

**PROPOSED TEXT AMENDMENT**

**APPLICANT: TRUMBULL GAS REALTY, LLC**

**DATE: January 28, 2025**

**3.7 Main Street Service Zone**

The purpose of the Main Street Service Zone (MSS) is to foster the renovation and rehabilitation of existing parcels occupied or previously occupied by nonconforming motor vehicle uses, including gasoline filling stations and motor vehicle repair uses.

**3.7.1 Permitted Uses**

Within the Main Street Service Zone, 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. Gasoline filling stations and associated convenience stores, subject to the following conditions and restrictions:
  - a. the Principal Use is located on a property containing a pre-existing nonconforming gasoline filling station or garage for the storage and repair of motor vehicles

**3.7.2 Permitted Accessory Uses**

1. 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 in accordance with these Regulations.
2. Other accessory buildings or uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use, and that will not be hazardous to the public health, safety, and welfare.

**3.7.3 Special Exception Uses**

The following Uses are allowed only upon the issuance of a Special Exception by the Zoning Board of Appeals in accordance with Articles VI and Article XV of these Regulations.

None.

**3.7.4 Special Permit**

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

None.

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**3.7.5 Bulk (Building Standards)**

Notwithstanding other provisions of the Zoning Regulations, the following parameters and controls shall govern the development of a site in the Main Street Service Zone.

1. **Building and Lot Coverage.** Maximum Building Coverage shall not exceed 20% of the total site available for such use, nor shall the Gross Floor Area of any buildings or other structures to be constructed exceed 40% of the total site, excluding any underground parking beneath any building. For all lots, the Maximum Lot Coverage shall be 80%.
2. **Minimum Lot Size.** The minimum lot size shall be 0.5 acres (21,780 sq. ft.).
3. **Height and Stories.** The maximum height of any principal building shall not exceed 25 feet.
4. **Setbacks.**
  - a. **Minimum Front Yard.** Buildings shall be set back a minimum of 15 feet from the edge of a public roadway and a minimum of 10 feet from a public sidewalk.
  - b. **Minimum Side and Rear Yards.** Buildings shall be set back a minimum of 5 feet from any side or rear property line.
  - c. **Residential Buffer.** There shall be a minimum 20-foot-wide landscaped buffer from a property line directly abutting a residential, single-family use in a Residential zone. Existing mature vegetation, if properly located, shall be fully credited in determining compliance with this requirement.

**3.7.6 Provisions for Vehicles**

Except as expressly provided otherwise for particular uses, any Use within a Main Street Service 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. On-street parking shall not be equated into the total number of required parking spaces for a proposed development. Parking shall be in accordance with Article IV of these Regulations.

**3.7.7 Signs**

Signs shall be in accordance with Article XIII of these Regulations, and, in addition, the following:

1. One (1) exterior building wall sign advertising the principal business conducted on the premises shall be allowed, provided that the total area of such sign shall not exceed one square foot for each linear foot of building frontage.
2. A maximum of three (3) exterior signs identifying the principal business and/or gasoline pricing shall be allowed on a gasoline filling station canopy.
3. Signs existing upon the effective date of this Regulation and not conforming to its provisions, or any amendment thereto, shall be deemed nonconforming signs. A nonconforming ground sign may be structurally altered or replaced in its original location. Changes to the content or text of any nonconforming sign are permitted in accordance with Section XIII.4.9.

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4. Signs may be indirectly or directly illuminated. Lighting must be such that no direct light shines towards a residential structure within line of sight.

**3.7.8 Lighting**

1. Exterior Lighting shall be in accordance with the provisions of Article IV and, where used, shall enhance public safety, the building design and the landscape features.
2. Lighting shall be restrained in design and excessive brightness avoided.
3. A photometric plan shall be submitted at the time of application for Site Plan or Special Permit approval.

**3.7.9 Additional Special Regulations**

1. Rooftop HVAC Equipment. All rooftop structures and all rooftop equipment, such as cooling, heating and other mechanical devices, shall be screened within architecturally compatible screening which shall be exhibited on a Site Plan to be submitted to and approved by the Commission.
2. Uses to be Within Buildings. All principal uses, except gasoline filling stations, shall be conducted within a completely enclosed building. Outside storage of goods, materials, work in process, finished products, trash, rubbish or other material or equipment, including trucks or other commercial vehicles used on the premises, shall be in a suitably screened area to reasonably prevent their view from adjacent zones or roadways. The Commission may approve outdoor uses such as outdoor dining, limited retail display, or other uses as the Commission deems appropriate.
3. Preservation of Existing Topography and Vegetation. Development of the site shall retain, as nearly as practicable, existing topographic contours. Specimen trees and other existing vegetation within the buffer areas or as required in parking areas shall be protected during construction. Where the buffer is adjacent to a residential zone, the Commission may require additional screening, including evergreen plants with at least one tree for each ten (10) feet of buffer length. It is the objective of the buffer zone to provide, as nearly practical, a year-round screen so as to hide the commercial buildings and parking from view of the neighboring lots. Pursuant to this, the Commission may require berms, evergreen plants and/or erection of screens.

**3.7.10 Modifications to Existing Approval**

A new Special Permit or new Site Plan approval, as the case may be, shall not be required for interior renovations and modifications for space within 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.

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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.