

## **APPLICATION FOR OVERLAY ZONE**

The applicant, 2105-2125 Reservoir Ave., LLC, hereby applies for a text amendment attached hereto as the workforce residence district overlay zone.

The workforce housing overlay zone is consistent with the 2014 Plan of Development in providing alternative housing opportunities as the stated goal to “encourage housing affordable to working families and single individuals.” Page 61. The overlay zone lets market forces prepare housing alternatives. Page 64. The overlay zone provides for deed restrictions. Page 67.

The workforce housing overlay zone also is consistent with the Trumbull 2023-2028 Housing Plan. Trumbull only has 316 units which are deed restricted at 30% or less of annual income. Page 14. Specifically, the Housing Plan’s goal is to increase the number of workforce housing units. Page 24. This overlay zone meets the stated goal.

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**ARTICLE II, SECTION 2.8**

**2.8 Work Force Residence District Overlay Zone**

**2.8.1. Purpose**

Work Force Residence Districts ("WFRD") may be established by the Planning and Zoning Commission in accordance with the procedures hereinafter specified. The provisions of this Section are designed to permit modification of the strict application of the standards and provisions of these Regulations to accomplish the purposes set forth below. A WFRD may be established by the Commission when found necessary and appropriate for the following purposes:

To permit the use land, buildings and other structures for purposes that would be beneficial to the Town and the long range improvement of the neighborhood and consistent with the comprehensive plan of development as adopted by the Commission, when such uses are located on tracts of land sufficient size to accommodate harmonious design of buildings, structures and facilities in connection with the use and when another zoning district could not be appropriately established to accomplish such purposes, and shall be limited to the construction of residential units for Work Force housing.

**2.8.2 Establishment of District**

1. The Commission shall establish the WFRD for a particular parcel after application and public hearing(s). If adopted for a particular parcel, such adoption shall constitute a zoning map amendment.
2. As part of the WFRD approval, the applicant must also simultaneously submit an application for a Special Permit/Exception pursuant to Article XV.
3. The following characteristics are required for a site to be eligible for the WFRD designation:
  - a. WFRD Size and Zone: A WFRD shall contain a gross area of not less than 1 acre, and no larger than 5 acres and be in an underlying Residence Zone.

- b. Sanitary Sewer and Public Water: The WFRD will only be considered if the proposed dwellings will be connected to public sanitary sewers and approved by Trumbull WPCA.
- c. Street Location: The WFRD must be in a Residential Zone A and not more than 300 feet from an IL-2 Zone.
- d. Allowed Uses:
  - i. Residential units at a density of no more than 50 dwelling units.
  - ii. Community facilities such as a community building and recreational amenities for the exclusive use by residents of the WFRD only. These facilities shall not be made available, under any circumstances, for use by the public on any basis.
- e. Development Limitations: In order to allow for the orderly provision of municipal services and so as to not overburden the infrastructure capacity of the town, the maximum number of dwelling units to be approved on any site is limited by:
  - i. A maximum of 50 units may be permitted on any one lot in a WFRD.
- f. Height, Area, and Bulk Standards:
  - i. No building shall exceed a height of 40 feet as defined in Article 1, Sec. 3, 20.
  - ii. Impervious lot coverage shall not exceed 80% of the lot area.
  - iii. Maximum lot coverage, as defined in Article 1, Sec. 3, 19, shall not exceed 60% (gross area, less existing wetlands, and watercourses).
- g. Buffers and Setbacks:
  - i. Except as provided for herein, all residential buildings, garages, community service facilities and accessory uses shall meet a minimum building setback of 30 feet from a public highway, 15 feet from rear property lines, 15 feet from side yard property lines.

- ii. All residential buildings, garages, community service facilities and accessory uses, when abutting any non-WFRD residential zoning district, shall meet a setback of 30 feet, within which there shall be a twenty-foot landscaped buffer. This landscape buffer may be a naturalized mix of evergreen and deciduous trees and shrubs.
- iii. Gate, guardhouses, and similar type structures may be constructed within 30 feet of any street line and 15 feet from any other property line except, when abutting any non-WFRD residential zoning district, shall meet a setback of 40 feet, within which there shall be a twenty-foot landscaped buffer. This landscape buffer may be a naturalized mix of evergreen and deciduous trees and shrubs.
- iv. Athletic courts for sports including, but not limited to, tennis and basketball, shall meet a setback of 50 feet from any non-WFRD residential zoning district, within which there shall be a dense twenty-foot landscaped buffer. This landscape buffer may be a naturalized mix of evergreen and deciduous trees and shrubs and shall be designed in combination with fencing, as necessary, to eliminate unreasonable noise associated with the use of the court(s) from being heard in the abutting non-WFRD residential zoning district.

