

## **ARTICLE II, SECTION 2.8**

### **2.8 Reservoir Apartment District Overlay Zone**

#### **2.8.1. Purpose**

Reservoir Apartment District ("RAD") 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 RAD 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 allow the construction of apartments.

#### **2.8.2 Establishment of District**

1. The Commission shall establish the RAD 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. The following characteristics are required for a site to be eligible for the RAD designation:
  - a. RAD Size and Zone: A RAD 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 RAD will only be considered if the proposed apartment buildings will be connected to public sanitary sewers and approved by Trumbull WPCA.

c. Street Location: The RAD must be in a Residential Zone A south of Rt. 15 with an address on Reservoir Avenue.

d. Allowed Uses:

- i. Residential units at a density of no more than 50 dwelling units.
- ii. 70% of the units must be one bedroom.
- iii. Community facilities such as a community building and recreational amenities for the exclusive use by residents of the RAD only. These facilities shall not be made available, under any circumstances, for use by the public on any basis.

e. Height, Area, and Bulk Standards:

- i. No building shall exceed a height of 65 feet – 5 stories.
- ii. Maximum building lot coverage shall not exceed 60%.

f. 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 10 feet from Reservoir Avenue, 0 feet from rear property lines, 0 feet from side yard property lines.

g. 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. Storm drains shall be designated and constructed in accordance with all building, zoning and wetland codes and as approved by the Town Engineer.
  - ii. Traffic Report: A written traffic report shall be submitted by a qualified professional engineer.

h. Building Standards:

- i. There may only be studios, one bedroom and two bedroom units.
- ii. Architectural design plans, including general floor plans, exterior elevations, including the specific types of materials to be used on the exterior buildings must be shown to the Commission.
- iii. All utilities shall be underground.

i. 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.
- ii. 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.
- iii. Larger parking areas may use generic nondecorative poles and fixtures.

j. Trash Removal:

- 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.

k. 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.

l. 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.

m. 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 Application Procedure for Zone Change**

An application for a zone change to the RAD 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 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 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.