

5. *Permitted accessory buildings, structures and uses.* The following accessory buildings, structures and uses shall be permitted.
 - a. Any accessory building, structure or use customarily incidental and directly related to the operation of the principal use.
 - b. Off-street parking and loading, including parking structures, subject to the provisions of Section IX.B.
 - c. Signs, subject to the provisions of Section IX.A.
6. *Other provisions and regulations.*
 - a. Outdoor sales established on a permanent or seasonal basis, at specific locations used only for that purpose shall be subject to site plan review by the Planning and Zoning Commission. Outside sale areas shall not extend into the area required for setback from the street line or into required side yards. The commission may require the outside sales area to be enclosed by buildings, fences, walls, landscaped earthen berms, evergreen shrubs or trees and may also require non-permeable ground barriers and storage covers where appropriate.
 - b. There shall be provided a minimum 30 foot landscape buffer in the rear yard and a minimum 10 foot buffer in the side yard. Where the abutting property is zoned or used for residential purposes, there shall be provided a minimum of two rows of evergreen trees planted in a staggered pattern. Said trees shall be a minimum of 6 feet high and shall be planted no farther than 8 feet on center.
 - c. There shall be no more than one curb cut for each 200 feet of street frontage, except as may be required under the applicable law for gasoline filling stations and for corner lots as defined herein. The Commission may restrict further the number of curb cuts where they find, following review by the Police Commission, that more restrictive access is necessary to protect the public safety.

I. Commercial Core District – 1 and 2 (CCD-1/ CCD-2).

1. *Purpose.* The purpose of the commercial core design districts is to encourage the orderly development of a shopping area for the town which provides the opportunity for creative and flexible architectural design, the sound interrelationship of buildings to open spaces, pedestrian and vehicular circulation, landscaping, parking areas and business uses and to carry out the recommendations and proposals for circulation and use contained in the duly adopted plans and policies of the commission.
2. *Permitted site plan uses.* The following principal uses shall be permitted in the CCD-1 and CCD-2 districts, subject to site plan approval by the commission in accordance with Section XIII:
 - a. Stores or shops for the conduct of retail businesses, except that the sale, service or rental of motor vehicles shall be specifically excluded.
 - b. Stores or shops for the conduct of personal service businesses.
 - c. Retail dry cleaners or retail laundry establishments.
 - d. Restaurants, sit-down.
 - e. Banks or financial institutions without drive-in facilities.

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- f. General, medical or professional offices.
 - g. Medical clinics, not for overnight patient stay, excluding facilities established solely for the treatment or rehabilitation of drug-dependent persons.
 - h. Public or semipublic uses.
 - i. Bed and breakfast establishments.
 - j. Health or fitness clubs, gymnasium or racquet clubs.
 - k. Printing, lithography, photocopying or similar graphic arts services; publishing.
 - l. Religious or eleemosynary institutions.
 - m. Civic associations, fraternal organizations or social clubs.
 - n. Other membership organizations such as business or professional associations, labor organizations or political organizations.
 - o. Studios of dance, photography, graphic design, painting or similar artistic endeavors.
 - p. Adult day care centers, in accordance with Section XI.O.
3. *Special permit uses.* The following uses shall be permitted in the CCD-1 and CCD-2 districts subject to special permit and site plan approvals by the commission in accordance with Sections XII and XIII.
- a. Convalescent or nursing homes, subject to the requirements of section XI.E.
 - b. Movie theaters, auditoriums or stage theaters.
 - c. Restaurants, fast-food.
 - d. Child day care centers or group day care homes subject to Section XI.H.
 - e. Drive-through facilities as an accessory to the principal use otherwise permitted in this zone, provided that:
 - i. The subject property is at least one acre in size and that sidewalks shall be provided across all property frontages. In addition, it is recommended that the following be considered in the site design:
 - (1) Provisions for shared access to principal streets with abutting properties through common drives and curb cuts.
 - (2) Shared interior parking, circulation, and maintenance by mutual agreement of the property owners.
 - (3) Drive-through facilities should be a subordinate element of the interior circulation arrangement and should not have independent access to streets.
 - ii. Drive-through areas shall be screened from view from public streets with substantial landscaping treatment including a variety of evergreen and deciduous species.
 - iii. Outdoor speakers are to be located a minimum of 100 feet from the boundary of any residentially zoned property.
 - iv. No sound from the outdoor speaker shall be heard upon any residentially zoned property.

