

1 **LONDONDERRY, NH PLANNING BOARD**  
2 **MINUTES OF THE MEETING OF APRIL 14, 2010 AT THE MOOSE HILL**  
3 **COUNCIL CHAMBERS**  
4

5 7:00 PM: Members Present: Art Rugg; Rick Brideau, CNHA, Ex-Officio; John  
6 Farrell, Ex-Officio; George Herrmann, Ex-Officio; Lynn Wiles; Laura El-Azem; Chris  
7 Davies, alternate member; Cole Melendy, P.E., alternate member; Scott Benson,  
8 alternate member  
9

10 Also Present: André Garron, AICP; Tim Thompson, AICP; John Trottier, P.E.;  
11 Cathy Dirsra, Planning Division Secretary  
12

13 A. Rugg called the meeting to order at 7 PM. A. Rugg appointed C. Davies to vote  
14 for M. Soares and S. Benson to vote for C. Tilgner.  
15

16 **Administrative Board Work**  
17

18 A. Plans to Sign - Nevins Amended Site Plan (Driveways & Addresses) – Map 7,  
19 Lot 122  
20

21 J. Trottier said all precedent conditions for approval have been met and the  
22 staff recommends signing the plans.  
23

24 **J. Farrell made a motion to authorize the Chair and Secretary to sign**  
25 **the plans. R. Brideau seconded the motion.** No discussion. **Vote on the**  
26 **motion: 7-0-0.** A. Rugg said the plans will be signed at the conclusion of the  
27 meeting.  
28

29 B. Regional Impact Determinations  
30

31 T. Thompson stated that Ernest & Ruth Smith, Trusts is proposing a lot line  
32 adjustment on Map 17, Lots 10 & 11. He said that staff recommends this  
33 project is not a development of regional impact, as it does not meet any of  
34 the regional impact guidelines suggested by Southern NH Planning  
35 Commission (SNHPC).  
36

37 **J. Farrell made a motion to accept staff recommendations that this**  
38 **project is determined not to be of regional impact under RSA 36:56.**  
39 **R. Brideau seconded the motion.** No discussion. **Vote on the motion: 7-**  
40 **0-0.**  
41

42 C. Discussions with Town Staff  
43

44 A. Garron said that a draft plan of the Southern NH Planning Commission  
45 (SNHPC) housing needs assessment will be available by the end of the month  
46 and that he will forward it to the Planning Board for their comments and then  
47 he will forward the Planning Board's comments to SNHPC.  
48

1 He said that the Metro Center (a regional economic development group) is  
2 working on a concept, which was a recommendation on the target industries  
3 report that was prepared Moran, Stahl and Boyer (a consultant that was hired  
4 to do a target industries study for the Southern NH Planning Region). One of  
5 the recommendations in that plan was to adopt a certified sites program.  
6 Basically it's an economic development marketing tool. When a project (site  
7 plan, etc) has gone through the Planning Board review process and is "shovel  
8 ready" (everything the town has required is completed and it has all  
9 approvals) the program would certify that the plan is ready to be developed  
10 at a moments notice and all that is required is to obtain the building permit  
11 and the project can be started. The other part of this optional program is that  
12 any town/city that opts to use this would have to adopt regulations that  
13 would extend the approval from the normal one year to the five year period.  
14 Providing the project meets all the criteria for the certified sites program, it  
15 would have a five year window in order to get a user and build it in  
16 accordance with the approved plan. The metro center is still working out all  
17 the details. They have come up with some issues regarding the ability to  
18 extend an approval beyond a year, or up to five years. The reason for five  
19 years is because a NHDES alteration of land permit or wetlands permit  
20 approvals is good for five year. This program is already being done in other  
21 states across the nation (for the last 5-10 years). In the consultants view,  
22 most of the economic activity happens in Rockingham and Hillsborough  
23 Counties, therefore, it seems to be a good fit for this type of program.  
24 A. Garron said he can send the Board a draft of what has been done so far in  
25 other communities and states.

