

**PROPOSED
MOTOR VEHICLE-RELATED ZONING REGULATIONS**

[new text is shown in underline; text to be deleted is shown in ~~strikeout~~]

Section 3.11 Special Permits Allowed in B Business Zones

The following uses are declared to possess such special characteristics that each must be considered a special permit. They may be permitted by the Commission subject to the following conditions and the provisions of Sections 5.2 and 5.3.

~~3.11.3 DELETED (EFFECTIVE 8-15-07) RESERVED; FORMERLY AUTO-RELATED USES.~~

3.11.3 Service, sale, repair, rental or storage of motor vehicles in accordance with Section 6.11.

Section 3.16 Uses Permitted in I Industrial Zones

In I Industrial Zones, land and buildings may be used and buildings altered or erected to be used for the following purposes and no other. All such uses must be within a building or structure or accessory to a permitted principal use.

3.16.1 Permitted Uses

F. ~~DELETED (EFFECTIVE 8-15-07) RESERVED, FORMERLY AUTO-RELATED USES. (See Section 3.17.8)~~

F. Service, sale, repair, rental or storage of motor vehicles in accordance with Section 6.11.

Section 6.11 ~~Sale, Rental, Service or Storage of Motor Vehicles~~ Motor Vehicle Service Uses

~~The Commission may grant a special permit for the sale, rental, service or storage of motor vehicles in certain zones only, subject to the following conditions and to the provisions of Section 5.2 (Procedures and Standards for All Special Permits), Section 3.15 (Special Permits Permitted in B-BT Business Berlin Turnpike Zone), and Section 3.17 (Special Permits Permitted in I Industrial Zones).~~

~~For the purpose of this section, “motor vehicle service uses” include but are not limited to those of a limited repairer as defined in Sec. 14-51(a)(4) of the Connecticut General Statutes; the lubricating of motor vehicles, adding or changing of oil or other motor~~

~~vehicle fluids, changing of tires and tubes, including the balancing of wheels, or installing of batteries or light bulbs, windshield wiper blades or drive belts as described in Sec. 14-51(b) of the Connecticut General Statutes; and the sale of gasoline or any other product under the provision of Sec. 14-319 of the Connecticut General Statutes. Motor vehicle service uses are allowed, by special permit, in the I zone, B-BT zone, and PD zones only.~~

~~For the purpose of this section, "auto-related uses" include but are not limited to dealers and repairers as defined in Sec. 14-51 (a) (1), (2), and (3) of the Connecticut General Statutes, car washes, car and truck rental businesses. Auto-related uses area allowed, by special permit, in the I zone only.~~

- ~~6.11.1 — Auto-related uses, motor vehicle service uses, and equipment such as fuel dispensers shall be at least 30 feet from any street right of way line.—~~
- ~~6.11.2 — Auto-related uses and motor vehicle service uses which include repairs shall be entirely within a building and at least 30 feet from any street right of way line.—~~
- ~~6.11.3 — Entrances and exits for auto-related uses and motor vehicle service uses shall be at least 100 feet from a church, school, playground, hospital or any residence.—~~
- ~~6.11.4 — No display, sale, rental, or storage of any motor vehicle is permitted in the required front yard or in the street right-of-way.—~~
- ~~6.11.5 — No portion of any use relating to motor vehicles shall be within 100 feet of a residential zone.—~~
- ~~6.11.6 — The façade of the building shall be a combination of brick, split face block or dryvit. Wall signage shall be uniform in size, design and lighting. The architectural style and design shall provide for a good appearance and blend harmoniously with adjacent buildings, and shall be approved by the Commission.—~~
- ~~6.11.7 — Overhead service doors shall not be permitted on the public street side of an auto-related use or a motor vehicle service use.—~~
- ~~6.11.8 — The minimum lot area for a parcel containing an auto-related use or a motor vehicle service use shall not be less than one (1) acre. Such uses may be combined with other commercial uses when the total parcel size is not less than three (3) acres.—~~
- ~~6.11.9 — Pursuant to Sec. 14-321 of the Connecticut General Statues, effective June 6, 2006 the Town Plan and Zoning Commission shall act as the~~

~~local authority in approving Certificates of Location (Gasoline and Motor Oil Sales).~~

- ~~6.11.10 Pursuant to Sec. 14-54 and Sec. 14-55 of the Connecticut General Statutes, effective June 6, 2006 the Town Plan and Zoning Commission shall act as the local authority in approving Certificates of Location (Dealers and Repairers Licenses).~~

The Commission may approve the service, sale, repair, rental or storage of motor vehicles, subject to the following conditions and the provisions of Section 5.2 and Section 5.3.

For the purpose of this section, “motor vehicle service uses” include but are not limited to repairers and limited repairers as defined in Section 14-51 of the Connecticut General Statutes, the sale of gasoline or any other product under the provision of Section 14-319 of the Connecticut General Statutes, as well as car washes, car and truck rental businesses and other related uses as may be determined by the Commission.

- 6.11.1 Motor vehicle service uses or equipment such as fuel dispensers shall be at least 30 feet from any street line.
- 6.11.2 Motor vehicle service uses which include repairs shall be entirely within a building and at least 30 feet from any street line.
- 6.11.3 Entrances and exits for motor vehicle service uses shall be at least 100 feet from a church, school, playground, hospital or any residence.
- 6.11.4 No display or storage of any motor vehicle is permitted in the required front yard.
- 6.11.5 No portion of any use relating to motor vehicles shall be within 100 feet of a residential zone.
- 6.11.6 Overhead service doors shall not be permitted on the public street side of a motor vehicle service use.
- 6.11.7 Pursuant to Section 14-321 and Section 14-322 of the Connecticut General Statutes, the Town Plan and Zoning Commission shall act as the local authority in approving Certificates of Location. (Gasoline and Motor Oil Sales).
- 6.11.8 Pursuant to Section 14-54 and Section 14-55 of the Connecticut General Statutes, the Zoning Board of Appeals shall act as the local authority in approving Certificates of Location. (Dealers and Repairers Licenses)