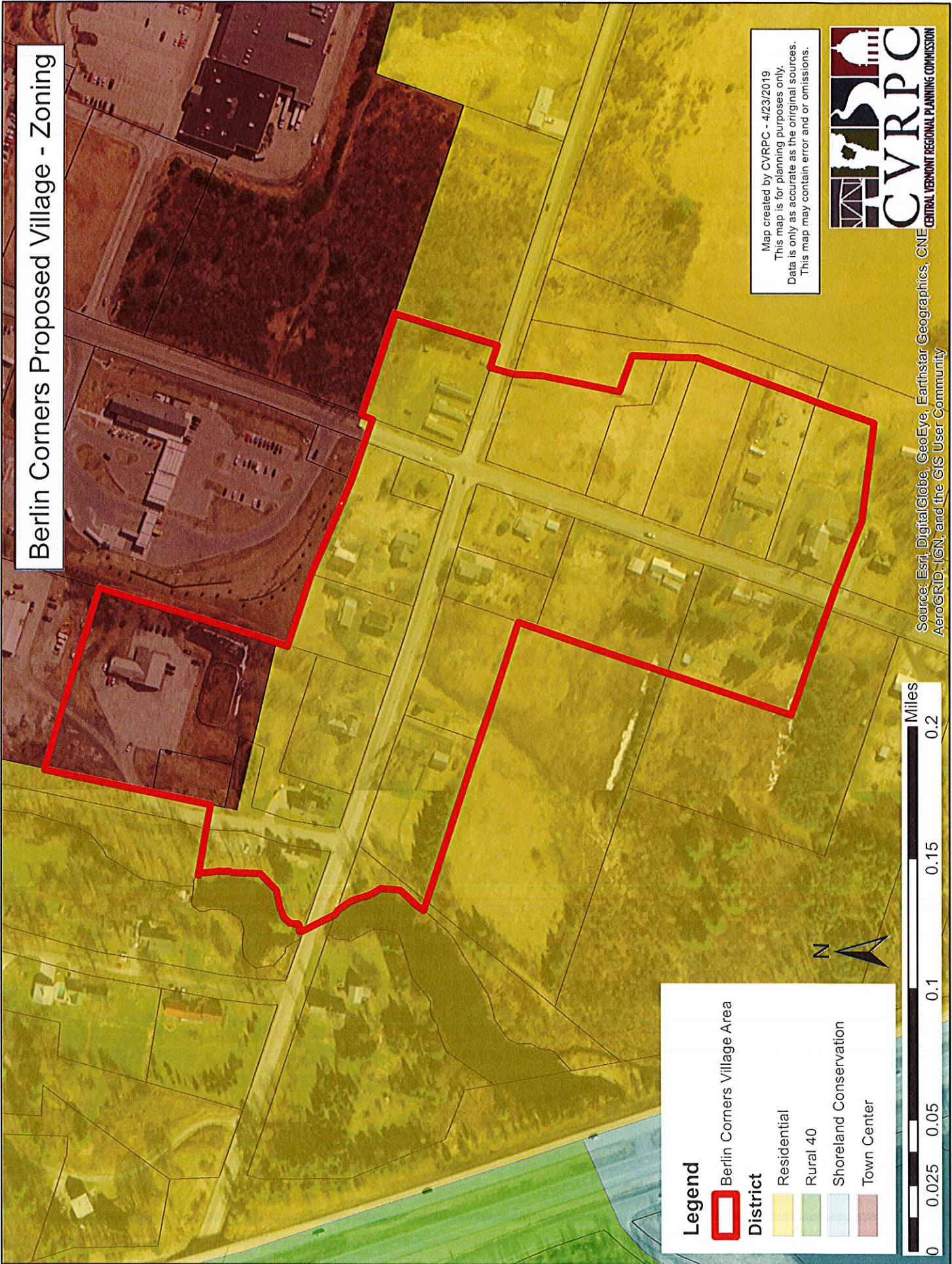


Berlin Corners Proposed Village - Zoning



Map created by CVRPC - 4/23/2019
This map is for planning purposes only.
Data is only as accurate as the original sources.
This map may contain error and/or omissions.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES AeroGRID, IGN, and the GIS User Community

Legend

- Berlin Corners Village Area
- District**
- Residential
- Rural 40
- Shoreland Conservation
- Town Center



Chapter 210. Base Zoning Districts

I *The purpose of this chapter is to describe the use and development standards that apply in each zoning district.*

