in size and shall not occupy more than ten percent (10%) of the building in which it is located. Access to such Retail Pharmacy shall only come from within said building. No drive thru window shall be permitted in association with the Retail Pharmacy.~~

~~4.2.3 Special Exception Uses~~

~~The following Uses are allowed only upon the issuance of a Special Exception in accordance with Article XV of these Regulations:~~

~~None.~~

~~4.2.4 Special Permit Uses.~~

~~Permission to use property in the I-L Zone shall be obtained by means of Special Permits granted by the Planning and Zoning Commission in accordance with Article XV of these Regulations.~~

~~Accessory Storage~~

~~ATM's~~

~~Bank and Other Financial Institutions~~

~~Business, Professional and Executive Offices, including Law Offices, Medical
Offices, Accountants, Architects, Engineers, Surveyors, Psychologists,
Registered Dietitians, Family Therapists, Social Workers, and other State
licensed professionals.~~

~~Catering/Banquet Halls~~

~~Day Care Facilities~~

~~Full Service Restaurants~~

~~Industrial Office Parks in Accordance with Section 7.2 of these Regulations~~

~~Insurance Agents~~

~~Manufacturing, fabricating, processing and packaging operations conducted
entirely within an enclosed building~~

~~Photographic or Fine Arts Studios~~

~~Printing and Publishing Establishments~~

~~Private Occupational School~~

~~Real Estate Offices~~

~~Recreational Facilities including limited accessory retail operations accessed from
interior~~

~~Regional Educational Service Center as defined in CT General Statutes, Section
10-66a, et al providing regional educational services to elementary and high
school students~~

~~Research Laboratories~~

~~Veterinary Hospitals~~

~~Warehousing~~

~~4.2.5 Bulk (Building Standards)~~

- ~~a. No parcel of land shall be used for industrial purposes unless it shall consist of at least two (2) acres. The average greater dimension shall not exceed three (3) times the average smaller dimension;~~
- ~~b. Maximum Building Coverage shall not exceed 33-1/3% of parcel area;~~
- ~~c. Total Lot Coverage shall not exceed 80%.~~
- ~~d. No building shall be located less than 100 feet from a street, less than 100 feet from a residential zone boundary, nor less than 50 feet from any other property line; provided, however, that the Commission may allow a building to be no less than 50 feet from a street where buffering is provided by means of landscaped berm at least 4 feet high. Such berm shall curve within the setback so as to replicate natural features and avoid the appearance of dike.~~
- ~~e. Except as provided in Section 4.3.8, no building shall exceed forty (40') feet in height. Vents, skylights, elevator enclosures and other mechanical rooftops apparatus shall not exceed 30% of roof area and shall not extend more than 15 feet above the roof;~~

- f. ~~Security of reception buildings may be located no less than ten (10) feet from the street line and shall not exceed 15 feet in height.~~

~~4.2.6 Provisions for Vehicles~~

- a. ~~Parking. Off-street parking shall be provided for assembly/factory type usage and shall consist of one (1) parking space for every 1.5 employees. Off-street parking for corporate office buildings in all I-L Zones shall consist of one (1) space for every 250 square feet of office floor space. Off-street parking for veterinary hospitals in all I-L Zones shall consist of one (1) space for every 250 square feet of hospital floor space. Each space shall be equal to 162 square feet (9' x 18', double-striped) with a 24 foot aisle way. Access to all parking areas shall be adequate to prevent any traffic congestion or hazard. Parking, other than for visitors, shall not be permitted in a front yard or in any side yard that abuts a residential zone; except as expressly provided above, any use within an industrial zone shall provide sufficient parking which reasonably accommodates the nature and purpose of the use proposed. The Commission shall consider the parking generation rates published by the Institute of Traffic Engineers.~~
- b. ~~Loading Areas. Loading areas shall be of sufficient area to avoid encroaching on access roads or causing traffic congestion or hazard;~~
- c. ~~Access Roads. Access roads shall be provided from parking areas and buildings to public streets so that no traffic congestion or hazard is created. All parking areas and access roads and loading areas shall be permanently paved and shall be lighted for night use in such a manner that no glare is caused to adjacent zones.~~

