

**PROPOSED AMENDMENT TO
TOWN OF TRUMBULL
ZONING REGULATIONS**

ARTICLE II USE REGULATIONS

[add the following language:]

Section 2.8 Village Transition Overlay Zone (VTO)

2.8.1 Statement of Purpose

1. To provide a logical transition between (i) a regional shopping center and highway interchange and (ii) single-family homes.
2. Understanding that properties with frontage on Main Street are no longer desirable as single-family residences, to provide reasonable redevelopment opportunities where new structures exhibit a unified architectural character with single family homes in the immediate area.

2.8.2 Location

Properties generally located on the east side of Main Street from the Merritt Parkway extending southerly to Botsford Place, consisting of a total of approximately 10.17 acres and comprised of the following properties only: 5108 Main Street, 5100 Main Street, 5090 Main Street, 5086 Main Street, 5076 Main Street, 5078 Main Street, 5066 Main Street, 5070 Main Street, 5056 Main Street, 5050 Main Street, 5048 Main Street, 5046 Main Street, 5044 Main Street rear, 5042 Main Street, 5036 Main Street, 5030 Main Street, and 11 Botsford Place.

2.8.3 Special Permit Uses

Only upon the issuance of a Special Permit and Site Plan Approval by the Commission in accordance with Article XV of these Regulations, within the VTO 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 purposes:

1. Retail business or retail service uses including but not limited to the sale of any type of food; clothing; grocery; liquor; appliance; jewelry; florist;

- hardware; books, newspapers, periodicals or stationary; drug or toilet articles; shoe stores.
2. Business or professional offices, including medical and dental clinics;
 3. Banks and financial services;
 4. Restaurants, including outdoor dining and a drive-thru, provided that any restaurant with a drive-thru (i) shall only be permitted on properties located within 200 feet of an entrance onto the Merritt Parkway, and (ii) shall be engaged in the sale of coffee, tea, or bakery items;
 5. Personal service establishments;
 6. Indoor recreation including but not limited to fitness center, health clubs, or yoga studios;
 7. Private occupational schools and private specialized schools providing training in a specific skill such as driving schools, dance studios, martial arts academies, computer training and education, specialized math, language, and standardized test preparation schools. Public and private elementary and secondary schools, colleges, and universities shall be permitted in this zone;
 8. Drive-thrus associated only with a bank or pharmacy.

2.8.4 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:

1. Accessory Uses for Principal Uses, which are in compliance with the plans and conditions of approval for a Use which has received Site Plan approval or a Special Permit in accordance with these Regulations.
2. Manufacturing or treatment only in connection with a permitted retail or service use, and when clearly incidental to the conduct of a permitted retail business or service conducted on the Premises.
3. 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.

2.8.5 Prohibited Uses

1. Gasoline filling stations, and garages and shops for any type of vehicle repair.

2.8.6 Bulk Restrictions

1. The minimum lot size in the VTO Zone shall be one acre.
2. Building Coverage in the VTO shall not exceed 40% of the total site. The Gross Floor Area of any buildings or other structures shall not exceed 50% of the total site.
3. The maximum height of any building or structure in the VTO shall be 40 feet.
4. No building or structure shall be located less than 30 feet from a street line, or less than 30 feet from any other property line.
5. There shall be a minimum 15-foot wide landscape buffer, including a solid six-foot high vinyl fence, located within the required rear yard parallel to Main Street, and a minimum 10-foot wide landscape buffer located within the required side yard and front yard. Sidewalks shall be provided along the entire Main Street frontage. Stone wall features shall be included within any front yard landscape buffer parallel to Main Street.
6. Land that is not covered with impervious surfaces, such as buildings, drives, parking areas, and walkways shall be suitably landscaped or retained in its natural state, with supplemental plantings as designated by the Commission. Landscaping shall be provided which shall be approved by the Commission. Applicants shall provide a copy of the Landscaping Plan in sufficient time for the Town staff to make comments and recommendations. The recommended plan shall be presented to the Planning and Zoning Office prior to the scheduled Public Hearing.

The purpose of said landscaping shall be to enhance the appearance and natural beauty of the town and to protect and increase property values through preservation of existing vegetation and establishment of new screening and landscaping material, to moderate heat, noise, glare, and accumulation of dust, to shade, to provide privacy from noise and visual intrusion, to prevent the erosion of soil, excess water run-off of drainage water, to guide the safe circulation of traffic. All plantings shall be installed according to accepted horticultural methods. Said plan may include height and spacing arrangement as shall best be in keeping with the intent of these regulations. A bond, which shall insure completion of

landscaping requirements, shall be submitted in a form satisfactory to the Commission.

