



STAFF REPORT

Public Hearing 4-20-21

AGENDA ITEM #: 21-37
COUNCIL MTG OF: April 6, 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 VI, District Provisions, Section 165-32.1.A, General Commercial District, Permitted Uses. This change would amend the list of permitted uses in the zone.

TOWN ADMINISTRATOR COMMENTS

The Town Council is urged to schedule a public hearing on April 20 and thereafter, adopt the Planning Board's recommended changes to the list of allowable uses in the General Commercial District which would provide greater flexibility attracting new development.

BACKGROUND

The Town Administrator and Town Council has asked both the Planning & Economic Development staff to review the various zoning districts in town and review the permitted uses in each zone 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.

DISCUSSION

The purpose of the amendment is to encourage new development as well as redevelopment opportunities in the General Commercial zoning district. The General Commercial zone is in two parts. One is on Crystal Avenue, from Sal's Pizza north to Hood Plaza. The second is on Route 111 near the Derry/Atkinson town line. The Planning Board held several workshop meetings and the changes are straightforward.

FISCAL IMPACT New development as well as redevelopment will see an expansion of the Town tax base and additional revenues.

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 Derry Planning Board on March 17, 2021.

RECOMMENDED MOTION

I MOVE THAT THE TOWN COUNCIL <adopt Ordinance #2021-006 as follows ... *[Read the Ordinance]*



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