- v. All drive-through facilities shall be discontinued upon cessation of the principal use to which they are associated.
- vi. Circulation should allow for adequate length of stacking for drive through facilities so as to not interfere with the movement of traffic (on or off-site) and/or pedestrian areas.
- vii. Drive through elements should be architecturally integrated into the building, rather than appearing to be applied or “stuck on” to the building.
- viii. Provide for safe pedestrian circulation including interior sidewalks through the parking areas and sidewalks around the site perimeter as deemed necessary by the Commission.
- f. Multifamily dwelling units, at a maximum density of four units per acre, if not located at street level or on the first floor of a building.
- g. Hospitals, nursing and/or convalescent homes, subject to the requirements of Section XI.E.
- h. Gasoline filling stations at locations where gasoline filling stations legally exist at the time of the adoption of these regulations, notwithstanding the provision of Section XI.R.6, which prohibits the erection of a gasoline filling station near any building or premises used for such purposes on any part of a lot within a radius of 1,500 feet of any part of any lot used or proposed to be used for the within stated purpose; subject to all other requirements of Section XI.R and a Certificate of Approval from the Zoning Board of Appeals.
- i. Gasoline filling stations. In a CCD-2 zone only, gasoline filling stations, excluding any repairs, as part of a complex of structures comprising a shopping center with a principal building containing a principal tenant occupying not less than sixty thousand (60,000) square feet may be allowed. Any Special Permit shall be subject to site plan approval by the Planning and Zoning Commission in accordance with Section XII and XIII. The requirements of Section XI.R shall not apply to facilities approved pursuant to this provision but they shall be subject to the following conditions:
 - i. The gasoline filling station shall be serviced by a building which shall not be greater than one hundred (100) square feet designed and permitted to monitor the facility, service customers, and sell retail merchandise.
 - ii. The location of gasoline filling stations shall be subject to receipt of a certificate of approval from the Zoning Board of Appeals.
 - iii. No outside storage of any motor vehicle shall be permitted.
 - iv. Fuel pumps shall be set back from the street line at least 25 feet. All other buildings and structures, except underground storage tanks, shall be set back at least 45 feet from the street line, ten feet from each side line and 20 feet from the rear lot line. If the gasoline filling station abuts a residential zone, the greater setbacks required by the CCD-2 zone shall apply.

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- v. Storage tanks for gasoline or other motor vehicle fuels shall be located underground in compliance with pertinent local and state codes and regulations.
- vi. There shall be no outdoor display of merchandise, except that motor oil and other fluids for motor vehicles may be displayed on racks designed therefore immediately adjacent to the service building.
- vii. There shall be no dumping of waste materials, such as grease or oil.
- viii. There shall be no residence or sleeping quarters maintained in any gasoline filling station.
- ix. Sign provisions of Section IX.A shall apply except that small (not visible from the street) credit card, direction, telephone or similar public convenience signs shall not count towards the permitted sign area.
- x. The Commission may require a suitable buffer to screen from adjacent properties. The buffer may include a 10-foot landscaping area and/or a fence approved by the Planning and Zoning Commission. Landscaping plans for the overall site shall be submitted as part of the Special Permit/Site Plan applications and shall be a critical part in evaluating how well the use shall fit in with the surrounding areas.
- xi. The architectural style and design of the gasoline filling station (including but not limited to the canopy and service building) shall be approved by the Planning and Zoning Commission and shall be compatible with the architectural style and design of the primary buildings and design of the shopping center of which it is to be a part.
- xii. The facility shall not be designed to service motor vehicles with an overall wheel base greater than thirty (30) feet in length. The Planning and Zoning Commission may require design changes, signage or other appropriate measures be utilized to prevent the use of the facility by larger vehicles.
- xiii. There shall be no more than one driveway per every 50 feet of parcel length. Such driveways shall not be more than 35 feet wide, and not less than 20 feet wide at the curb line; shall be no closer than 15 feet at the curb line and shall be at least 20 feet from any intersection of public streets. All driveways, parking or standing areas shall be permanently improved with a paved surface.
- xiv. The applicant shall demonstrate that enough parking has been provided for in the special permit and site plan applications.
- xv. The applicant shall demonstrate that the nature and intensity of the operations involved in or conducted in connection with the gasoline filling station shall be such that it will be in harmony

