

Gray Community Economic Development Committee (CEDC)
 Zoning Uses Review Report to Gray Town Council
 January, 2014

Purpose

At the request of the Gray Town Council the CEDC has completed a high level review of the Chapter 402 Gray Zoning Ordinance table 402.5.3 Table of Permitted Uses and Conditional Permitted Uses. The purpose of this review was to look at each “use type” and the current permissions by zone to investigate if possible adjustments/changes could be recommended by the CEDC to the Gray Town Council to help jump start or spur economic development activities based on the current needs of the Town of Gray.

Use Type Review

After a detailed review of the Chapter 402 Gray Zoning Ordinance table 402.5.3 Table of Permitted Uses and Conditional Permitted Uses the CEDC was able to narrow its focus to eight specific use types listed below. Items highlighted in red font are additions or changes that the CEDC is recommending the Town of Gray review as possible updates that could be implemented in the short-term while a much larger, more-long term review/re-write of the Chapter 402 ordinance is being conducted.

	RRA	LD	MD	BD	C	VC	VCP	BT-1	BT-2	WH 1	WH 2
Day Care Facility for Six (6) or more	C	C	C	C	C	C	C	C	C		C
Drinking Establishment				C	C	C	C	C	C		
Headquarters for a Contracting Business	C	C	C	P	P				C		C
Light Manufacturing				P	P						
Nursing and Convalescent Home	C	C	C	C	C	C/P	C/P	C			
Research Facility				C/P	P	C	C				
School	P	P	P	C	C	C	C	C	C		C
Wholesale Trade				C/P	P	P	P				

- 1) Day Care Facility for Six(6) or More – The CEDC is recommending this be conditionally allowed in the VC and VCP zones. While there may be concern for increased village traffic it was determined that allowing this use on a conditional basis, the applicant would be required to complete traffic and parking studies as part of the conditional allowance.
- 2) Drinking Establishments – The CEDC is recommending this be conditionally allowed in the BD, BT-1 and BT-2 zones.
- 3) Headquarters for a Contracting Business – The CEDC is recommending this be permitted in Commercial zones.
- 4) Light Manufacturing – The CEDC is recommending this be permitted in Commercial zones. This would effectively double the available area in Gray for Light Manufacturing. The Commercial zones are generally on the outskirts or away from the village area so it was not seen as detrimental to the village character and functionality to allow this type of usage.
- 5) Nursing and Convalescent Home – The CEDC is recommending this be permitted or conditionally with in the VC and VCP zones as most uses of this type are generally located as near as possible to amenities such as shopping and town services.

- 6) Research Facility – The CEDC is recommending this be permitted in the BD and Commercial zones. The BD zone which includes the Northbrook Business and Industry Campus seemed a natural fit for the type of use.
- 7) School – The CEDC is recommending this be conditionally allowed in the BD zone which includes the Northbrook Business and Industry Campus and seemed a natural fit for a technology school or similar institution.
- 8) Wholesale Trade – The CEDC is recommending this be permitted in the BD and Commercial zones. This type of use would or may require some storage or warehousing of inventory and these two zones seemed a good fit if this use was going to also be allowed in the village area.

It is further recommended that the 402.4.2.E Purpose of the Commercial District definition be adjusted to include the recommended adjusted uses above.

Current Definition:

E. Purposes of the Commercial District

This is a district designed to continue the Rural New England character by providing services and shopping opportunities to the residents of the community and to visitors. It is designed to encourage a pleasant, shopping environment. Commercial establishments may be more auto intensive than in the Village District.

Proposed Definition:

To provide general retail sales, services and business space within the Town of Gray and oriented to automobile, bicycle, and pedestrian access. These shall be in compliance with all other applicable ordinances of the Town of Gray.

Additional Items

The CEDC would also like to recommend some items to be included in any future 402 ordinance review/re-write.

- 1) Should use types of Repair Service and Light Repair Service be merged into one (1) use type?
- 2) Refine the definition of Retail Trade as it seems too vague.
- 3) Strengthen the definition of Nursing, Convalescent, Elderly housing.
- 4) Include possible size restrictions on Light Manufacturing and Manufacturing and Processing usage types.
- 5) Should Hotel and Motel be merged with Motel (<11 rooms) and better defined?