26  
27 *C. Melendy arrived at 7:11PM*  
28

29 A. Garron said that the Town of Derry was able to get a grant last year to do  
30 an access management plan, part of which included a section of Route 102  
31 (Nashua Road) between I-93 and the Derry line. There are some access  
32 management recommendations that came out of that, which are in the read  
33 file for the Board to review. T. Thompson said a recent example of access  
34 management was when the Poor Boy's drive-in came before the Board, for  
35 re-use of the former gas station. Staff and the Planning Board utilized some  
36 access management principles to get some of the curb cuts narrowed. Right  
37 now the curb cuts are striped, but when they remove the old gas tanks they  
38 are required to close up the curb cuts.

39  
40 A. Garron said he attended 2 comprehensive economic development strategy  
41 sessions that the Rockingham Economic Development Corp. sponsored. One  
42 was in Portsmouth at the Great Bay College, which Peter Francese was the  
43 guest speaker. He wrote a book called "Community and Consequences" that  
44 is focused on the aging of NH. For example NH is the fourth oldest state in  
45 the nation, but on the other side of it, NH in general, based on the federal  
46 reserve bank economic activity index, is one of the highest in the nation for  
47 economic activity. What that tells us is that when recovery comes, NH should  
48 recover faster than other comparative New England states. He also indicated  
49 that 55% of the jobs in NH are born out of Rockingham and Hillsborough  
50 Counties alone and half of the economic generation for the state comes out of

1 these two counties. Ross Gittell, a professor at University of NH, had a lot of  
2 good things to say about NH. He predicts that recovery is happening, but job  
3 recovery will lag behind economic recovery, but NH is well poised to recover  
4 faster than other New England states.

5  
6 *G. Herrmann arrived at 7:13PM*

7  
8 T. Thompson mentioned that the Londonderry joint loss management  
9 committee is organizing a 5K walk for autism. It will be Sunday May 16,  
10 starting at 1:00PM at the kindergarten and winding its way through the apple  
11 orchard. As a parent of a child with autism, he would love to see a good  
12 turnout. All proceeds will go to the Autism Society of NH.

13  
14 **Workshops/Conceptual Discussions**

15  
16 A. Conceptual Discussion - Londonderry Freezer Warehouse, Map 15, Lot 124 -  
17 ***Postponed to a future meeting***

18  
19 B. Workshop Discussion - Exit 5 Zoning, Rt. 28 Performance Overlay District,  
20 Small Area Master Plan Implementation - Draft "Mixed Use Commercial sub-  
21 district" ordinance

22  
23 T. Thompson presented the Board with an overview of the proposed  
24 amendments (see attachments).

25  
26 In regards to the setbacks, A. Garron said that at the last meeting some of  
27 the Board members suggested that we allow for more of a walkable scale  
28 type of development design, where buildings are actually closer to the  
29 sidewalk/roadway with parking in the rear, to have a more walkable scape  
30 feature. Current proposed setbacks require a larger parcel to have more of a  
31 setback. If we did this on a larger parcel it might push it too far, into a  
32 residential area. We may want to rethink this concept. T. Thompson added  
33 that he has set up a section to this subdistrict, similar to what we set up for  
34 the Gateway Business District, that allows applicants to request a conditional  
35 use permit from the Planning Board to waive dimensional requirements. If  
36 there is a specific project that it would make sense to move closer to the  
37 roadway and violate the front setback, the Planning Board would have the  
38 ability to do that through a conditional use permit, rather than requiring a  
39 variance route through the Zoning Board. Given the mixed direction he  
40 received from the Board, to use a performance standard, but there was still  
41 enough people that wanted to keep them closer to the road, that's why in the  
42 draft he set it up that the actual standard is now is a performance standard,  
43 but there's still the ability to do waivers of that through the conditional use  
44 permit process.

45 The Board consensus was to narrow it down to two categories, for buildings  
46 between 0-75,000 square feet a 60 foot front setback and for buildings  
47 75,001 or more to utilize a 90 foot front setback.

48  
49 The Board directed staff to allow drive-thrus as an accessory use, with a  
50 conditional use permit.