2.8.7 Design Guidelines

All new development in this zone shall be compatible in terms of materials, architecture, and landscaping with surrounding development. Achieving compatibility does not require that the style or materials used must mimic those of adjacent buildings. Staggered or off-set unit facades and/or varied unit façade materials should be utilized.

2.8.8 Provisions for Vehicles

The minimum parking for restaurants shall be seven (7) spaces for each one thousand (1,000) square feet of Gross Floor Area, and the minimum parking for retail uses shall be five (5) spaces for each one thousand (1,000) square feet of Gross Floor Area. Full service restaurants may provide up to 250 square feet of seasonal outdoor dining space without providing additional parking. Above 250 square feet, additional parking must be provided at the rates set forth in Article IV, Section 5. On-street parking is prohibited.

2.8.9 Signs

Signs shall be in accordance with the following:

1. Single Use Parcels. For single use parcels (or those uses which have one predominant use), a single exterior Ground Sign and exterior Wall Signs facing a public street advertising the principal business conducted on the premises shall be allowed, provided that such sign shall be of such size and design and located in such manner as the Commission shall specify with due regard to the requirements, conditions and limitations set forth below:
 - a. Height of all Ground Sign Faces shall be limited to five (5) feet. Ground Signs may be placed on supports so as to elevate the sign for visibility. Under no circumstances may the top of any Ground Signs be higher than ten (10) feet;
 - b. Support materials for a Ground Sign shall be either stone or consistent with the external materials used in the building, that is, of

similar color and texture as the external materials used in the building consistent with the needs for support materials;

c. Ground Signs may be indirectly or directly illuminated, including internally illuminated. Wall Signs shall be externally illuminated only. Lighting must be such that no direct light shines towards a residential structure within line of sight;

d. Ground Signs shall be located at least ten (10') feet behind the Front Lot Line;

e. Maximum size of a Ground Sign shall be 10 square feet of sign for every 1,000 square feet of Gross Floor Area (maximum 100 square feet);

f. Maximum size of a Wall Sign shall be one square foot for each linear foot of building facade;

g. Sign content shall be limited to identification of building and/or principal tenant.

h. For Ground Signs, the base area of the sign shall be landscaped consistent with the overall site plan for the parcel. It is the goal to landscape the base area of the sign with plants and greenery so as to soften the appearance of the sign.

2. Multiple Use Parcels. Where a particular parcel has multiple uses, tenants or owners, the following sign shall be allowed, provided that such sign shall be of such size and design and located in such manner as the Planning and Zoning Commission shall specify with due regard to the requirements, conditions and limitations set forth below: One sign per entrance to the parcel, individual signs for major tenants to be affixed to the building and individual signs for each entrance to the building.

a. Ground Signs may identify each tenant. These signs shall follow all of the rules stated above for single use parcels; the maximum sign area shall be 10 square feet of sign for every 1,000 square feet;

b. Individual Wall Signs for tenants must be located upon the building surface and shall follow all of the rules stated above for single use parcel signs affixed to a building. Size of the sign shall be one (1)

square foot per linear foot of the building facade. Signs must be no more than three colors;

c. Located at any entrance to the building, there may be affixed a sign to the building to identify the entrance. Such identification can include the names of the tenants. Two styles of signs are permitted: either an unlit sign which can be a directory; or, a lit sign which can then identify only one tenant. Such signs shall be limited to twenty-five (25) square feet. A lit sign identifying one tenant is not permitted if that tenant has a tenant sign as provided in (2) (b) above.

2.8.10 Lighting

1. Exterior Lighting shall be in accordance with the provisions of Section 4.2 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. Parking lot lighting to be addressed with building fixtures and minimal height poles and/or bollards of traditional design consistent in character with the proposed building and neighborhood, not to exceed twelve (12) feet in height.
4. All exterior lighting, both pole-mounted and building-mounted, shall be certified dark sky compliant. Spot lights for signage do not have to be dark sky complaint but light pollution/trespass should be minimized.

2.8.11 Additional Special Regulations

1. Rooftop HVAC Equipment. All rooftop structures and all rooftop equipment, such as cooling, heating and other mechanical devices, shall be fully screened on all sides within architecturally compatible screening which shall be exhibited on a Site Plan to be submitted and approved by the Commission;
2. Uses to be Within Buildings. All principal uses shall be conducted within a completely enclosed building, and the outdoor storage of materials, work in process, trash, rubbish or other material or equipment, between the street line and the front wall of any building is prohibited. Fences and

Walls: Maximum allowable fence height shall be 2' higher in all instances than the provisions outlined in Article I, Section 5.2.

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.

2.8.12 Procedure

An application for a zone map amendment to VTO shall include a completed zone change application as provided for by the Commission, a written statement describing how the proposal complies with the purposes set forth in Article II, Section 2.8.1 of these Regulations, and applications for Special Permit and Site Plan Approval for the intended development in accordance with Article XV of these Regulations.