



STAFF REPORT
Public Hearing 3-16-21

AGENDA ITEM #: 21-27
COUNCIL MTG OF: March 2, 2021
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 V, Zoning Map and District Boundaries, Section 165-30, Zoning Map, to expand the boundary of the Traditional Business Overlay District by adding 66 properties into the Overlay District. The underlying zoning of the parcels will remain Central Business District.

TOWN ADMINISTRATOR COMMENTS

The Town Council is encouraged to hold a public hearing on March 16, and thereafter, to approve Ordinance #2021-002. Subsequent recommendations to increase density downtown with the goal of enhancing economic opportunities and the rental market should be forthcoming from the Planning Board.

BACKGROUND

The Town Administrator and Town Council has asked both Planning & Economic Development staff to review the Downtown Central Business District and Traditional Business Overlay District zoning districts and review the permitted uses, parking, housing density, and district boundaries and recommend revisions which are consistent with both the Town Council and Planning Board long-term goals to encourage new development as well as redevelopment opportunities in the Downtown/Central Business District.

DISCUSSION

The purpose of the amendments is to encourage new development as well as redevelopment opportunities in the Downtown/Central Business District. This amendment is the first step in pursuing these goals. The purpose is to expand the boundary of the Traditional Business Overlay District by adding 66 properties into the Overlay District. The underlying zoning of the parcels will remain Central Business District. Phase II is reviewing the housing, parking, and permitted uses in the District and is currently in workshop meetings with the Planning Board

and staff with the hope of the Public Hearing process to begin in the Spring and forwarded to Town Council for their consideration.

Please note that the initial approval by the Planning Board to expand the Traditional Business Overlay District at the Planning Board January, 20, 2021, to add 63 properties, was followed by a 2nd Public Hearing on March 3, 2021, to add an additional three properties to the Overlay District based upon public comment at the January 20, 2021 meeting. The Planning Board agreed that the three parcels should be included and voted to reconsider their initial vote and hold a 2nd Public Hearing on March 3, 2021 to include those parcels in the boundary expansion.

FISCAL IMPACT

NA.

RECOMMENDED ACTION BY COUNCIL

Staff recommends that the Town Council approve the attached revision to the Derry Zoning Ordinance as APPROVED by the Planning Board on both January 20, 2021 and March 3, 2021.

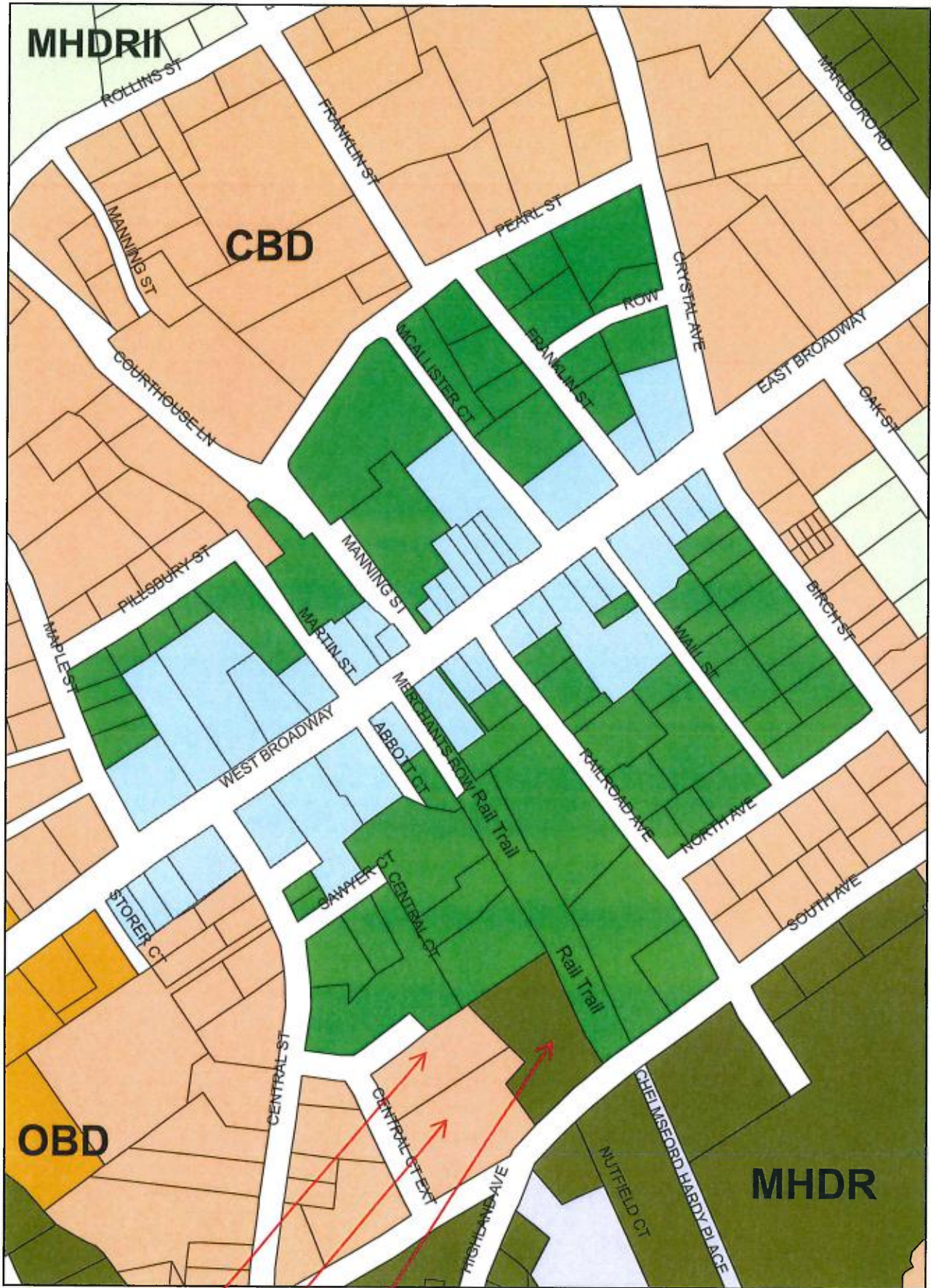
RECOMMENDED MOTION

I MOVE THAT THE TOWN COUNCIL <adopt Ordinance 2021-002> as follows ... *[Read the Ordinance]*



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Proposed amendment to Expanded TBOD



27138

27136

30012



Proposed TBOD Expansion



TBOD