1 In regards to buffers, T. Thompson said he could include park type things,  
2 i.e. fountains, benches, statues, through the conditional use permit process.  
3

4 A. Garron said he received confirmation that NHDOT is purchasing Tax Map  
5 15, Lot 56 to expand their park and ride area. L. Wiles asked if there was a  
6 definition of mixed use residential or mixed use commercial in the ordinance.  
7 T. Thompson stated there was not, and he would send suggestions to the  
8 Planning Board via e-mail for consensus when developing the next draft.  
9

10 A. Rugg asked for public comment.  
11

12 Dave Maloney, 2 Crestview Circle, is concerned about the buffer zone and the  
13 size of the buildings. He is opposed to big box buildings and the fact that it  
14 would increase traffic in the area.  
15

16 The Board said they are ready to go to a public hearing. T. Thompson said he  
17 will schedule it for May 12.  
18

19 There was no further public comment.  
20

21 **Other Business**  
22

23 None.  
24


25 **Adjournment:**  
26

27 **J. Farrell made a motion to adjourn the meeting. R. Brideau seconded the**  
28 **motion.** No discussion. **Vote on the motion: 8-0-0.** Meeting adjourned at 8:00  
29 PM.  
30  
31  
32

33 These minutes prepared by Cathy Dirsra, Planning Division Secretary.  
34  
35  
36

37 Respectfully Submitted,  
38  
39  
40

41 Charles Tilgner, Secretary  
42

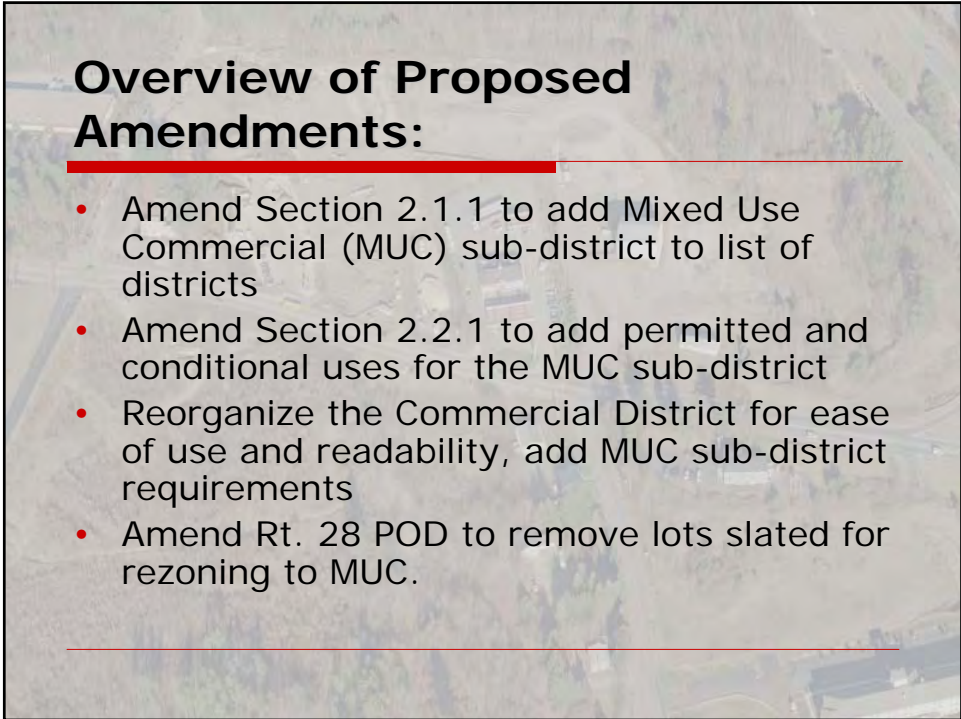


## **Draft "Mixed Use Commercial" Sub-District Ordinance**

### **Workshop Discussion**

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**April 14, 2010**



### **Overview of Proposed Amendments:**

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- Amend Section 2.1.1 to add Mixed Use Commercial (MUC) sub-district to list of districts
  - Amend Section 2.2.1 to add permitted and conditional uses for the MUC sub-district
  - Reorganize the Commercial District for ease of use and readability, add MUC sub-district requirements
  - Amend Rt. 28 POD to remove lots slated for rezoning to MUC.
-

# Section 2.1.1

## 2 ZONING DISTRICTS

### 2.1 DISTRICTS AND USES

#### 2.1.1 Districts

For the purpose of this Ordinance, the Town of Londonderry is divided into ~~eighteen (18)~~ districts and sub-districts as follows:

