



Recommended Zoning Amendments: BT-2

Date: 12/19/2024

Purpose: Provide more flexibility in the BT-2 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-2 zone, add new Special Permit and Site Plan uses to the BT-2; reduce permit requirements of uses from a Special Permit to a Site Plan; correct an inconsistency in the permitted building height; halve the minimum front yard and lot size requirements; and provide the Commission with discretion to reduce the required lot width.

Geographic Extents: BT-2 zones

Potential Impacts: May incentivize development, redevelopment, and investment in the zone with an emphasis on the portion of the Berlin Turnpike south of Route 9.

Context: The BT-2 zone is located along the Berlin Turnpike and covers a smaller area than the BT-1 zone while accommodating fewer heavy commercial uses. 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 substantially expand the range of permitted uses in the zone.

Recommended Zoning Amendments:

1. Amend the Section VI.H.1 as follows (text to be removed is shown in ~~strikethrough~~)
 1. *Purpose.* To provide for a range of commercial uses and limited civic 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 the following to the list of Site Plan uses in Section VI.H.2.
 - a. Stores or shops for personal or business services
 - b. Caterers or Bakeries
 - c. Medical Offices
 - d. Medical or Dental Laboratories
 - e. Printing or Publishing Services
 - f. Manufacturer Showroom
 - g. For-Profit Vocational Schools
3. Add the following to the list of Special Permit uses in Section VI.H.3.
 - a. Indoor or outdoor commercial recreation
 - b. Private transportation or auto rental services
 - c. Nurseries or garden supply stores
 - d. Enclosed amusement facilities
 - e. Boat, vehicles, and equipment sales and service



- f. Public Utility Buildings
 - g. Car Washes (shall require a minimum lot size of 1.4 acres)
 - h. Liquor Sales (ZBA)
4. Reduce permit requirements for the following uses from a Special Permit requirement to a Site Plan requirement by removing the following uses from Section VI.H.3 and relocating in Section VI.H.2:
- a. Adult Day Care Centers
 - b. Health and Fitness Clubs
 - c. Hospitals
 - d. Child Day Care Centers and Group Day Care Homes
 - e. Hotels
 - f. Radio & TV Broadcast Facilities
 - g. Public Schools, libraries, or post offices
5. Amend Section VI.H.3.a to increase the Special Permit requirement threshold from 5,000 square feet to 10,000 square feet.
6. 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 acre to 2 acres.
 - c. Change Item 5. Maximum building height from 4 stories to 3 stories (maintain the maximum permitted height of 35 feet).
7. Add the following definition to Section II.B:
- a. Manufacturer Showroom: An indoor facility for the display and sale of products by the manufacturer of the product.