

EFFECTIVE SEPTEMBER 29, 2004.

New amendments in bold.

## ARTICLE XVIII

### AGE RESTRICTED ELDERLY HOUSING ZONE

#### Section 1 - Purpose and Intent

A. It is the purpose and intent of this regulation to authorize construction of housing which will offer alternative housing for elderly members of the community. All such elderly housing will be provided so that all such housing shall be developed in a fashion that is generally consistent with housing patterns in the town and will maintain the general character of the neighborhood in which it is located.

B. Any Age Restricted Elderly Housing Zone (AREHZ) constructed within the town shall be in full compliance with all of the requirements of this regulation, as well as all other applicable town ordinances and regulations except as provided for in these regulations.

C. An Age Restricted Elderly Housing Zone (AREHZ) shall be deemed to mean a housing development in which one hundred (100%) percent of the dwelling units will be held or conveyed by deeds containing covenants or restrictions which shall require that such dwelling units be **owned and occupied exclusively as a single-family residence** by at least one person who is fifty-five (55) years of age or older.

#### Section 2 - Site of Zone

An Age Restricted Elderly Housing Zone (AREHZ) shall consist of at least three contiguous acres, and have frontage on a State highway.

#### Section 3 - Location of Zone

An AREHZ shall be located only in areas zoned for residential use, and shall have at least 150 feet of road frontage. Such AREHZ shall be located in sewered areas of the town, and shall not be located within one-quarter mile of any zone of higher density than a one-half acre zone, excluding a convalescent home, nursing home, assisted living facility, congregate housing, or PRCZ within the Town of Trumbull.

#### Section 4 - Density

The maximum number of dwelling units per "buildable" acre shall be no greater than 4 for the property designated as Residence Zone A, and shall be no greater than 2 for property designated as Residence Zone AA; and Residence Zone AAA provided, however, that when the total number of dwelling units is equal to a fraction, such fractional dwelling unit total shall be rounded down to the nearest whole number if below

one-half or 0.5, and rounded up to the nearest whole number if the fraction is greater than, or equal to, one-half or 0.5.

Buildable land is defined as the gross acreage of the subject parcel, minus the following:

- A. Fifty percent of the land with grades steeper than forty percent.
- B. ~~Seventy-five percent of all wetland areas as determined by a certified soil scientist and approved by the Inland Wetlands and Watercourses Commission.~~
- C. Ten percent for internal roads.

#### Section 5 - Permitted Uses

Permitted uses are those as provided for in Residence Zones in Section 1, subsections A and C of Article II of the Zoning Regulations, and multi-family attached and detached unit developments on common ownership land administered by a common interest association.

#### Section 6 - Minimum Building Lines and Limits on Height and Bulk of Buildings

Minimum Road Frontage	150'
Maximum Building Height	35'
Setbacks - Landscaped Front	60'
Landscaped Side	50'
Landscaped Rear	50'
Maximum Lot Coverage	25%

Maximum square footage of each unit in a Residence Zone A shall be 1,500 sq. ft., or a maximum of 6,000 sq. ft. per acre.

Maximum square footage of each unit in a Residential Zone AA or AAA shall be 3,000 sq. ft., or a maximum of 6,000 sq. ft. per acre.

Minimum distance between buildings shall be 30 feet.

#### Section 7 - Utility and Road Requirements

- A. There shall be a storm drainage system which shall collect, carry off, and dispose of surface water run-off and shall be constructed to conform to all applicable town ordinances and regulations.
- B. All utility facilities shall be placed underground.
- C. The dimensions and construction of the paved portions of the roads shall conform to all applicable town ordinances and regulations.
- D. The dimensions and construction of parking areas shall conform to all applicable town ordinances and regulations.

E. There shall be a public water supply and municipal sewer system.

F. All common areas and elements are to be maintained by an association of homeowners and/or a Common Interest Association.

G. All internal roads shall be private roads and not dedicated.

#### Section 8 - Landscaping

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 Planning and Zoning Commission. A bond, which shall insure completion of landscaping requirements, shall be submitted in a form satisfactory to the Planning and Zoning Commission. {The landscape plan shall be submitted to the Commission for final approval prior to the issuance of building permits.}

#### Section 9 - Design Review

The applicant shall submit design standards in conformance with Section 13 of this Article.

#### Section 10 - Parking

A minimum of four spaces per dwelling unit shall be provided; at least one-half of the number of required spaces shall be garage spaces. In addition, there shall be at least 1-1/4 visitor parking spaces per unit located in the common area.

#### Section 11 - Application for Zone Change Approval

An application for a zone change to AREHZ shall include:

A. A completed zone change application as provided for by the Planning and Zoning Commission, including, where necessary, an approval letter from the Inland Wetlands and Watercourses Commission determining the extent of the wetland areas (as required by Section 4 of this Article).

B. A written statement describing how the proposal complied with the purposes set forth in this Article, Section 1, of these regulations.

