

Proposed Amendment to Section 4.2.11.F.2:

**F. Loading Docks/Receiving Areas**

1. Loading docks/receiving areas shall not be visible from Buckland Road or residential zones. Sufficient on-site vehicular maneuvering area must be provided; trucks destined to, or coming from, loading docks shall not require maneuvering movements within the public highway. The number of loading spaces shall be sufficient to accommodate the anticipated loading requirements of building users, which requirements shall be in accordance with industry practice, but not to exceed said requirement.
2. No loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 p.m. and 7:00 a.m. unless the applicant submits evidence that sound barriers between all areas for such operations effectively reduce noise emissions to a level of 45 db, as measured at the lot line of any adjoining property. No truck deliveries or pickups are allowed between the hours of 10:00 p.m. and 7:00 a.m. **Hours of truck deliveries or pickups and trash removal for times between 10:00 p.m. and 7:00 a.m. may be allowed only as a Special Exception use if the Commission determines that the criteria in Section 8.4, Special Standards and Procedures, as well as the following criteria, are satisfied.**
  - a. **There shall be no truck delivery or pickups between the hours of 12:00 a.m. and 4:00 a.m.**
  - b. **A truck routing plan shall be submitted showing truck movements for the site that access the site only from Buckland Road and Deming Street without passing by any residentially zoned dwellings.**
  - c. **The loading dock shall be located at least 1,320 feet from the nearest residentially zoned dwelling unit and at least 500 feet from any residential building within the Gateway Zone.**
  - d. **The modified hours of operation are permitted only with regard to a retail sales and inventory use which has a minimum gross floor area of 150,000 square feet.**
  - e. **The loading area shall be appropriately screened to reduce sound by recessing the loading area or orientation of the building and location of the loading area, etc. unless the Commission determines that the screening is not necessary because there are no residentially zoned uses that would be affected.**