~~4.2.7 Signs~~

- a. ~~Directional Signs. Directional signs may be located at the access driveways for sites, outside of any public road right-of-way and may contain only words such as, "entrance", "exit", "do not enter", arrows, and other similar words or symbols of guidance for motorists. Such signs shall not exceed two (2) square feet in area, and there shall be no more than one (1) such sign per driveway;~~
- b. ~~Signs mounted on buildings shall not project above roof level;~~
- c. ~~A Ground Sign at least 20 feet from any lot line, displaying the name of the firm or building, shall not exceed one half square foot for every 1,000 square feet of Gross Floor Area, but not to exceed forty (40) square feet in Sign Area. No such Ground Sign extend more than five (5) feet above the ground. There shall be a limit of one such sign per Parcel.~~
- d. ~~Each building may have not more than three (3) Wall Signs identifying one or more occupants of the buildings, and no such Wall Sign shall exceed 32 square feet in Sign Area. Such Wall Signs shall be Indirectly Illuminated.~~

- e. ~~Signs, whether or not attached to buildings, shall be Indirectly Illuminated. Lighting shall be aimed so as not to illuminate buildings outside the Parcel.~~
- f. ~~Floodlights to illuminate buildings may be used in front yard only, aimed as required above;~~
- g. ~~Support materials for a Ground Sign shall be the same as the building it identifies;~~

~~4.2.8 Special Regulations~~

~~In addition to the requirements of Article XV, the following special requirements shall apply to uses in the I-L 2 Zone:~~

- a. ~~Restaurants: No restaurant or outdoor seating area accessory to a restaurant shall be permitted within one hundred (100') feet of a residential zone within the Town of Trumbull or any adjoining municipality.~~

~~See Art. II, Section 7.1 Uses Required or Prohibited in Industrial Zones.~~

~~4.3 Industrial Zone I L3 (Light Industry 3 acres)~~

~~4.3.1 Permitted Principal Uses~~

~~The following uses are permitted upon the issuance of a Certificate of Zoning Compliance in accordance with Article V of these Regulations:~~

~~None.~~

~~4.3.2 Permitted Accessory Uses.~~

~~The following uses are permitted upon the issuance of a Certificate of Zoning Compliance in accordance with Article V of these Regulations:~~

~~a. Accessory Uses for Principal Uses which are in compliance with the plans and conditions of approval for a Use which has received a Special Permit or Special Exception in accordance with these Regulations.~~

~~b. Take-out food service as an accessory to a Full Service Restaurant.~~

~~4.3.3 Special Exception Uses.~~

~~The following Uses are allowed only upon the issuance of a Special Exception in accordance with Article XV of these Regulations:~~

~~None.~~

~~4.3.4 Special Permit Uses.~~

~~Permission to use property in the I L Zone shall be obtained by means of Special Permits granted by the Planning and Zoning Commission in accordance with Article XV of these Regulations.~~

~~Accessory Storage~~

~~ATM's~~

~~Bank and Other Financial Institutions~~

~~Business, Professional and Executive Offices, including Law Offices, Medical
Offices, Accountants, Architects, Engineers, Surveyors, Psychologists,
Registered Dietitians, Family Therapists, Social Workers, and other State
licensed professionals.~~

~~Catering/Banquet Halls~~

~~Day Care Facilities~~

~~Extended Stay Hotels~~

~~Full Service Restaurants~~

~~Industrial Office Parks in Accordance with Section 7.2 of these Regulations~~

~~Insurance Agents~~

~~Manufacturing, fabricating, processing and packaging operations conducted entirely within an enclosed building~~

~~Photographic or Fine Arts Studios~~

~~Printing and Publishing Establishments~~

~~Private Occupational School~~

~~Real Estate Offices~~

~~Recreational Facilities including limited accessory retail operations accessed from interior~~

~~Research Laboratories~~

~~Warehousing~~

~~4.3.5 Bulk (Building Standards)~~

~~a. No parcel of land shall be used for industrial purposes unless it shall consist of at least three (3) acres. The average greater dimension shall not exceed three (3) times the average smaller dimension;~~

~~b. Maximum Building Coverage shall not exceed 33-1/3% of parcel area;~~

~~c. Total Lot Coverage shall not exceed 80%.~~

~~d. No building shall be located less than 100 feet from a street, less than 200 feet from a residential zone boundary, nor less than 50 feet from any other property line; provided, however, that:~~

~~(i) The Commission may allow a building to be no less than 50 feet from a street where buffering is provided by means of landscaped berm at least 4 feet high. Such berm shall curve within the setback so as to replicate natural features and avoid the appearance of dike.~~

