



**STAFF REPORT**  
*Public Hearing 3-16-21*

AGENDA ITEM #: 21-26  
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

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#### INTRODUCTION:

To amend Article II, Word Uses and Definitions, Section 165-5, Definitions, to ADD definitions for Aeroponic, Aquaponic, Hydroponic Agriculture, Indoor Farming, and Printer. Also included is an amendment to Article VI, District Provisions, Section 165-42, Industrial IV District, to repeal subsections A, B & C, and replace them with new subsections A, B & C. This change would amend the list of permitted uses in the zone and renumber Section 165-42 accordingly.

#### TOWN ADMINISTRATOR COMMENTS

The Town Council is encouraged to schedule a public hearing for March 16 and afterward, adopt the provisions as recommended; this agenda item is the first of many proposals to be presented in the coming months to better position the Town for economic growth.

#### BACKGROUND

The Town Administrator and Town Council has asked both Planning & Economic Development staff to review the various zoning districts in town and review the permitted uses as well definitions in each zone and recommend revisions which are consistent with both the Town Council and Planning Board long-terms goals to encourage new development as well as redevelopment opportunities.

#### DISCUSSION

The purpose of the amendments is to encourage new development as well as redevelopment opportunities in the Industrial IV zoning district. This zone is the area of Manchester Road, Ashleigh Drive, the Derry Commerce Park on A & B Streets, Franklin Street Extension and Madden Road. As cited in the newly adopted 2020 Master Plan, one of the recommended Goals was to review this area of Town for future development opportunities created in the new Gateway District and the pending Exit 4A project. These amendments are consistent with those Goals for future economic development and business expansion and growth.

FISCAL IMPACT

With the anticipated future development opportunities in the Gateway District the hope is that the Town will see a non-residential tax base expansion, additional revenues, and job growth.

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 February 17, 2021.

RECOMMENDED MOTION

I MOVE THAT THE TOWN COUNCIL <adopt Ordinance #2021-001> as follows ... *[Read the Ordinance at the March 16 meeting.]*



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