

ORD2018-05 Contractor's Office

ORDINANCE NO. 2018-05 AMENDS THE ASHLAND TOWN CODE, CHAPTER 21, "ZONING," ARTICLE I, "IN GENERAL," SECTION 21-3 DEFINITIONS, TO ADD A DEFINITION FOR CONTRACTOR'S OFFICE AND TO AMEND ARTICLE XIII, "LIMITED INDUSTRIAL DISTRICT M-1," SECTION 21-119 PERMITTED USES, TO ADD CONTRACTOR'S OFFICE AS A PERMITTED USE.

BE IT ORDAINED by the Ashland Town Council that the Ashland Town Code, Chapter 21, "Zoning," be amended to read as follows:

"ARTICLE I, IN GENERAL

Sec 21-3. Definitions

Conditional use. A use listed as such in this chapter and which may be permitted in a specified district under certain conditions, such conditions to be determined in each case by the terms of this chapter and by the town council, after public hearing and report by the planning commission in accordance with the procedures specified by this chapter.

Contractor's office. A commercial use serving the need of a contractor business where the contractor maintains its principal office or a permanent business office. Accessory uses that coincide with normal business practice include parking for employees or fleet vehicles, servicing of business vehicles or equipment, and storage of contracting equipment and other materials customarily used in the trade carried on by the contractor. Any land or buildings used primarily for the storage of equipment, vehicles, machinery (new or used), building materials, paints, pipe, electrical components, or similar, used by the owner or occupant of the premises in the conduct of any building trades or building craft, shall meet the applicable regulations, such as outdoor storage and screening.

Convenience stores. A small retail establishment primarily selling groceries and providing a limited variety of goods or merchandise to the general public for personal or household use.

ARTICLE XIII LIMITED INDUSTRIAL M-1

Sec 21-119 Permitted Uses

The following uses and structures shall be permitted in the Residential District R-3:

Structures to be erected or land to be used shall be for the following uses:

- a) Accessory uses as defined.
- b) Adult day care with a conditional use permit.
- c) Artist studio.
- d) Auction house.
- e) Automobile, truck, or motorcycle distribution-only with accessory service, with a conditional use permit.
- f) Bakery
- g) Brewery, Distillery, or Winery

- h) Building supplies and service.
- i) Car wash with a conditional use permit.
- j) Catering.
- k) Contractor's office.**
- l) Day nursery or day care center with a conditional use permit.
- m) Distribution center.
- n) Drive-in theater with a conditional use permit.
- o) Educational facility, as an accessory to a primary use.
- p) Electric charging station, as an accessory to off-street parking.
- q) Equipment and machinery, heavy (over 12,000 pounds) rental or sales with accessory service. If used products only, then a conditional use permit is required.
- r) Equipment and machinery, light (under 12,000 pounds) rental or sales with accessory service.
- s) Feed mill. See section 21-124 for height regulations.
- t) Firework sales with a conditional use permit.
- u) Financial institutions.
- v) Funeral home with a conditional use permit.
- w) Fuel station with a conditional use permit.
- x) Garage, public parking.
- y) Hospital with a conditional use permit.
- z) Indoor recreational facilities.
- aa) Laboratory and research facility.
- bb) Laundry and cleaning.
- cc) Manufactured home and portable storage building sales.
- dd) Manufacturing, apparel, textiles, and fabric where raw materials are prepared off-site.
- ee) Manufacturing, basic chemicals or nonmetallic mineral production with a conditional use permit.
- ff) Manufacturing, food, beverage, tobacco, or agricultural products. If processing involves meat, fish, yeast, or the refining of fats, then a conditional use permit is required. Excludes brewery, distillery, or winery as they are defined separately.
- gg) Manufacturing, computer and electronic products, equipment, appliance and components.
- hh) Manufacturing, machinery or fabricated metal products. If operation includes the use of a punch press over twenty (20) tons rated capacity, then a condition use permit is required.
- ii) Manufacturing, paper and wood products. Outdoor paper mills are not permitted. Outdoor sawmills, planing or wood cutting with a conditional use permit.
- jj) Manufacturing, leather and allied products where raw materials are prepared off-site. If processing involves leather and hide tanning and finishing, then a conditional use permit is required.
- kk) Manufacturing, furniture, pottery, cabinets, and other related products where raw materials are prepared off-site. Pottery products using kilns fired by gas or electricity.
- ll) Manufacturing, plastics and rubber products.
- mm) Manufacturing, printing and related support activities.
- nn) Manufacturing, transportation equipment. If products are equipment, heavy (over 12,000 lbs), then a conditional use permit is required. Testing of jet engines or rockets is not permitted.
- oo) Media development or production studio.
- pp) Micro-Brewery/Distillery/Winery
- qq) Mini-storage with a conditional use permit.

- rr) Office trailers will be allowed while a permanent office is being constructed. Business may be conducted from this location for a period not to exceed twelve (12) months from the date of occupancy; an extension for a period not exceeding twelve (12) months may be approved by town council. If the building is completed before the twelve-month period expires, the occupants of this office trailer must move into the building within two (2) weeks of completion.
- ss) Offices.
- tt) Outdoor recreational facilities with a conditional use permit.
- uu) Park-and-ride lot.
- vv) Parks and playgrounds with a conditional use permit.
- ww) Public facilities.
- xx) Railroad spur, tracks and accessory facilities.
- yy) Repair services.
- zz) Restaurants.
- aaa) Temporary uses with a conditional use permit.
- bbb) Taxicab stand with a conditional use permit.
- ccc) Towers and aerials with a conditional use permit. See standards for telecommunication towers, per Section 21-276.
- ddd) Truck stop or terminal with a conditional use permit.
- eee) Utilities, major with a conditional use permit.
- fff) Utilities, minor.
- ggg) Veterinary hospital or clinic.
- hhh) Wholesale business

This Ordinance shall take effect upon adoption.

Introduced:

Town Council referred to Planning Commission: March 6, 2018

Advertised:

Planning Commission: March 29, 2018
 Herald Progress: April 5, 2018
 Hanover Local:

Town Council: May 2, 2018
 Hanover Local: May 9, 2018

Public Hearing:

Planning Commission: April 11, 2018
 Town Council: May 15, 2018

Town Council Vote: 5-0

Adopted: May 15, 2018


 Clerk