~~(ii) The Commission may allow a building to be no less than 100 feet from a residential zone boundary, provided such building is at least 300 feet from an existing Dwelling located with such residential zone.~~

~~e. Except as provided in Section 4.3.8, no building shall exceed forty (40') feet in height. Vents, skylights, elevator enclosures and other mechanical rooftops apparatus shall not exceed 30% of roof area and shall not extend more than 15 feet above the roof;~~

~~f. Security of reception buildings may be located no less than ten (10) feet from the street line and shall not exceed 15 feet in height.~~

~~g. See Section 7.2, Industrial Office Parks.~~

~~4.3.6 Provisions for Vehicles.~~

~~a. Parking. Off-street parking shall be provided for assembly/factory-type usage and shall consist of one (1) parking space for every 1.5 employees. Off-street parking for corporate office buildings in all I-L Zones shall consist of one (1) space for every 250 square feet of office floor space. Off-street parking for Extended Stay Hotel shall be at least 1.25 spaces per guest room. Each space shall be equal to 162~~

square feet (9' x 18', double striped) with a 24-foot aisle way. Access to all parking areas shall be adequate to prevent any traffic congestion or hazard. Parking, other than for visitors, shall not be permitted in a front yard or in any side yard that abuts a residential zone; except as expressly provided above, any use within an industrial zone shall provide sufficient parking which reasonably accommodates the nature and purpose of the use proposed. The Commission shall consider the parking generation rates published by the Institute of Traffic Engineers.

b. ~~Loading Areas.~~ Loading areas shall be of sufficient area to avoid encroaching on access roads or causing traffic congestion or hazard;

c. ~~Access Roads.~~ Access roads shall be provided from parking areas and buildings to public streets so that no traffic congestion or hazard is created. All parking areas and access roads and loading areas shall be permanently paved and shall be lighted for night use in such a manner that no glare is caused to adjacent zones.

4.3.7 ~~Signs.~~

a. ~~Directional Signs.~~ Directional signs may be located at the access driveways for sites, outside of any public road right-of-way and may contain only words such as, "entrance", "exit", "do not enter", arrows, and other similar words or symbols of guidance for motorists. Such signs shall not exceed two (2) square feet in area, and there shall be no more than one (1) such sign per driveway;

b. ~~Signs mounted on buildings shall not project above roof level;~~

c. ~~A Ground Sign at least 20 feet from any lot line, displaying the name of the firm or building, shall not exceed one-half square foot for every 1,000 square feet of Gross Floor Area, but not to exceed forty (40) square feet in Sign Area. No such Ground Sign extend more than five (5) feet above the ground. There shall be a limit of one such sign per Parcel.~~

d. ~~Each building may have not more than three (3) Wall Signs identifying one or more occupants of the buildings, and no such Wall Sign shall exceed 32 square feet in Sign Area. Such Wall Signs shall be Indirectly Illuminated.~~

e. ~~Signs, whether or not attached to buildings, shall be Indirectly Illuminated. Lighting shall be aimed so as not to illuminate buildings outside the Parcel.~~

f. ~~Floodlights to illuminate buildings may be used in front yard only, aimed as required above;~~

g. ~~Support materials for a Ground Sign shall be the same as the building it identifies;~~

4.3.8 ~~Special Regulations.~~

~~In addition to the requirements of Article XV, the following special requirements shall apply to uses in the I-L-3 Zone:~~

a. ~~Restaurants: No restaurant or outdoor seating area accessory to a restaurant shall be permitted within one hundred (100') feet of a residential zone within the Town of Trumbull or any adjoining municipality.~~

b. ~~Extended Stay Hotel: Minimum parcel size shall be three (3) acres, and minimum Lot Frontage shall be two hundred fifty (250') feet. There shall be no outside storage of trash, rubbish, or other material unless it is in a completely screened area such as a block wall screened by shrubs. Extended stay hotel shall only be on a parcel served by municipal sanitary sewers.~~

c. ~~Increase in Building Height: The Commission may, as a separate Special Permit, allow an increase in Building Height, not to exceed seventy-five (75) feet, provided that:~~

1. ~~The height of the proposed building is such as to avoid visual impacts on adjacent residential zone;~~