Section 2101. Town Center (TC) District

2101.A **Purpose.** The intent of the Town Center District is to recognize and reinforce this area as a regional service center by:

- (1) Establishing a well-defined, mixed-use, compact and walkable center.
- (2) Transforming Fisher Road and Berlin Mall Road into pedestrian-friendly streets defined by sidewalks, street trees and landscaping, and buildings located close to the road.
- (3) Encouraging infill with smaller buildings along Fisher Road and Berlin Mall Road, and within underutilized parcels and parking lots.
- (4) Attracting regional-scale retail and service uses that will reuse and/or redevelop sites and buildings over time in response to evolving lifestyle preferences and market needs.
- (5) Promoting site designs that feature reduced parking footprints, landscaping and green infrastructure.
- (6) Encouraging quality and efficient construction with durable, low-maintenance materials and distinctive architectural designs.
- (7) Allowing for higher density housing in areas that can be served by public infrastructure and transit.

2101.B **Permitted Uses.** The Zoning Administrator may issue a zoning permit for the following uses:

- | | |
|--|---|
| (1) Multi-family dwelling | (19) Restaurant |
| (2) <u>Accessory dwelling</u> | (20) Tavern |
| (3) <u>Home occupation</u> | (21) Media broadcast facility or studio |
| (4) Home business | (22) Data center or information services |
| (5) <u>Family childcare home</u> | (23) Indoor recreation |
| (6) Congregate living | (24) Outdoor recreation |
| (7) Assisted living | (25) Religious facility |
| (8) Skilled nursing services | (26) Healthcare facility |
| (9) Bed and breakfast or inn | (27) Education facility |
| (10) Rooming or boarding house | (28) Government facility |
| (11) Hotel or motel | (29) Cultural facility |
| (12) Shop or store | (30) Funeral home or cremation facility |
| (13) Open market | (31) Supervision or rehabilitative services |
| (14) Lawn, garden or farm supply sales | (32) Daycare facility |
| (15) Lumber or building materials sales | (33) Transit facility |
| (16) Sales lot | (34) <u>Essential services</u> |
| (17) Rental and leasing | (35) <u>Communication antenna</u> |
| (18) Office or personal/business service | (36) <u>Agriculture or forestry</u> |

- (37) The applicant must receive site plan approval from the Development Review Board before the Zoning Administrator may issue a zoning permit for any of the uses not underlined.
- (38) The applicant must obtain conditional use approval from the Development Review Board before the Zoning Administrator may issue a permit for:
 - (a) Construction of more than 16,000 square feet of commercial or industrial space;
 - (b) A multi-family or mixed-use development containing more than 16 dwelling units; or
 - (c) A use with drive-through or drive-in service.

2101.C **Conditional Uses.** The applicant must obtain conditional use approval from the Development Review Board before Zoning Administrator may issue a zoning permit for the following:

- | | |
|----------------------------|-------------------------------------|
| (1) Single-family dwelling | (6) Warehouse or storage |
| (2) Two-family dwelling | (7) Wholesale trade |
| (3) Fueling station | (8) Laboratory or research facility |
| (4) Repair and service | (9) Parking |
| (5) Light industry | (10) Communication tower |

2101.D **Dimensional Standards.** Land development within this district must conform to the following:

- | | |
|-------------------------|---|
| (1) Lot size | 20,000 sf min |
| (2) Lot frontage | 90 ft min |
| (3) Lot coverage | 90% max |
| (4) Front setback | 25 ft min to 95 ft max as measured from the edge of the external travel lane, and in no case less than 10 ft from the edge of ROW |
| (5) Side setback | 10 ft min or 25 ft if abutting a rural or residential district |
| (6) Rear setback | 10 ft min or 50 ft if abutting a rural or residential district |
| (7) Riparian setback | 20 ft min |
| (8) Residential density | no maximum |
| (9) Floor area ratio | 3.0 max |
| (10) Building height | 25 ft min to 60 ft max |

2101.E **Walkability Standards.** The Development Review Board may require the following standards for land development that requires major site plan approval (see Section 4302):

- (1) Installing and maintaining a sidewalk at least 5 feet wide along the lot frontage in accordance with Paragraph 3203.E(1).
- (2) Providing at least one building entrance that faces the road and sidewalk.
- (3) Installing and maintaining internal walkways from the sidewalk and any parking lots or transit stops to the building entrance(s) that are designed to separate pedestrian and vehicle traffic.

