



STAFF REPORT  
*Public Hearing 5-21-19*

AGENDA ITEM #: 19-45  
COUNCIL MTG OF: May 7, 2019  
FROM: Dave Caron, Town Administrator  
OFFERED BY: Planning Department  
PREPARED BY: George Sioras, Planning Director  
SUBJECT: Revisions to the Derry Zoning Ordinance

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**INTRODUCTION:**

To amend Article VI, District Provisions, Section 165-32, General Commercial, to ADD Medical Office as a permitted use.

**TOWN ADMINISTRATOR COMMENTS**

The Town Council is encouraged to schedule a public hearing for May 21 on this matter and thereafter, vote to enact Ordinance #2019-003.

**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 the existing Industrial and Commercial Districts. The above referenced zoning amendment continues the ongoing steps in meeting those Goals.

**DISCUSSION:**

The purpose of the amendment is to clarify the list of permitted uses 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. With the pending Exit 4A project moving forward the Planning Department has had some inquiries for future medical office development in the north end of town. Additionally, the Land Development Control Regulations parking requirements are different for medical office uses versus professional office uses. By clarifying the uses there will be no interpretation issues; this makes it easier for staff.

**FISCAL IMPACT:** NA

**RECOMMENDED ACTION BY COUNCIL:**

Staff recommends that the Town Council approve the attached revision to the Derry Zoning Ordinance as unanimously approved by the Planning Board on April 17, 2019.

**RECOMMENDED MOTION:**

Please see Ordinance #2019-003 (vote on May 21, 2019)

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