Deleted: seventeen  
Deleted: 17

Full Name	Short Name
Agricultural-Residential	AR-I
Multi-family Residential	R-III
Commercial-I	C-I
Commercial-II	C-II
Commercial-III	C-III
Commercial – IV	C-IV
<del>Mixed Use Commercial</del>	<del>MUC</del>
Industrial-I	IND-I
Industrial-II	IND-II
Gateway Business	GB
Planned Unit Development	PUD
Airport District	AD
Conservation Overlay	CO
Performance Overlay District	POD
Flood Plain Development	FP
Airport Approach Height Overlay	AH
Airport Approach Noise Overlay	AN
Historic District	H

# Section 2.2.1

- Amend the permitted use table as follows

Londonderry Zoning Ordinance Use Table

	AR-1	R-III	C-I	C-II	C-III	C-IV	MUC	IND-I	IND-II	GB	PUD	AD	Overlay Districts		CO	AH	AZ	FP	
													POD - 102'	POD - 28'					
<b>RESIDENTIAL AND AGRICULTURAL</b>																			
Agriculture	P	P																	
Assisted Living Facilities		P	P	P			P							P	P				
Back Lot Development	C																		
Dwelling, multi-family	C <sup>1</sup>	P, C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>												
Dwelling, single family	P, C <sup>1</sup>	P, C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	S, C <sup>1</sup>	C <sup>1</sup>												
Dwelling, two-family	P, C <sup>1</sup>	R, C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	S, C <sup>1</sup>	C <sup>1</sup>												
Elderly Housing	P	P	P	P										P	P				
Manufactured housing	P, C <sup>1</sup>	P, C <sup>1</sup>																	
Mixed use residential						P	P												
Mobile homes	P																		
Nursing Home and accessory uses		P	P	P	P									P	P				
Preexisting manufactured housing parks	P																		
Prele Built Housing	P																		
	P																		
<b>CIVIC USES</b>																			
Community center			P	P		C													
Courtyard	P																		
Public Facilities	P		P	P		C		P	P	P	P	P	P						
Public Utilities	P	P	P	P				S	S	S	S	S	S						
Recreational Facilities, Public	P			P										P	P				
Religious Facilities	P		P	P	P	P								P	P				
Cultural Uses and Performing Arts							C				P	P							
<b>BUSINESS USES</b>																			
Aeronautical Facilities														P					
Assembly, testing, repair and packing operations up to 280,000 sq. ft.								P	P	P	P	P							
Assembly, testing, repair and packing operations 250,001 sq. ft. or larger								P	P	C	P	P							
Bed and Breakfast Homestay	P																		

P = Permitted Use

C = Requires Conditional Use Permit

S = Requires Special Exception

Londonderry Zoning Ordinance Use Table

	AR-1	R-III	C-I	C-II	C-III	C-IV	MUC	IND-I	IND-II	GB	PUD	AD	POD - 102'	POD - 28'	CO	AH	AZ	FP	
																			Business center development
Conference/Convention Center							C												
Day Care Center, Adult						C	C												
Drive-thru window as an accessory use			P	P															
Drive-in establishments			P	P															
Drive-in theatres				P															
GB District Services																			
Financial institution			P	P			P												
Funeral homes			P	P	P														
Education and Training Facilities							C												
Excavation, including Temporary and Permanent Manufacturing Plants as an accessory use	P		P	P	P			P	P										
Group Child Care Center					P	C		S	S					C	C				
Home Occupation	S																		
Hotels				P															
Manufacturing, Heavy										P	P								
Manufacturing, Light up to 250,000 sq. ft.				P				P	P	P	P								
Manufacturing, Light 250,001 sq. ft. or larger				P				P	P	C	P								
Membership club			P	P															
Motels				P															
Motor Vehicle Maintenance, Major Repair and Painting																			
Motor vehicle rental																			
Motor Vehicle Station, Limited Service				P		C <sup>1</sup>													
Recreation, commercial			P	P			P								P	P			
Retail sales establishment up to 75,000 sq. ft.			P	P		P	P								P	P			
Retail sales establishment 75,001 sq. ft. or larger			P	P		P	C								P	P			
Outdoor Storage of goods or materials (not to exceed 5-10% of the gross floor area) as an Accessory Use																			
Professional office			P	P	P	P	P	P	P	P	P	P	P	P	P				