**h. Parking and Site Circulation Standards:**

- i. Parking shall be provided at a rate of 1.25 spaces per one bedroom and studio and 2 per two bedroom units.
- ii. Vehicle circulation shall be provided in any number or combination of the following private roads and/or drives:
  - i. Internal Roads: Internal roads are private primary vehicular corridors, which collect driveways/alleyways/mews and outlet onto public roads. These must be paved to a minimum width of 24 feet for two-way traffic. Roads shall be constructed in accordance with all building, zoning and wetland codes, best practices and as approved by the Town Engineer. Storm drains shall be designated and constructed in accordance with all building, zoning and wetland codes and as approved by the Town Engineer.
  - ii. Private Drives or Mews: Private drives or mews are semiprivate service driveways or alley-like drives

which serve three or more homes/garages and/or community facilities and must be paved to a minimum width of 15 feet with two outlets, or 18 feet when serving a community facility.

iii. Driveways: Driveways must be paved a minimum of 12 feet in width.

iii. Traffic Report: A written traffic report shall be submitted by a qualified professional engineer and if required by the Commission, the applicant shall pay for a traffic engineer hired by the Town.

i. Building Standards:

i. There must be a minimum of 60% one bedrooms and studios.

ii. Architectural design plans, including general floor plans, exterior elevations, including the specific types of materials to be used on the exterior of buildings must be shown and approved by the Commission within reason.

iii. There shall be a minimum set back distance of 15 feet between buildings and a minimum set back distance of 20 feet from internal road curb lines exclusive of overhangs, eaves, cornices or similar architectural projections, stoops, landings, steps, decks, porches, chimneys. If a sidewalk is provided the building shall have a minimum setback distance of 20 feet from the edge of the sidewalk closest to the building.

iv. All utilities shall be underground.

J. Landscaping, Open Space and Lighting.

i. In order to assure the high-quality visual aesthetic, and long-term compatibility with neighbors, a master landscape plan, along with a detailed landscape plan, shall be provided, prepared by a Connecticut- licensed landscape architect, and approved by the Town Planner.

1. If reasonably prudent and feasible, the proposal shall make reasonable attempts to adapt to existing topography and natural site features.

2. Existing mature vegetation on the site shall be retained in areas not disturbed by construction. In areas disturbed by construction or in areas sparsely vegetated, new plantings shall be provided in accordance with the master landscape plan.

3. Internal roads shall be planted with street trees, minimum 2 1/2 inches to three inches caliper, approximately 50 feet on center.
  4. Surface parking areas shall contain interior island and/or perimeter tree plantings at the rate of one tree (2 1/2 inches to three inches caliper for deciduous and six feet to eight feet in height for evergreen) for every six parking spaces proposed.
  5. Typical foundation plantings shall be shown on the provided detail landscape plan.
  6. Lighting shall employ decorative light poles and fixtures that are night sky compliant and full cut-off with a maximum height of 20 feet for all areas with pedestrian orientation.
  7. Larger parking areas may use generic nondecorative poles and fixtures.
- k. Trash Removal: With the exception of community amenities, trash collection points shall be designated at the driveway of each individual dwelling. Standardized trash containers shall be provided to each unit owner, and be stored in garages or, if applicable, a designated, suitably enclosed area.
- i. Trash enclosures, when utilized, shall be adequately screened by fencing and/or architectural elements and landscaping which harmonizes with the development in general.
  - ii. Trash enclosures shall meet setback requirements, as described above.
- l. Storm Water Management:
- i. A written engineering report addressing storm drainage and storm water detention shall be in compliance with Article 1 -Section 5 (5.3) Sediment and Erosion Control Plan, and subject to Article 10 of the Zoning Regulations, and Town Engineering storm water management and design standards.
  - ii. A statement from the town engineer as to the adequacy of the drainage and storm water management plans.
- m. Fire Suppression: The water system within the development shall deliver adequate water pressure to provide safe and efficient fire protection, in the opinion of the fire marshal.
- n. Public Safety: A statement from the local public safety agencies, including the police chief and the town fire marshal, stating that the proposal meets all public safety standards.
- o. Commercial Vehicles: Commercial vehicles may not be stored, parked or maintained on-site unless such commercial vehicle is being used as part of

an active construction project. In such event, the commercial vehicle may not be maintained, stored or parked on-site for a period longer than 30 days.

### **2.8.3 Bond**

I. The Commission may require a surety bond to guarantee the

a. The installation and completion of measures and facilities required for soil and erosion control plan.

### **2.8.4 Work Force Housing**

At least 40% of the total units shall be between 60-120% AMI. Maximum allowed rents affordable to middle income household must reflect a discount to market rents. There shall be an affordability restrictive covenant encumbering development that counts towards the 10% affordability goal of the Town and count towards points for a moratorium of 8-30g applications.

### **2.8.5 Application Procedure for Zone Change**

An application for a zone change to the Workforce Residence District 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 these Regulations.
- 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 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.