2. ~~The design and illumination of the proposed building are such as to harmonize with the character, scale, and architectural character of the adjacent residential neighborhood; and~~

3. ~~It would be in keeping with the purposes of these Regulations.~~

~~7.1 — Uses Required or Prohibited in Industrial Zones~~

~~7.1.1 — General Provisions~~

~~— The following requirements shall apply to all Industrial Zones (See Article II, Section 4):~~

- ~~1) — Outside storage of raw materials, work in process, finished products, machinery or any other equipment or materials including trucks uses on the premises shall be in an area completely screened from adjacent lots or zones (except for access driveways) by shrubs and/or trees so that there will exist within five years a foliage screen 75% effective to a height of 12 feet. All proposed screening shall be evaluated by the Trumbull Tree Warden to assure compliance with the requirement.~~
- ~~2) — Soft coal shall not be used as a fuel.~~
- ~~3) — Yards abutting streets or residential boundaries shall be planted with grass and supplemented with flowers and ornamental shrubbery.~~
- ~~4) — Recreational facilities for employees may not be located in front yards, or any yard abutting a residential zone.~~
- ~~5) — Building plans and specifications must be drawn by a licensed architect or professional engineer, as applicable.~~
- ~~6) — Proposed construction of all roadways, parking and loading areas and drainage structures and facilities must be submitted to the Town Engineer in the form of a plot plan with elevations and grades for his approval.~~
- ~~7) — Only permanent building will be permitted (except during the course of construction). Exterior walls shall be of a fire rating of two hours. They shall be masonry, concrete or glass, or of insulated panel construction with surfaces of protected metal, cement asbestos or other equally weather resistant and durable materials.~~
- ~~8) — Major internal structural elements shall be of steel or re-enforced concrete.~~

~~7.1.2 — Specific Use Prohibitions~~

~~— The following uses are prohibited in Industrial Zones except as expressly provided for under Article II, Section 4:~~

- ~~1) — Residences.~~
- ~~2) — Retail business and trade, including Fast Food Restaurants, Take-Out Restaurants, Public Garages and filling stations serving the general public.~~
- ~~3) — New or used car sales.~~
- ~~4) — Commercial vehicle terminals.~~
- ~~5) — Storage of building materials or construction equipment.~~
- ~~6) — Storage of fuel for sale.~~

~~7) Commercial, recreational, or amusement facility serving the general public.~~

~~8) Health, penal, educational, and religious institutions of any kind, other than Private Occupational School as defined in Conn. Gen. Stats. §10a-22a.~~

~~9) Cemeteries.~~

~~10) Engine testing facilities.~~

~~11) Keeping of any animals other than those commonly used for research, which must kept caged in building, with the exception that if a Special Permit is granted to allow Veterinary Hospital use, this prohibition shall become null and void.~~

~~12) Public parks or playgrounds.~~

~~13) Manufacture or processing of dust producing products from minerals.~~

~~14) Production of materials by nuclear fission.~~

~~15) Smelting and reduction of metallic ores other than on a laboratory basis.~~

~~16) Production or processing of explosives.~~

~~17) Manufacture of sulphurous, sulfuric, nitric, or hydrochloric acids.~~

~~18) Helistops~~

~~19) Medical Marijuana Dispensary or any type of vendor that distributes medicinal marijuana.~~

~~7.1.3 Performance Standards~~

~~A. General Performance Standards.~~

~~— No property in an industrial zone shall be used, whether for the manufacture, assembly or testing of products, or otherwise, in such a manner as to have a detrimental or injurious effect upon the health or comfort of residents of Trumbull or adjacent towns as indicated by standards of performance which shall govern the following:~~

~~a) Noise heard or vibration felt beyond zone boundary.~~

~~b) Air pollution, including dust, odor, fumes, smoke or the like, present beyond zone boundary.~~

~~c) Exposure of any property to hazard of fire*, explosion or radiation.~~

~~d) Glare from lighting or other cause seen beyond zone boundary.~~

~~e) Discharge of treated or untreated sewage or waste into any pond or watercourse (active or inactive, on or below the surface.)~~

~~f) Generation of vehicular traffic hazard.~~

~~* Proposed fire prevention measures shall be submitted to the State Fire Marshal for his approval.~~

~~B. Specific Performance Standards.~~

~~a) Vibration~~

~~At no point on the boundary of any bordering residential zone shall any vibration exceed .0002 inches to a frequency of 15 cycles per second or less, when measured by a seismograph of accepted standard manufacture.~~

