**Town of Cornwall**

**Planning & Zoning Commission**

**Proposed Text Amendments regarding Duplexes, Triplexes, Multi-family dwellings,**

 **and restaurant uses in the General Business Zone**

*prepared for April 9th, 2024, updated for February 13th, March 12th, and April 9th*

**Finalized public hearing set for June 11th, 2024**

**Article 3- Definitions**

Add the following definitions:

**Duplex** – a structure that contains two (2) dwelling units

**Triplex** – a structure that contains three (3) dwelling units

Change the following definition:

**Multi-family housing** – development on a single lot that contains three (3) or more dwelling units.

**Article 4- Permitted Uses**

**4.3 Special Uses Permitted in Any Residential Zone**

Change to:

m. Multi-family housing (**See Section 10.13**)

Add:

o. Duplexes

p. Triplexes

**4.7 GB General Business Zone**

b. Site plan uses permitted in the GB Zone

Add: 5. Restaurants

Remove “restaurants” from C.2 (Special Permit Uses)

“Duplexes” and “Triplexes” shall also be added to the **Permitted Use Table** and marked with “SP” under R-1, R-3, R-5, and GB.

“Hotel, Motels, & Restaurants” shall be separated in the Permitted Use Table so that “Restaurants” is on its own and marked with S for “Site Plan”.

Remove 10.1 g. “Conversion of an Existing- Single Family Dwelling” (*1-5, inclusive*)

Edit 10.3 to read:

**Article 10 – Special Use Provisions**

10.3 Mixed-Uses

a. **Intent & Purpose**

The purpose of this regulation is to allow for mixed uses such as allowing for dwelling unit(s) within a commercially used building in the commercial zone (General Business (GB)) of Cornwall. This allows more options for housing and commercial opportunities.

b. **Special Use Standards**

In the General Business (GB) Zone, residential use in a commercially used building may be permitted by the Commission subject to the approval of a Special Permit (in accordance with **Section 8**), and by satisfying all of the following requirements:

1. The combined use of the property shall be considered when determining the required parking. Each dwelling unit shall have two (2) spaces and each commercial use shall provide parking in accordance with **Article 11**.
2. A mixed-use proposal shall meet the approval criteria of Article 8, satisfy the General Requirements (Article 5) as well as comply with other regulatory authorities, including but not limited to, the Inland Wetlands & Conservation Commission, The Building Official, Fire Marshal, Torrington Area Health Department, and other regulatory agencies (as applicable).

10.13 shall be entitled “**Multi-family Housing**”

Requirement 1. Specifying the applicant as the Town or the Community Development Housing Corporation shall be removed and all other requirements of the section will remain and be renumbered.