



STAFF REPORT

Public Hearing 4-2-19

AGENDA ITEM #: 19-21
COUNCIL MTG OF: March 19, 2019
FROM: Dave Caron, Town Administrator
OFFERED BY: Planning Department
PREPARED BY: George Sioras, Planning Director
SUBJECT: Revisions to the Derry Zoning Ordinance

INTRODUCTION:

To amend Article VI, District Provisions, Section 165-33.B.5.b.iii, Central Business District and Section 165-49.B.1b, Traditional Business Overlay District to allow residential use above the first floor.

TOWN ADMINISTRATOR COMMENTS

The Council is encouraged to schedule a public hearing on April 2, 2019 and thereafter, adopt Ordinance #2019-002, which will allow for the highest and best use of properties within these districts and facilitate further economic development in the Downtown area.

BACKGROUND

Over the last two years both the Derry Town Council and Planning Board worked on their respective goals and requested staff to review the permitted uses in both the Central Business District and Traditional Business Overlay District.

DISCUSSION

The purpose of the amendment is to allow for the best and highest use of properties and to spur economic development in the downtown. It also will encourage mixed-use development and allow for different housing options in the downtown.

FISCAL IMPACT

The Town would see re-investment in the downtown which would generate new and additional revenues and higher assessed values.

RECOMMENDED ACTION BY COUNCIL

Staff recommends that the Town Council approve the attached revision to the Derry Zoning Ordinance as unanimously approved by the Derry Planning Board on March 6, 2019.

RECOMMENDED MOTION

Please see Ordinance #2019-002



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