

*Introduced: 02/04/04*  
*Second Read: 00/00/00*  
*Public Hrg.: 00/00/00*  
*Adopted: 00/00/00*

*Ordinance 2002-02*

*AN AMENDMENT TO THE ZONING ORDINANCE  
RELATING TO CONSERVATION OVERLAY DISTRICT*

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*WHEREAS* the Londonderry Planning Board voted on January 16, 2002 to recommend certain revisions to the Commercial District section of the Zoning Ordinance; and,

*WHEREAS* the Londonderry Town Council is desirous of amending the Zoning Ordinance, Section VII- Commercial District, to include revisions to said Ordinance; and,

*WHEREAS* the Londonderry Town Council is vested with the power to effect such changes to the Zoning Ordinance; and,

*WHEREAS* the Town Council recognizes that such change will promote the orderly maintenance and update of the Zoning Ordinance;

*NOW THEREFORE BE IT ORDAINED* by the Town Council of the Town of Londonderry that Section VIII - Conservation District Ordinance, is revised as heretofore attached.

Mark G. Oswald  
Chairman - Londonderry Town Council

*A TRUE COPY ATTEST:* \_\_\_\_\_  
00/00/00 Marguerite Seymour - Town Clerk

**TOWN OF LONDONDERRY, N.H.**  
**ZONING REGULATIONS**  
**REVISED 2001 Chapter 1—ZONING ORDINANCE**

**Section VII - (702.C.1.d - 702.d.4)**

**SECTION VII—COMMERCIAL DISTRICT (Cont'd)**

**702 Subdistrict Uses (Cont'd)**

**C. Commercial III (C-III) (Cont'd)**

1. Permitted Uses: (Cont'd)
  - d. Funeral homes
  - e. Nursing homes
  - f. Child Day Care Facilities
  - g. Excavation and Temporary Manufacturing Plants as an accessory use.
2. Special Exception
  - a. Single-family detached and two-family owner occupied dwellings.

**D. Commercial IV (C-IV)**

*This district is primarily intended for neighborhood commercial and office use, limiting the size, scale and expansion of neighborhood commercial uses in order to minimize traffic volumes and congestion, and other adverse impacts on the neighborhoods in which said establishments are located. All uses within the C-IV District shall be subject to the Site Plan Regulations and must have building renderings reviewed by the Heritage Commission for their recommendation on the building design prior to the Planning Board approving any site plan.*

1. Permitted uses
  - a. *Convenience/Variety/Grocery Stores with a maximum building footprint of 3,500 square feet;*
  - b. *Professional offices including, but not limited to, dentists, doctors, lawyers, architects and such uses normally considered as general offices with a maximum building footprint of 3,500 square feet;*
  - c. *Residential units (except on the ground floor) within buildings housing commercial uses;*
  - d. *Dry cleaning outlets with a maximum building footprint of 3,500 square feet;*
  - e. *Barber and beauty shops with a maximum building footprint of 3,500 square feet;*
  - f. *General service and repair shops (non-automotive) such as for jewelry, clocks, radios, televisions, computers, electronics, small appliances, bicycle repair and services of a similar nature, with a maximum building footprint of 3,500 square feet;*
  - g. *Retail stores or shops including clothing, appliance, hardware, drug and variety stores, with no drive-in windows and maximum building footprint of 3,500 square feet.*
2. **Conditional Use Permit (See Section 705)**
  - a. *Fuel Dispensers, limited to 2 dispensers per lot. Associated canopies shall not exceed 750 square feet in size (footprint) and be designed to be consistent and complementary to the surrounding character of the neighborhood through use of architectural treatments that are to be reviewed by the Heritage Commission (includes, but not limited to, pitched roof canopy, facade treatments of canopy fascia, etc.);*
  - b. *Child/Adult Day Care Facility with a maximum building footprint of 3,500 square feet;*
  - c. *Restaurants, cafes, and similar establishments, with no drive-in windows and maximum building footprint of 3,500 square feet;*
  - d. *Community center buildings.*
3. **Building Height:** *No structure in the C-IV District shall be greater than 30 feet in height.*
4. **Outside Storage:** *No outside storage or display of any kind is permitted within the C-IV District.*

**ZONING REGULATIONS  
REVISED 2001**

**Section VII - (702.D.5 - 703.E.1c)**

**Chapter 1—ZONING ORDINANCE**

**SECTION VII—COMMERCIAL DISTRICT (Cont'd)**

***D. Commercial IV (C-IV) (Cont'd)***

- 5. Standards for Conditional Use Permits in the C-IV District. In addition to the standards listed in 705B, the following criteria must be met for the Planning Board to grant a Conditional Use Permit in the C-IV District:***
  - a. The applicant shall show that the proposed use is needed to serve primarily the convenience commercial needs of the surrounding neighborhood, considering proximity and accessibility of similar uses.***
  - b. The scale of the proposed structure is consistent with and complimentary to the surrounding land uses in the neighborhood.***