~~b) Air Pollution~~

~~No DUST, SMOKE, ODOR, or FUMES shall be emitted from any operation so as to be noticeable or evident on the boundary of a bordering residential zone.~~

~~c) Glare and Heat~~

~~Glare and heat from lighting or any process or operation shall not be seen or felt at the boundary of a bordering residential zone.~~

~~d) Explosion, Fire, or Radiation Hazards~~

~~At any point in the zone, any exposure to explosion or fire shall be safeguarded by all means available, and such safeguards shall be subject to the approval of the State Fire Marshal. No operation in the zone shall produce radio or television interference noticeable to any degree beyond the zone boundary.~~

~~7.1.4 Continuing Nature of Standards~~

~~The regulations, prohibitions, and standards of performance herein set forth are expressly declared to be of continuing application. Any permission to use land for industrial purposes granted after the enactment of this revision shall be granted subject to compliance with the regulations, prohibitions, and standards herein set forth, and upon failure to comply with the same within 15 days after written notice of non-compliance from the Planning and Zoning Commission, said Commission may revoke any permission previously granted following notice to the property owner and permit holder and the opportunity to be heard.~~

~~7.2 — Industrial — Office Park~~

~~7.2.1 — Introduction~~

~~———— The purpose of these Regulations is to permit the establishment in an Industrial Zone I-L, Industrial Zone I-L2 or an Industrial I-L3 of office building(s) in an integrated park setting, providing appropriate green space, landscaping and other amenities, in appropriate portions of the Town so as to afford businesses the opportunity to locate their administrative and executive offices in attractive surroundings, to provide employment opportunities for the residents of the Town, to broaden the tax base so as to include more non-residential taxpayers and to preserve the suburban-rural character of the community.~~

~~7.2.2 — Procedure~~

~~———— Permission to use property as an Office Park in an I-L, I-L2 or I-L3 Zone shall be obtained by means of special permits granted by the Commission in accordance with Article XV of these Regulations.~~

~~7.2.3 — General Provisions~~

~~———— The provisions of Article II, Section 7.1.1 shall apply.~~

~~7.2.4 — Permitted Uses~~

~~———— The following uses shall be permitted under special permits, in addition to other uses which the Commission may determine to be of similar type:~~

- ~~1) — Administrative and executive offices;~~
- ~~2) — Public Garages and parking structures, provided that the use thereof shall be limited to the occupants and the business visitors of the office building located on same lot as such office building or an adjoining lot;~~
- ~~3) — Light industrial and subordinate warehouse uses not in conflict with uses prohibited in Article II, Section 7.1.2;~~

~~7.2.5 — Prohibited Uses~~

~~———— The following uses shall be prohibited in an Industrial-Office Park:~~

- ~~1. — Dwellings;~~
- ~~2. — Retail business and trade, including lunchrooms, Private Garages and filling stations serving the general public;~~
- ~~3. — New or used car sales;~~
- ~~4. — Commercial vehicle terminals;~~
- ~~5. — Storage of building materials or construction equipment;~~
- ~~6. — Storage of fuel for sale;~~
- ~~7. — Commercial or amusement use serving the general public;~~
- ~~7. — Health, penal, educational and religious institutions of any kind;~~
- ~~8. — Cemeteries;~~
- ~~9. — Engine testing facilities;~~
- ~~10. — Keeping of any animals other than those used commonly for research, which must be kept caged in building;~~
- ~~11. — Public parks or playgrounds;~~
- ~~12. — Manufacture or processing of dust producing products from minerals;~~
- ~~13. — Production of materials by nuclear fission;~~
- ~~14. — Smelting and reduction of metallic ores other than on a laboratory basis;~~
- ~~15. — Production or possession of explosives;~~

~~16. — Manufacture of sulphurous, sulfuric, nitric or hydrochloric acids or other noxious and hazardous materials;~~

~~18. — Helistops;~~

~~7.2.6 — Bulk (Building Standards)~~

~~1. — No parcel of land shall be used for any permitted purpose in an Industrial Office Park unless it shall consist of at least two (2) acres if in an I-L2 Zone or at least three (3) acres if in an I-L3 Zone and of at least five (5) acres if in an I-L Zone;~~

