

## **PROPOSED AMENDMENTS TO SECTION VII OF BERLIN ZONING REGULATIONS**

### **I. Section VII.C.3.e. - General Industrial 2 (GI-2)**

3. *Special permit uses.* The following principal uses shall be permitted subject to special permit and site plan approvals in accordance with Sections XII and XIII: ....

e. Contractor shops for establishments providing courier services, industrial repair services, irrigation services, landscape services and building trades such as carpentry, electrical, HVAC, and plumbing services provided that, notwithstanding Section VII.G.3 of the regulations, all materials and equipment are stored inside approved structures or on a contractor's utility truck and ~~specifically excluding~~ the outside parking of trailers shall only be permitted pursuant to such conditions as the commission may impose.

### **II. Sections VII.D.3.g. and VII.D.5.a. - Planned Industrial (PI)**

3. *Special permit uses.* The following principal uses shall be permitted in the PI district, subject to special permit and site plan approvals by the commission in accordance with Sections XII and XIII:

g. Contractor shop(s) for establishments providing courier services, industrial repair services, irrigation services, landscape services and building trades such as carpentry, electrical, HVAC, and plumbing services provided that, notwithstanding Section VII.G.3. of the regulations, all materials and equipment are stored indoors and ~~specifically excluding~~ the outside parking of trailers shall only be permitted pursuant to such conditions as the commission may impose. ....

5. *Additional requirements for permitted uses.* Additional requirements for permitted uses in the PI district are as follows:

a. All permitted operations and related storage, except for the parking of motor vehicles, shall be conducted within a building, except in accordance with Section VII.D.4.f. and/or Section VII.G.3.

### **III. Sections VII.E.3.m. and VII.E.5.a – Planned Industrial 2 (PI-2)**

3. *Special permit uses.* The following principal uses shall be permitted subject to special permit and site plan approvals by the commission in accordance with Sections XII and XIII:

m. Contractor shop(s) for establishments providing courier services, industrial repair services, irrigation services, landscape services and building trades such as carpentry, electrical, HVAC, and plumbing services provided that, notwithstanding Section VII.G.3. of the regulations, all materials and equipment are stored indoors and ~~specifically excluding~~ the outside

parking of trailers shall only be permitted pursuant to such conditions as the commission may impose.

*5. Additional requirements for permitted uses.*

a. All permitted operations and related storage, except for the parking of motor vehicles, shall be conducted within a building, except in accordance with Section VII.E.4.e. ~~VII.C.4.F~~ and/or Section VII.G.3.

**IV. Section VII.G.3. of General Requirements for all industrial zones.**

3. Outside storage including the storage of merchandise, supplies, machinery and/or other materials directly related to the operation of the principal use may be permitted shall be allowed in the ~~town's~~ Town's general industrial and planned industrial zones (general industry, planned industry and office laboratory). subject to site plan approval by the commission in accordance with Section XIII. Outside storage areas ~~shall be located in the rear or side yards on the same premises of the principal use building and~~ shall not extend into the area required for setback from the street line or into the required side yards adjacent to any nonindustrial zone. Outside storage areas shall be enclosed by buildings, fences, walls, landscaped earthen berms, ~~or~~ evergreen shrubs or trees, and/or other acceptable structures or screening as determined by the commission, so as to provide ~~an opaque~~ a suitable screen from adjacent lots or streets. ~~All outside storage areas shall be subject to site plan review by the commission.~~ In no case shall stored merchandise, supplies, and/or other materials exceed the height of the screening. The commission has the discretion to require non-permeable ground barriers and storage covers. ~~where appropriate.~~ No tractor-trailer or truck loaded with merchandise, supplies, and/or other materials shall be parked in a lot for a period exceeding five (5) consecutive days in one calendar month. Proper access to all buildings shall be maintained at all times and outside storage shall not interfere with access or required parking.