

Land Use and Development Code Amendment: Office of Contractor or Tradesman

**Town of Gorham
Planning Board
June 6, 2022**

ITEM 2 – Public Hearing - Land Use and Development Code – proposed amendment to the Land Use & Development Code to allow Office of Contractor or Tradesman as a permitted use to the following Sections; 1-9 Village Centers Districts, 1-10 Urban Commercial District, 1-11 Roadside Commercial, 1-12 Industrial District, 1-13 Mosher Corner Mixed-Use District, 1-14 Office-Residential District, 1-16 Narragansett Mixed-Use Development District, 1-21 Olde Canal Industrial District, 1-22 Agricultural/Industrial District.

INDEX OF PACKET ENCLOSURES	
DESCRIPTION	PAGE NUMBER
1. Overview	2

AMENDMENT TRACKING

DESCRIPTION	COMMENTS	STATUS
Planning Board Public Hearing		June 6, 2022

The Planning Board refers to staff notes during the review process; however, it shall be noted that staff recommendations are noncommittal and all final decisions are those of the Planning Board and not Town Staff.

Memo completed by Thomas Poirier, Director of Community Development.

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1. Overview

Staff has put this item directly on for public hearing because the proposed zoning amendment is to correct an unintended consequence of a past zoning amendment to Home Occupations. As part of the Home Occupations amendment, a definition and allowed use for Office of Contractor or Tradesman was added to the ordinance but only as a home occupation use. By having a zoning definition and not having the use identified under permitted uses makes that use prohibited.

These proposed amendments will allow for the use of Office of Contractor or Tradesman as it had been allowed previously in commercial and mixed-use districts. Some of the industrial districts allow for Office of Contractor or Tradesman with outdoor storage and had been allowed previous to the Home Occupations amendment. These industrial districts will continue to allow outside storage as they had in the past.

The proposed amendments are shown in black and underlined.

Proposed Amendment:

Language shown underline is amendment language proposed by the Town Council.

Chapter 1: ZONING REGULATIONS

SECTION 1-9 VILLAGE CENTER DISTRICTS

SUBSECTION 1 LITTLE FALLS VILLAGE CENTERS

B. PERMITTED USES

18) Office of a contractor or tradesman

SUBSECTION 2 GORHAM VILLAGE CENTERS

B. PERMITTED USES

18) Office of a contractor or tradesman

SECTION 1-10 URBAN COMMERCIAL DISTRICT

B. PERMITTED USES

15) Office of a contractor or tradesman

SECTION 1-11 ROADSIDE COMMERCIAL DISTRICT

B. PERMITTED USES

14) Office of a contractor or tradesman.

Land Use and Development Code Amendment: Office of Contractor or Tradesman

SECTION 1-12 INDUSTRIAL DISTRICT

B. PERMITTED USES

13) Office of a contractor or tradesman with outdoor storage.

SECTION 1-13 MOSHER CORNER MIXED-USE DISTRICT

B. PERMITTED USES

23) Office of a contractor or tradesman

SECTION 1-14 OFFICE- RESIDENTIAL DISTRICT

B. PERMITTED USES

7) Office of a contractor or tradesman

SECTION 1-16 NARRAGANSETT MIXED-USE DEVELOPMENT DISTRICT

B. PERMITTED USES

1) Commercial Uses

t. Office of a contractor or tradesman

SECTION 1-21 OLDE CANAL INDUSTRIAL DISTRICT

B. PERMITTED USES

13) Office of a contractor or tradesman with outdoor storage.

SECTION 1-22 AGRICULTURAL/ INDUSTRIAL DISTRICT

B. PERMITTED USES

14) Office of a contractor or tradesman with accessory outdoor storage.

PROPOSED MOTION:

Move to recommended adoption of the Zoning Amendment to allow for Office of a contractor or tradesman to Zoning Districts 1-9 through 14, 16, 21, and 22 as written by Town staff (and as amended by the Planning Board).