

LAND SUBDIVISION
REGULATIONS

OF THE
TOWN OF TRUMBULL



CONNECTICUT

as adopted and amended by the
PLANNING AND ZONING COMMISSION
OF THE TOWN OF TRUMBULL,
CONNECTICUT

Effective - July 31, 1975

proposed streets shall be subject to the approval of the Commission, and no proper names shall be used.

Section 4. DEAD END STREETS. Except where future connections may be possible as determined by the Commission, dead end or cul-de-sac streets shall not exceed 750 feet in length, and shall be equipped with a turn-around roadway at the closed end with minimum radius of 50 feet from the center to the outside edge of the right-of-way. No lot or part of a lot shall be so located as to prevent future extension of a dead-end street where future extension is practicable.

Section 5. LAND RESERVATIONS. Reserve strips of land shall not be permitted.

Section 6. STREET INTERSECTIONS. Intersecting property lines at street intersections shall be joined by a curve of at least 20 foot radius.

Section 7. PARKING AREA. There shall be adequate width and area on every residential lot after the erection of a residence to permit the parking within the lot of at least two cars for each family dwelling unit permitted under the Zoning Regulations of the Town of Trumbull.

Section 8. BLOCK DIMENSIONS.

(a) Intersecting streets shall be laid out at such intervals that block lengths between street lines are not more than 1200 feet, nor less than 400 feet, except when existing conditions, in the opinion of the Commission, justify a variation from this requirement. Minimum widths of blocks shall generally be not less than 300 feet between street lines in residential areas. The long side of blocks shall face the main or more important thoroughfare to reduce the number of intersections thereon.

(b) Pedestrian ways, twenty feet in width, may be required through blocks or to connect dead-end streets, to provide easier access to parks, schools, playgrounds or other public or semi-public places.

(c) Permanent easements to the town may be required within blocks at the discretion of the Commission.

Section 9. LOT REQUIREMENTS

(a) **DIMENSIONS OF LOTS.** Lots and building lines shall conform in all respects to the requirements of the Zoning Regulations of the Town of Trumbull for the zone in which they are located.

(b) **LOTS PROHIBITED WHEN.** Lots not having frontage upon a public street or upon a street laid out in accordance with the requirements of these regulations are prohibited. All lots shall be suitable for the purpose for which they are intended to be used, and no

CHAPTER V

GENERAL REQUIREMENTS

Section 1. CONFORMITY TO THE TOWN PLAN. All Subdivisions shall conform to the duly adopted and existing Town Plan as approved by the Commission.

Section 2. CONFORMITY TO THE ZONING REGULATIONS. The Plan of Subdivision shall conform to the zoning regulations in effect at the time of approval of such Plan by the Commission.

Section 3. STREET REQUIREMENTS. Streets shall be constructed in accordance with the Road Construction Regulations of the Town of Trumbull, and shall meet the following additional requirements.

(a) No street shall be proposed which shall be less than 50 feet in width between property lines except upon the recommendation of the Commission in writing, by and with the approval of the First Selectman. Streets which are indicated on the Town Plan to be thoroughfares shall be of such width as the Commission may determine.

(b) Private streets, alleys and ways shall not be permitted.

(c) Streets shall be required to intersect one another at as near to a right angle as is practicable, and no intersection shall be at an angle of less than 30° unless necessitated by topographic conditions.

(d) Whenever any proposed subdivision shall adjoin another tract of acreage, streets that may logically be extended in the event of the subdivision of such adjoining acreage shall be required to extend through to the boundary of the adjoining acreage.

(e) All proposed streets shall bear tentative names which shall not duplicate the names used to designate any other street in the Town of Trumbull, or be such as to cause confusion by reason of similarity to any other street name in the Town of Trumbull. The tentative names of all

area within a proposed subdivision shall be subdivided into lots for residential purposes if subdividing such area would be dangerous, or injurious to health, would not afford proper provision for sanitation facilities or would not, by reason of conditions shown on the Master Drainage Plan of the Town of Trumbull, allow proper provision for storm drainage. No lot having frontage on parallel streets shall be approved excepting corner lots, lots having a depth of at least 250 feet, or lots which the Commission finds to be subject to topographic or other physical conditions requiring such frontage. Any lot in Residence A zone containing a stream bed shall have a minimum area of at least 26,780 square feet, exclusive of the area of the stream.

(c) **SIDE-LOT LINES.** Insofar as practicable, the side lines of all lots shall be at right angles to the street on which the lot faces or radial to curved street lines; and when such an arrangement is not possible, the angular value between the side lot line and the street line shall be shown. Insofar as practicable, town boundary lines shall not cross any lot, but shall be made to constitute one of the lot lines.

(d) **LOT NUMBERS.** All lots shall be numbered. Adjoining or adjacent subdivisions having the same subdivision name shall not duplicate the numbers, but shall, as far as practicable, continue the sequence of numbers used previously for the adjoining land. All lot numbers shall be conspicuously displayed on the plans.

Section 10. PARKS, PLAYGROUNDS and PARKING SPACES. Due consideration shall be given to the laying out of adequate local parks and playgrounds in residential areas, and to adequate automobile parking spaces in business and industrial areas. The Commission may designate areas to be dedicated to the town for public use, or to be reserved for the common use of all property owners by covenant in deed, and subject to the control of the town under conditions approved by the First Selectman of the Town of Trumbull.

Section 11. LOW AREAS and FILL. Low areas of the proposed subdivision shall not be filled in until all trees and brush and other growth over 3 feet in height shall have been cleared off. Stumps, trees and brush shall not be used for fill on any land considered to be a building lot, except within 10 feet of any side or rear lot line. Stumps, trees and brush shall not be used on any roadway in the proposed subdivision. Broken pavement or large rocks shall not be used as land fill within 15 feet of any area of a lot to be used for any sanitary system.

Section 12. PUBLIC UTILITIES. In areas served by public water and gas supply, the applicant shall obtain letters from the Bridgeport Hydraulic Company and the Southern Connecticut Gas Company,

stating that application has been made for such utilities, that the regulations of these companies have been complied with, and that satisfactory supply and pressure are available to adequately serve the proposed subdivision. If water supply cannot be assured by the Bridgeport Hydraulic Company, a certificate of adequate supply by other means shall be certified by a qualified consultant, and the following note shall be placed on the map: "Public water supply and water main extension not guaranteed by the subdivider or the Bridgeport Hydraulic Company at the time of approval of this subdivision". If water main extension is available, all lots shall be served by public water. All utilities shall be extended to ends of streets, and all services installed to the ends of the streets.