



STAFF REPORT

Public Hearing 6-1-21

AGENDA ITEM #: 21-58
COUNCIL MTG OF: May 18, 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 165-49, Traditional Business Overlay District, Subsection B, Permitted Uses, Subsection C, Area and Dimensional Requirements, and Subsection G, Parking Requirements.

TOWN ADMINISTRATOR COMMENTS

The Town Council has long recognized that one of the strategies to enhance economic development in the Downtown is to increase housing density and opportunities in the Traditional Business Overlay District. After months of study, the Planning Board recommends these amendments which will enhance the Town's ability to attract more development to our core business area.

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 second step in pursuing these goals. Phase I was approved for the expansion of the Traditional Business Overlay District (TBOD) boundary to include 105 properties in the underlying Central Business District. The TBOD expansion became effective on April 15, 2021. Phase II is reviewing the housing, parking, and permitted uses in the District. At the request of the Town Council, both the Planning and Economic Development staff, in conjunction with the Planning Board, began

holding workshop meetings in September 2020 to discuss potential changes to the TBOD and more specifically relating to housing and to allow for opportunities for mixed-use developments and make recommendations accordingly.

FISCAL IMPACT

New development as well as redevelopment in the Downtown/Central Business District will see an expansion of the Town tax base and 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 May 5, 2021.

RECOMMENDED MOTION

I MOVE THAT THE TOWN COUNCIL <adopt Ordinance #2021-007> after the June 1 public hearing.
(Please read the Ordinance)

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