

Proposed Amendments:

1. Section 300-18A (14) will be modified to include language outlining that “live-work” units are an allowable accessory use in the General Commercial zone provided they meet the proposed criteria.
2. Section 300-21 will be modified to include “live-work” units can be approved through administrative action by the Zoning Enforcement Officer.

§ 300-18 General Commercial Zone (GC).

A. Purpose.

- (1) The purpose of the General Commercial Zone, consistent with the Town's Plan of Conservation and Development, is to provide for meaningful and realistic commercial utilization of appropriate portions of the Town for a complimentary and integrated mixture of employment, shopping, entertainment and civic uses while preserving the Town's rural character.
- (2) The further purpose of the General Commercial Zone is to promote the economic viability and operational sustainability of agricultural business in the Town of Ashford as outlined in the Ashford Plan of Conservation and Development. Specifically, these regulations are intended to:
 - (a) Address food and fiber needs;
 - (b) Enhance environmental quality and the natural resource base upon which the agricultural economy depends;
 - (c) Make the most efficient use of nonrenewable resources and on-farm resources and integrate, where appropriate, natural biological cycles and controls;
 - (d) Sustain the economic viability of farm operations; and
 - (e) Maintain an agricultural-friendly community.

B. Permitted uses. The following uses, containing not more than 5,000 square feet of floor area, are permitted in the General Commercial Zone in accordance with the site plan requirements found in Article V:

- (1) Retail stores.
- (2) Agriculture.
- (3) Food and beverage stores for the sale of groceries, fruit and meat, baked goods and dairy products, not including the sale of liquor.
- (4) Restaurants.
- (5) Farm stands and farm stores in accordance with § 300-18E.
- (6) Town-sponsored farmers' markets.

- (7) Personal service establishments.
- (8) Banking and financial institutions.
- (9) Repair shops (exclusive of motor vehicle service and repair stations).
- (10) Fitness, dance, or sport training facilities.
- (11) Business and professional offices.
- (12) Public buildings (without outdoor storage).
- (13) Day-care center.
- (14) Accessory uses customarily incidental to the above permitted uses **including:**

- i. A single live-work unit which meets the following criteria:**

- a. At least one (1) of the occupants of such unit shall be the business operator who shall also be the owner of record.**
 - b. Each unit shall contain not more than one (1) bedroom, a distinct and separate kitchen with food prep area, living area, and a bathroom which includes a toilet, sink, shower or tub.**
 - c. Such unit shall be contained within the principal building and shall not exceed one thousand two hundred (1,200) square feet or forty-five percent (45%) of the gross floor area of the building.**
 - d. Such unit shall include a separate outside entrance.**
 - e. Such unit shall not be served by a separate driveway or curb cut.**

C. Special permit uses. The following uses and those uses listed in Subsection B above containing more than 5,000 square feet of floor area may be allowed in the General Commercial Zone, conditioned on the fact that any such use not exceed 25,000 square feet in total floor area, in accordance with the special permit requirements found in § 300-23:

- (1) Outdoor cafes in association with a restaurant.
- (2) Manufacturing.
- (3) Farm equipment and garden centers.
- (4) Motel, hotel and inn.
- (5) Lumberyards.
- (6) Motor vehicle dealerships.
- (7) Motor vehicle service and repair stations.
- (8) Liquor stores.
- (9) Theaters (stage or film).

- (10) Tire sales (including wholesale) stores, without tire manufacturing or retread facilities.
- (11) Walk-in clinics and medical laboratories.
- (12) Wholesale and distribution.
- (13) Veterinary clinic.
- (14) Vocational and avocational dog kennel; no outside kennels.
- (15) Wireless telecommunication sites, in accordance with Article VI.
- (16) Accessory uses customarily incidental to and associated with the above special permit uses.

§ 300-21 General provisions.

D. Administrative action.

- (1) The Zoning Enforcement Officer, acting on behalf of the Commission, may issue an administrative zoning permit for the following:
 - (a) For an addition to an existing residential structure for any permitted use in any zone.
 - (b) Change in use for permitted uses within any zone, provided change in use meets all applicable requirements.
 - (c) Single- and two-family dwellings, **live-work or accessory dwelling units.**
 - (d) Permitted accessory uses in the RA Zone or permitted accessory structures in any zone. However, the ZEO shall not approve a modification to a special permit.
- (2) The Zoning Enforcement Officer shall review the application to ensure compliance with the Zoning Regulations and shall issue a permit if all applicable requirements of these regulations have been met.
 - (a) The Zoning Enforcement Officer may refer the application to other Town departments for review as necessary.
 - (b) The Zoning Enforcement Officer may waive any part of the application requirements, if the Zoning Enforcement Officer determines the information is not necessary for determining conformity with these regulations.
 - (c) The Zoning Enforcement Officer shall notify the applicant of the decision by certified mail.