C. A site plan prepared and certified by a registered landscape architect, a licensed architect, and a registered civil engineer, which shall:

(1) Define the location of the areas to be used for residential and conservation or recreational purposes.

(2) Set forth the proposed density of the dwelling units.

(3) Show all roads and utilities.

(5) Show conceptual landscaping plan for the site.

D: Preliminary building plans illustrating:

(1) A typical floor plan.

(2) Typical elevations.

(3) Design Standards (as required in Section 13 of this Article).

Section 12:- Standards for Zone Change Approval

The Planning and Zoning Commission may approve a petition for a change of the existing zone to Age Restricted Elderly Housing Zone if it complies with the following:

A. The development project conforms to the purposes set forth in Section 1 of this Article.

B. If the proposed development will be a common interest community, the applicant shall submit draft documents to provide assurance of adequate provision for maintenance of conservation or recreation areas or facilities, and private streets and utilities.

C. The zone change request shall be submitted simultaneously with a proposed site plan. In addition, construction must begin within one year from the date of final site plan approval or the zone change and site plan approval shall expire.

Section 13 - Standards for Site Plan Approval and Design Review

The Planning and Zoning Commission shall approve a site plan if it complies with the requirements of Section 2 through 11 of this Article of these Regulations, and conforms to the following design standards:

A. Site Development Standards

(1) Driveways: All drives shall be asphalt, pea stone, brick and/or stone.

(2) Walkways and Stoops: All walks and stoops shall be brick, flagstone, stone, wood, or concrete.

(3) Finish Grading: The house shall be backfilled to expose a minimum amount of foundation unless the foundation is faced with brick or stone above the grade. A minimum of 4" (four inches) of compacted loam shall be placed throughout the entire disturbed construction area, except those areas reserved for landscape trees, shrubs, or ground covers, which shall be seeded or sodded in conformance with the CT Guidelines for Soil Erosion and Sediment Control (1985) as amended.

(4) Pools and Tennis Courts: All pools and tennis courts shall be heavily screened with plantings, and shall not be located within 75' of the state highway.

"Above-ground" swimming pools are not permitted. There shall be a clubhouse where residents can gather for social and recreational purposes.

(5) Mailboxes, trash containment areas: Mailboxes, trash containment areas, and other indications of modern occupancy shall be effectively located and/or shielded to de-emphasize their presence.

(6) Signage: Permanent numerical identification signs not exceeding ~~4" (four inches) in height, and signs affixed to either mailboxes or lamp posts which~~ identify the residents and which do not exceed, in the aggregate, more than two square feet per household, are permitted. Temporary real estate signs are also permitted. One sign identifying the proposed development shall be permitted at each entrance; said sign shall contain no more than six square feet in area, and shall not exceed six feet in height. No other signage is permitted.

(7) Size: No buildings shall exceed two stories, or thirty-five feet in height.

(8) Sidings: Acceptable exterior surface treatments are red or white cedar clapboard, red or white cedar shingles; brick facing, field stone, vertical cedar, redwood siding, high grade vinyl siding at least .044" in thickness. Unacceptable materials include, but are not limited to, particle board, composition board, "Dryvit," cement block, prefabricated metal, asbestos shingle, pine, plastic, aluminum or unapproved vinyl siding.

#### B. Additional Restrictions

(1) No trucks or other commercial-type vehicles shall be stored or parked on any lots, or common ground, except while parked in a closed garage or while performing services at a dwelling. In no case, however, shall any vehicles be parked on the roads, passageways, or on any other right-of-way or accessway in the development.

(2) No animals or poultry, except usual household pets (quartered within the dwelling at night), shall be permitted.

(3) There shall be no burning of garbage, refuse, or debris.

(4) All construction and/or site improvements in an AREHZ shall conform to the underlying Residence Zone regulations herein, except where specifically modified by this Article.


(5) All units shall be restricted to be used exclusively for a residential use as a single-family dwelling by at least one person who is fifty-five (55) years of age or older. A single-family residence is defined as a single-family housekeeping unit, operating on a non-profit, non-commercial basis between its occupants, cooking and eating, with a common kitchen and dining area. This restriction must appear in the deed of conveyance and run with the land.

The regulations, prohibitions and standards of performance herein set forth are expressly declared to be of continuing application. Any permission to use land for residential purposes granted after the enactment of this revision shall be granted, subject to compliance with the regulations, prohibitions and standards herein set forth, and upon failure to comply with the same within fifteen (15) days after written notice of non-compliance from the Planning and Zoning Commission, said Commission may revoke any permission previously granted.

No building permits shall be issued until a mylar of the final approved Special Permit/Site Plan is recorded in the office of the Town Clerk, and the required bonds have been received by the Planning and Zoning Administrator.

Applicants shall provide a copy of the Landscaping Plan in sufficient time for the Town Tree Warden to make comments and recommendations. The recommended plan shall be presented to the Planning and Zoning Office prior to the scheduled Public Hearing.

Dated at Trumbull, CT, this 13th day of September, 2004.

By:   
Joan M. Gruce  
Planning and Zoning Administrator/Clerk