- with the appropriate and orderly development of the area including all adjacent zoning districts in which it is located.
- xvi. Receptacles appropriate for debris and trash shall be located and maintained in the area of the gasoline filling station at locations approved by the Commission. The Commission may require screening of any receptacles through the use of appropriate landscaping or fencing.
 - j. Multifamily dwelling units at a maximum density of 2.5 units per acre for persons 55 years of age or older, subject to the requirements of Section XI.AA. of these regulations and the architectural design standards contained in “Active Adult Housing” as stated in Section XI.AA.3.c.
 - k. Brew Pub – Only permitted in the CCD-2 Zoning District.
 - l. Caterers and Wholesale Bakeries. Such uses located in the CCD-1 Zone will not be permitted to have trucks for shipping or deliveries on site that exceed 26 feet. The size of the truck (up to 26 feet) that will be permitted on site will be part of the Special Permit review but no truck shall exceed 26 feet.
4. *Special standards for CCD-2 district.* For parcels of a minimum size of four acres or larger, multifamily residential uses at a density of up to ten dwelling units per acre, with a maximum height of four stories or 50 feet, whichever is less, shall be permitted in the CCD-2 district, subject to site plan and special permit approvals by the commission in accordance with Sections XII and XIII, provided that the first floor area of the building along the frontage on a public street, and other areas in which high volumes of pedestrian traffic are anticipated consist entirely of stores and shops for the conduct of retail business or personal service business.
5. *Permitted accessory buildings, structures and uses.* The following accessory buildings, structures and uses shall be permitted in the CCD-1 and CCD-2 districts:
- a. Uses normally accessory to a principal use requiring site plan approval, provided that such uses shall be applied for with, and included in, a site plan application.
 - b. Uses normally accessory to a principal use requiring a special permit, provided that such uses shall be applied for with, and included in, a special permit application.
 - c. Building mechanical equipment located outside the structure, including radio and television reception equipment, provided that such equipment shall be properly screened.
 - d. Off-street parking and loading, excluding parking structures, subject to Section IX.B. No parking shall be permitted in the front yard.
 - e. Signs, subject to Section IX.A.
 - f. Outdoor sales established on a permanent or seasonal basis, at specific locations used only for that purpose and subject to site plan review. Outside sale areas shall not extend into the area required for setback from the street line or into required sidelines. The Commission may

- require the outside sales area to be enclosed by buildings, fences, walls, landscaped earthen berms, evergreen shrubs or trees and may also require nonpermeable ground barriers and storage covers, where appropriate.
6. *Design requirements.* Design requirements in the CCD-1 and CCD-2 districts are as follows:
 - a. All uses, except parking, loading and permitted signs, shall be conducted entirely within a building.
 - b. All buildings shall include a principal entrance oriented towards the public right-of-way.
 - c. Pedestrian facilities shall be provided to link the entrance to the buildings to the public pedestrian circulation system.
 - d. All individual ground level retail business, including stores and shops, shall have separate direct outside access to the pedestrian circulation system.
 7. *Additional site plan submittal requirements.* The following information shall be submitted with all applications for site plan approval in the CCD-1 and CCD-2 districts, in addition to the requirements of Section XIII:
 - a. Elevation drawings of all sides of the building, with finish materials and colors indicated.
 - b. Samples of all finish materials to be used on the exterior of the building.
 - c. A roof plan showing all mechanical equipment, vents, hatches, skylights, etc., and the type and extent of screening to be provided.

(SEE NEXT PAGE FOR AREA & BULK REQUIREMENTS)