



Recommended Zoning Amendments: SP-DD Overlay and SP-DD2

Date: 12/19/2024

Purpose: Remove ineffective zones and regulations from the Zoning Regulations.

Description: This amendment would eliminate both the SP-DD Overlay and the SP-DD2 (also an overlay zone) and all regulatory content associated with those overlays from the Zoning Regulations and Official Zoning Map.

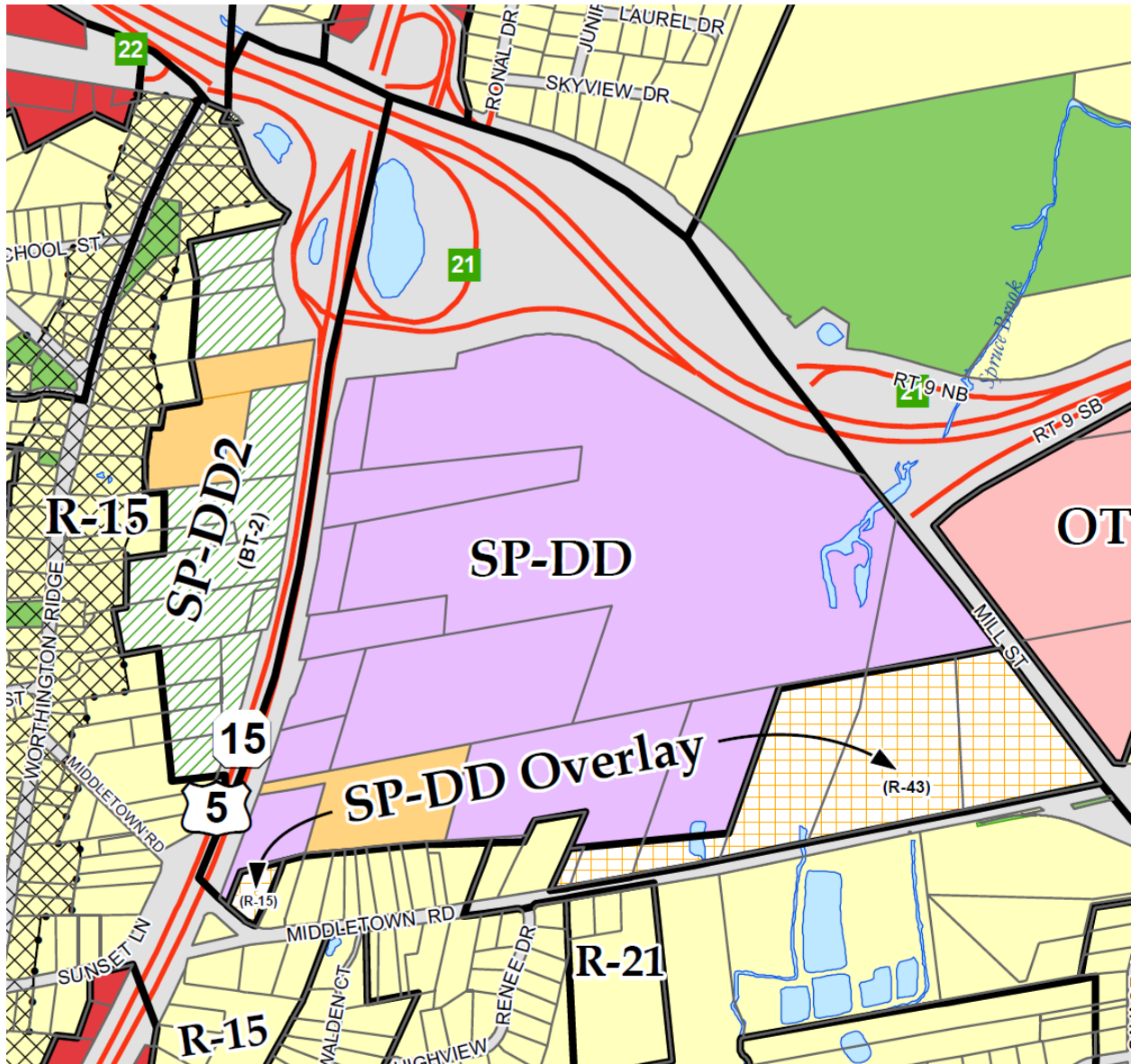
Geographic Extents: SP-DD Overlay and SP-DD2

Potential Impacts: None

Context: The SP-DD Overlay and SP-DD2 were created to provide more development flexibility on the Berlin Turnpike opposite the SP-DD zone and along Middletown Road adjacent to the SP-DD zone to complement development within the SP-DD zone and to promote high quality design. Subsequent to the creation of the SP-DD Overlay and SPDD-2 categories, the P&Z adopted the Berlin Turnpike Design Guidelines to address quality design standards for the entire corridor. Neither zone has been effective as intended. The SP-DD Overlay is located on parcels that are primarily occupied by wetlands and/or single-family residential development. The SP-DD2 overlays BT-2 and BT-1 parcels (see map on following page for reference), for which the underlying BT zoning effectively enables commercial and mixed-use development. Additionally, the SP-DD2 overlay abuts residential properties on Worthington Ridge, thus there are concerns surrounding the scale, density, and intensity of development in this area. The overlay zones are unproductive and add unnecessary complexity to the Zoning Regulations.

Recommended Zoning Amendments:

1. Eliminate the SP-DD and SP-DD2 Overlays. Specifically:
 - a. Remove reference to SP-DD Overlay and SP-DD2 from the Table of Contents.
 - b. Remove reference to SP-DD Overlay and SP-DD2 from Section III.A
 - c. Remove reference to SP-DD Overlay and SP-DD2 from Section VI list of zones.
 - d. Remove Sections VI.D and VI.E and replace the content with "Reserved for Future Use" so as to preserve subsequent section numbering.
 - e. Remove SP-DD Overlay and SP-DD2 columns from Section VI.J Area and Bulk Requirements table.
 - f. Remove SP-DD Overlay and SP-DD2 from the Official Zoning Map.



Location of SP-DD Overlay and SP-DD2 relative to the SP-DD zone. Source: Town of Berlin Zoning Map (for reference only)