



## Recommended Zoning Amendments: BT-1

---

Date: 12/19/2024

**Purpose:** Provide more flexibility in the BT-1 to better respond to changing commercial real estate and retail market conditions and reduce non-conformities within the zone.

**Description:** The recommended amendments would: update the purpose statement of the BT-1 zone, add one new Special Permit use and remove two existing Special Permit uses from the BT-1; reduce permit requirements for uses over a specified size from a Special Permit to a Site Plan; and halve the minimum front yard and lot size requirements.

**Geographic Extents:** BT-1 zones

**Potential Impacts:** May incentivize development, redevelopment, and investment in the zone.

**Context:** The BT-1 zone is the most prevalent zoning district along the Berlin Turnpike. The zone effectively enables commercial development, however many properties are non-conforming to the 2-acre minimum lot size and/or the 50-foot minimum front yard. Additionally, there is a desire to eliminate some uses that are not compatible with other uses in the zone.

### Recommended Zoning Amendments:

1. Amend the Section VI.G.1 as follows (text to be removed is shown in ~~strikethrough~~)

1. *Purpose.* To provide for a wide range of commercial, civic, and recreational uses that are appropriate to the unique nature of the properties along the Berlin Turnpike. ~~that do have detrimental impacts on nearby residential properties.~~

2. Add "Clean Contractors" to the list of Special Permit uses in Section VI.G.3.

3. Remove Item n. "Lumberyards or building materials suppliers, provided that that building material is stored and displayed within an enclosed building." and Item r. "Religious, charitable and eleemosynary institutions, subject to the requirements of Section XI. L" from the list of Special Permit uses in Section VI.G.3.

4. Amend Section VI.G.2.a to increase the Special Permit requirement threshold from 5,000 square feet to 10,000 square feet.

5. Amend the Area and Bulk Requirements table of Section VI.J as follows:

a. Reduce the Item 1. Minimum front yard from 50 feet to 25 feet.

b. Reduce the Item 9. Minimum lot size from ~~1.2 acres~~ to ~~2.1 acres~~.

6. Amend Section VI.3.cc to reduce the required lot area for car washes from 2 acres to 1.4 acres by replacing "Carwashes.\*" with "Carwashes (shall require a minimum lots size of 1.4 acres)"

7. Add the following definitions to Section II.B:

~~a.~~ Clean Contractor: A site or facility used by a contractor engaged in the building trades for the indoor storage of tools, equipment, supplies, or materials typically used off-site. Includes indoor or outdoor parking of contractor vehicles.

~~b.a.~~ Mixed-Use Development: Development that includes a commercial and residential component within the same building or on the same site.