

PROPOSED LANGUAGE

Article I, Section 2: Classes of Zones

ADD the Following to the List of Special Residential Overlay or Floating Zones:

Age Restricted Housing Overlay Zone in Industrial Zone I-L2

Article II, Section 4.2 Age Restricted Housing Overlay Zone in Industrial Zone I-L2

4.2.1 Statement of Purpose

It is the intent of this regulation to create residential development in industrial and office areas that have the necessary infrastructure to support age-restricted housing to residents fifty-five years old or older. One goal of the Age Restricted Housing Overlay Zone in Industrial Zone I-L2 is to enhance the vitality of the I-L2 zone to allow for development that better positions the zone for economic and community prosperity while reinforcing its established and emerging strengths. It is further the intent of this regulation to provide housing opportunities in an aesthetically pleasing community for individuals and households aged 55 years old or older, 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 in this overlay zone is intended to facilitate an appropriate mix of age-restricted residential uses with commercial, industrial, or institutional uses in the same location that also maintain the integrity of nearby neighborhoods.

4.2.2 Location

For the purposes of this regulation, the Age Restricted Housing Overlay Zone may be applied to properties zoned Industrial Zone I-L2 and located on parcels of at least five acres in size.

4.2.3 Requirements

- a. Except as otherwise stated in this regulation, any development must comply with all of the requirements of the Industrial Zone I-L2, Article II Section 4.1.
- b. Mixed-use developments shall include a mix of dwelling units age-restricted to residents fifty-five years old or older, unless otherwise prohibited by state or federal law, and any permitted or specially permitted uses in the Industrial Zone I-L2.
- c. Mixed-use developments may be contained within a single building or a group of buildings with at least two separate uses located on the same parcel, one of which shall be housing restricted to residents aged 55 and older.
- d. Age-restricted dwelling units shall be permitted at a maximum allowable density of 25 units per acre.
- e. Dwelling units shall be limited to efficiency (studio), one-bedroom and two-bedroom units.
- f. Parking for age-restricted dwellings shall be provided at 1.5 parking spaces per dwelling unit. A shared parking approach, pursuant to Section 4.10 of these

Regulations, shall be permitted and encouraged as a means to reduce the total parking supply that would otherwise be required.

- g. A minimum of 10% of residential units constructed in age-restricted residential developments 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.

4.2.4 Bulk (Building Standards)

Except as otherwise stated in this regulation, any development must comply with all of the requirements of the Industrial Zone I-L2, Article II Section 4.1.

Minimum setbacks:

- a. Building setbacks:
 - i. Front yard: 50 feet
 - ii. Side yard: 45 feet
 - iii. Rear yard: 40 feet

Maximum building coverage: not to exceed 40% of parcel area.

Maximum total lot coverage: not to exceed 80%.

Maximum building height: 4 stories, excluding underground parking, not to exceed 60 feet, excluding mechanical equipment and elevator bulkheads located on the roof and not visible from the street.

The landscaping and perimeter buffer requirements of Article 4, Section 4.6 shall not apply to age-restricted to residents fifty-five years old or older, within the Age Restricted Housing Overlay Zone in the Industrial Zone I-L2. 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.

4.2.5 Amenities and Recreation

- a. Any development within the Age Restricted Housing Overlay Zone in Industrial Zone I-L2 shall provide not less than 100 square feet of usable amenity or active recreation areas per 4 dwelling units for the benefit and enjoyment of residents. Amenity and active recreational areas may include, but are not limited to, swimming pools, recreational facilities and buildings, and tennis and pickleball courts. The site plan shall indicate the proposed manner or development of these uses, including, for example, barbecues, fireplaces, picnic tables, play equipment and landscape walkways. The recreational facilities shall be dispersed in such a way as to ensure the health, safety and convenience of the residents for whose use they are intended.
- b. No swimming pool, tennis court or other unenclosed recreational surface shall be located within 25 feet from the street line nor closer than 5 feet from the side line and 30 feet from the rear line.

4.2.6 Application Procedure for Zone Change

- a. An application for a zone change to the Age Restricted Housing Overlay in Industrial Zone I-L2 must include an application for a Special Permit in accordance with Article XV of these Regulations. The application shall provide a

written statement describing how the proposal takes into consideration the recommendations of the I-L2 District Planning Study presented to the Commission in 2020. The Commission may approve an application to apply this overlay zone if it conforms to the purposes set forth in this regulation.

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

- b. 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.
- c. 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.
- d. 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.