

Trumbull

property line; that no cemetery be established or enlarged in excess of 20 acres in total area of land permitted for burial or interment of remains above or below ground (provided that additional acreage for access, administration, and other purposes to an extent not exceeding 50% of the acreage allotted for burial purposes may be included within the overall cemetery area); and further provided that no cemetery shall be established within 4,000 feet of any other cemetery; provided, however, that in computing the distance between cemeteries the following inactive historical cemeteries shall not be counted: Daniel's Farm Burial Place, Riverside Cemetery, Unity Burial Place, Old Burial Place at Nichols Farms, Tashua Burying Place, and Burying Place at Gregory's 4 Corners;

4. Churches and other places of worship, including parish houses and Sunday School buildings; non-profit primary and secondary schools; and building housing personnel affiliated with said churches and schools. In addition, building in existence on the effective date of this amendment and used as housing for such affiliated personnel, may be converted to housing for students attending such schools and located on the same property as the school buildings. No building used for student housing shall be located closer than one hundred (100) feet from any property line, except that seminary buildings may be built on property that is adjacent to a cemetery that is affiliated with the seminary or associated house of worship. The Commission may require a landscaped buffer up to twenty (20) feet from any side yard or rear yard for student housing and/or seminaries if the Commission deems it necessary to minimize impact on abutting properties. No building used for student housing and/or a seminary may be within one hundred (100) feet from any residential property line containing a residence on an abutting property. **Permanent and temporary light poles for lighted fields on non-profit secondary school property shall be permitted for school related purposes only, provided:**

- a) The poles, lights and structures supporting such poles do not exceed a combined height of eighty (80) feet.
- b) No such light structure shall be within two hundred (200) feet of an abutting residential property line.
- c) Applicant shall submit a photometric plan at time of application.
- d) Lights must be shut off no later than 11:00 p.m. and applicant shall install an automated control system to ensure compliance.

- e) All requirements of Article XV Special Permit/Special Exception shall be satisfied.
- 5. Libraries, museums, firehouses;
 - 6. Housing projects for the elderly as provided for under Part VI of Chapter 128 of the General Statutes of the State of Connecticut, now in effect, or as the same may be from time to time hereafter amended;
 - 7. Hospitals, sanitariums, and convalescent homes, subject to the following:

In addition to the provisions, conditions and standards set forth in the introductory paragraph under Article XV, Special Permits/Exceptions, the following provisions, conditions and standards are added to said introductory paragraph, and shall be complied with prior to any approval or granting of a special exception for the purposes set forth in this subsection 4:

 - a. The minimum lot area shall be three (3) acres;
 - b. The minimum lot frontage shall be 150 feet;
 - c. No building or structure shall be located less than 75 feet from a street line, or less than 100 feet from any other property line;
 - d. All buildings shall meet one of the following criteria:
 - (1) For buildings that do not exceed a height of two (2) stories and/or twenty-four (24) feet, including all rooftop structures, building coverage shall not exceed 12% of parcel area;
 - (2) For buildings that do not exceed a height of three (3) stories and/or thirty five (35) feet, including all rooftop structures, building coverage shall not exceed 8% of parcel area.
 - e. Off-street parking shall be provided, and shall consist of at least one space for every two beds. Each space shall be equal to 200 square feet. Parking shall not be permitted closer than 35 feet from a property line;
 - f. Access roads shall be provided from parking areas and buildings to create public streets so that no traffic congestion or hazard is created;