~~2. — For the purposes of applying this Regulation to multiple lots, the Applicant shall provide a subdivision plan describing the lots to be included in the proposed Industrial Office Park. A record of the percentage of the cumulative and individual green space area for each lot within the Industrial Office Park shall be provided with any and all Applications for a Special Permit within said Park;~~

~~3. — Building coverage (including office buildings, Public Garages and other parking structures) shall not exceed 33 1/3% of lot area;~~

~~4. — Total Lot Coverage shall not exceed 80%.~~

~~5. — In an I-L2 Zone, no office building shall be located less than 50 feet from a street or limited access highway, less than 200 feet from a residential zone boundary, nor less than 50 feet from any other Lot Line or limited access highway ramp. In an I-L2 Zone, no office building shall be located less than 100 feet from a street or limited access highway, less than 100 feet from a residential zone boundary, nor less than 50 feet from any other Lot Line or limited access highway ramp. In an I-L3 Zone, no office building shall be located less than 100 feet from a street, less than 200 feet from a residential zone boundary, nor less than 50 feet from any other property line or limited access highway ramp; provided, however, that:~~

~~(i) — The Commission may allow a building to be no less than 50 feet from a street where buffering is provided by means of landscaped berm at least 4 feet high. Such berm shall curve within the setback so as to replicate natural features and avoid the appearance of dike.~~

~~(ii) — The Commission may allow a building to be no less than 100 feet from a residential zone boundary, provided such building is at least 300 feet from an existing Dwelling located with such residential zone.~~

~~6. — No Public Garage or other parking structure shall be located less than 50 feet from a street line or limited access highway, nor less than 100 feet from a residential zone boundary or any Lot Line, except that a Public Garage or other parking structure may be located not less than 10 feet from a Lot Line of another lot situated in an Office Park in an I-L, I-L2 or I-L3 Zone. No surface parking shall be located less than 50 feet from a residential zone boundary or 25 feet from the street line;~~

~~7. — No office building shall exceed 40 feet in height, except that no office building in an Office Park, which is located within 4,000 feet of the intersection of two (2) limited access highways and has an area of at least 30 acres, shall exceed 52 feet in height. Excluded from the foregoing height limitations are vents, skylights, elevator enclosures, heating, ventilating and air conditioning elements and enclosures therefore. Such structures shall be fully screened within architecturally compatible screening, which shall be exhibited on plans to be submitted to and approved by the Commission. Such screening shall prevent the visibility of these units within a radius of 200 feet from ground level. Such structures shall not exceed 30% of a single, contiguous roof area and shall not extend more than ten (10) feet above the roof;~~

~~8. — No Public Garage or other parking structure shall exceed the height of the office building;~~

~~9. — At least 40% of the area of the lots in an Office Park shall be maintained as green space within which the natural growth may be supplemented, if necessary, by planting and other landscaping as may be determined by the Commission, provided, however, that an individual lot within an Office Park may have a minimum of 30% of the area of such lot maintained as green space so long as the green space of the lots in such Office Park which are contiguous to such individual lot is not less than 40% in the aggregate;~~

~~10. Security or reception buildings may be located no less than 20 feet from the street line and shall not exceed 15 feet in height;~~

~~11. Each lot in an Office Park shall have at least 100 feet of frontage on a Town Street.~~

~~7.2.7 Provision for Vehicles~~

~~PARKING:~~

~~Off street parking shall be provided and shall consist of at least four (4) spaces for each 1,000 square feet of the Floor Area (as defined herein) of each office building and of at least one space per 1-1/2 employees working in manufacturing or warehouse space. Each space shall be at least 162 square feet (nine feet x eighteen feet) and double striped, exclusive of access roads and aisles. Aisles shall have a minimum width of 24 feet. Access to all parking areas shall be adequate to prevent any traffic congestion or parking.~~

~~LOADING AREA:~~

~~Loading areas shall be of sufficient area to avoid encroaching access roads of causing traffic or congestion or hazard.~~

~~ACCESS ROADS:~~

~~Access roads shall be provided from parking areas and buildings to public streets so that no traffic congestion or hazard is created. All parking areas, access roads and loading areas shall be permanently paved and shall be lighted for night use in such manner that no glare is caused to adjacent zones. All access roads shall be 25 feet from any lot line.~~

~~7.2.8 Signs~~

~~The provisions of the underlying I L Zone shall apply.~~