- 2101.F **Architectural Standards.** Land development that requires major site plan approval (see Section 4302) to construct or renovate a principal building must meet or exceed the following standards:
- (1) Orienting buildings to the road.
 - (2) Incorporating visible changes in wall plane and roof form that break up wide facades into multiple bays. A bay must not be more than 40 feet wide.
 - (3) Featuring a regular pattern of windows and entries on the facade. The façade of new retail buildings must incorporate a storefront design with clear glass windows offering views into the building interior that comprise a minimum of 60% of the ground-level wall area up to 10 feet above the finished grade. For new building facades wider than 40 feet, the bay with the principal entrance must have a storefront design and the Development Review Board may waive or modify the requirement for the remaining bays provided they incorporate other elements of architectural interest and/or screening as required below.
 - (4) Screening any stretches of solid or blank walls between windows/entries that are more than 40 feet in length with landscaping.
 - (5) Locating any vehicle or service entrances to the side or rear of the building.
 - (6) The Development Review Board may allow applicants to modify the requirement of meeting the Architectural Standards if the applicant demonstrates that compliance prohibits the land development.
- 2101.G **Access Management Standards.** Applicants must design any land development within this district that requires major site plan approval to eliminate any pre-existing areas with uncontrolled or undefined access from the road in accordance with the access management standards of Section 3203.

Section 2106. Residential (RES) District

2106.A **Purpose.** The intent of the Residential District is to protect and promote compact and efficient residential neighborhoods in areas close to major transportation corridors and services that are or can reasonably be served by public transit and infrastructure.

2106.B **Permitted Uses.** The Zoning Administrator may issue a zoning permit for the following uses:

- | | |
|-----------------------------------|-------------------------------------|
| (1) <u>Single-family dwelling</u> | (8) Bed and breakfast or inn |
| (2) <u>Two-family dwelling</u> | (9) Rooming or boarding house |
| (3) Multi-family dwelling | (10) Religious facility |
| (4) <u>Accessory dwelling</u> | (11) Cemetery |
| (5) <u>Home occupation</u> | (12) <u>Essential services</u> |
| (6) Home business | (13) <u>Communication antenna</u> |
| (7) <u>Family childcare home</u> | (14) <u>Agriculture or forestry</u> |
-

(15) The applicant must receive site plan approval from the Development Review Board before the Zoning Administrator may issue a zoning permit for any of the uses not underlined.

(16) The applicant must obtain conditional use approval from the Development Review Board before the Zoning Administrator may issue a permit for a multi-family development containing more than 8 dwelling units.

2106.C **Conditional Uses.** The applicant must obtain conditional use approval from the Development Review Board before Zoning Administrator may issue a zoning permit for the following:

- | | |
|--------------------------------|--|
| (1) Congregate living | (7) Government facility |
| (2) Assisted living | (8) Cultural facility |
| (3) Skilled nursing services | (9) Funeral home or cremation facility |
| (4) Office or service business | (10) Daycare facility |
| (5) Outdoor recreation | (11) Transit facility |
| (6) Educational facility | (12) Rural enterprise |
-

(13) Rural enterprises are only allowed on lots at least 5 acres in size.

2106.D **Dimensional Standards.** Land development within this district must conform to the following:

- | | |
|-------------------------|---|
| (1) Lot size | 12,000 sf min |
| (2) Lot frontage | 60 ft min |
| (3) Lot coverage | 40% max |
| (4) Front setback | 40 ft min as measured from the edge of the external travel lane |
| (5) Side setback | 15 ft min |
| (6) Rear setback | 30 ft min |
| (7) Riparian setback | 30 ft min |
| (8) Residential density | 1 dwelling unit per 6,000 sf of lot area max |
| (9) Floor area ratio | 0.3 max |
| (10) Building footprint | 6,000 sf max |
| (11) Building height | 35 ft max |

2106.E **Walkability Standards.** The Development Review Board may require land development within this district that requires major site plan or major subdivision approval to:

- (1) Install and maintain a sidewalk at least 5 feet wide along the lot frontage in accordance with Paragraph 3203.E(1).
- (2) Install and maintain internal walkways from any sidewalk, parking lots or transit stops to the building entrance(s) that are designed to separate pedestrian and vehicle traffic.

2106.F **Access Management Standards.** Applicants must design any land development within this district that requires major site plan approval to eliminate any pre-existing areas with uncontrolled or undefined access from the road in accordance with the access management standards of Section 3203.