

Town of Derry

"Derry, New Hampshire's Place to Be"

LEGAL NOTICE

The Planning Board for the Town of Derry will hold a public hearing on **Wednesday, April 17, 2019 at 7:00 p.m.** at the Derry Municipal Center (3rd Floor), 14 Manning Street, to review the following proposed amendments to the Town of Derry Zoning Ordinance.

To amend the Town of Derry Zoning Ordinance, Article VI, District Provisions, Section 165-32.A.1, General Commercial District, Permitted Uses to add medical office as a permitted use in the zone.

Full text of the proposed amendment is available at the Office of the Town Clerk, 14 Manning Street, the Derry Public Library at 64 East Broadway, and the Planning Department at 14 Manning Street. The proposed amendment may also be viewed on line at **<http://www.derrynh.org/planning-board>**

POSTED: MARCH 27, 2019

Derry Municipal Center

Derry Public Library & Taylor Library (by e-mail)

Union Leader for publication March 29, 2019

14 Manning Street . Derry, New Hampshire 03038 . Tel 603.432.6110. Fax 603.432.6109

Website: www.derry-nh.org

Purpose of Amendment – to clarify the list of permitted use in the zone. Medical Office was a permitted use under the definition of “Professional Office” until the definition of Medical Office was created in 2013

ARTICLE VI DISTRICT PROVISIONS

Section 165-32 GC - General Commercial District

A. Permitted Uses. (Revised 07/19/2013)

1. The following types of uses shall be permitted:

- a. Automobile Repair.
- b. Automobile and similar vehicle sales.
- c. Automobile service station.
- d. Bank
- e. Bus depot/sale of travel accommodations
- f. Clinic
- g. Commercial Performing Fine Arts Schools and Studios ((Effective 08/06/2015)
- h. Commercial Service Establishment
- i. Day Care
- j. Drive-In Restaurant
- k. Essential Services Facility
- l. Filling Station
- m. Home Occupations
- n. Hospital
- o. Hotel
- p. Inn
- q. Indoor Commercial Recreational Facility
- r. Library
- s. Light Industry

t. Manufacturing

t.u. Medical Office

u.v. Office

v.w. Professional Office

w.x. Any public use or use by a semipublic agency for which the activities are primarily non-profit in nature.

x.y. Public/Private Educational Facility

y.z. Radio Broadcasting and receiving stations, excluding wireless communication towers

z.aa. Restaurant

aa.bb. Retail Sales Establishment

bb.cc. No use described in Section 165-32.A.1 shall be construed or interpreted to allow sexually oriented businesses in the General Commercial District except as provided in Subsection D.

2. Single family dwelling units existing as of the effective date of this amendment (July 19, 2013), shall be considered legal permitted uses.

B. Area and dimensional requirements

1. Minimum Lot Area:
 - a. With public sewer; thirty thousand (30,000) square feet
 - b. Without public sewer; one acre, plus 10,000 square feet for each 200 gallons per day of sewage effluent after the first 200 gallons per day, unless the owner can show adequate plans for sewage disposal on a smaller lot.
2. Minimum Frontage Requirement: 125 feet (Effective 11/21/03)
3. Minimum Yard Depths:
 - a. Front yard: 35 feet;
 - b. Side and Rear yards: 20 feet.

C. Buffer zones shall be established in accordance with the provisions of the Chapter 170, Land Development Control Regulations.

D. Sexually Oriented Businesses are permitted in the General Commercial District. Sexually oriented business shall comply with and shall satisfy all restrictions in Section 165-27.

E. Wireless Communications Facilities are a prohibited use in the General Commercial District.