P = Permitted Use

C = Requires Conditional Use Permit

S = Requires Special Exception

Londonberry Zoning Ordinance Use Table

	AR-1	R-III	C-I	C-II	C-III	C-IV	MUC	IND-I	IND-II	GB	PUD	AD	PDD - 102'	PDD - 28'	CO	AH	AZ	FP
Rental Car Terminal up to 50,000 sq. ft.											P	P <sup>4</sup>						
Rental Car Terminal 50,001 sq. ft. or larger										C	P <sup>1</sup>							
Repair services			P	P		P		P	P		C	P <sup>1</sup>	P	P	P			
Research or Development Laboratories			P	P			P	P	P		P <sup>1</sup>	P						
Restaurant			P	P		C	P				P <sup>1</sup>	P	P	P				
Restaurant, fast food			P	P			P				P <sup>1</sup>							
Sales of Heavy Equipment or Heavy Trucks as an accessory use								C	C	C								
School, Private					P						P <sup>1</sup>		P	P				
Service establishment			P	P			P	P			P <sup>1</sup>	P	P	P				
Sexually oriented businesses			P	P											C	C		
Storage, self serve				P				P	P									
Terminal, Airplane													P					
Terminal, Trucking up to 100,000 sq. ft.										P	P	P <sup>4</sup>	P					
Terminal, Trucking 100,001 sq. ft. or larger										P	C	P <sup>4</sup>	P					
Vehicle Sales Establishment				P														
Warehouses and Storage up to 250,000 sq. ft.				P				P	P	P	P <sup>4</sup>	P	C	C				
Warehouses and Storage 250,001 sq. ft. or larger				P				P	P	C	P <sup>4</sup>	P	C	C				
Wholesale Businesses up to 250,000 sq. ft.				P				P	P	P	P <sup>4</sup>	P						
Wholesale Businesses 250,001 sq. ft. or larger				P				P	P	C	P <sup>4</sup>	P						

1 - Any use permitted in the underlying zoning district, which is not a permitted use in the Performance Overlay District is considered a Conditional Use  
 2 - See section 2.4.1.2.4 for additional dimensional requirements related to fuel dispensers  
 3 - See Section 2.3.3 for specific requirements (workforce housing)  
 4 - As part of an approved PUD Master Plan, See Section 2.6  
 5 - As part of an approved PUD Master Plan (where the underlying zoning is not GB), See Section 2.6

P = Permitted Use

C = Requires Conditional Use Permit

S = Requires Special Exception

## Overview of Commercial District Re-Organization

- Will now include 5 sub-districts
- Broke the various standards previously contained in 1 section into 3 reorganized sections, and 1 new section for MUC sub-district:
  - "General Standards for all Commercial sub-districts"
  - "General Standards for C-I, C-II, C-III, and C-IV subdistricts"
  - "Additional Standards for C-IV Sub-district"
  - "General Standards for MUC sub-district"



## Section 2.4.1.1

### 2.4 COMMERCIAL DISTRICTS

#### 2.4.1 Commercial District

##### 2.4.1.1 Objectives and Characteristics

The five commercial sub-districts (C-I, C-II, C-III, C-IV, and MUC) are designed to provide areas for commercial development to include, but not limited to, retail businesses, financial institutions, service oriented businesses, office buildings, recreational facilities, and repair shops.

Deleted: four

Deleted: and

## Section 2.4.1.2

- Correct terminology (substitute word "sub-district" for "district" throughout)
- Remove additional standards for C-IV sub-district, relocate to new subsection of ordinance
- Add new subsection for MUC:

2.4.1.2.6 Mixed Use Commercial (MUC) - this sub-district is primarily intended for mixed use commercial development appropriate to areas adjacent to exits from Interstate 93.



## **Section 2.4.2**

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- Revise section to new title: “General Standards for all Commercial Sub-Districts”
  - Contains standards applicable to all sub-districts (utilizing existing ordinance language):
    - Minimum lot size, Outside Storage, Building Height, Building Coverage, Building Design, Vehicle Access, Parking & Loading, Signs, and Portable Storage Structures.
- 



## **Section 2.4.3**

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- New Sub-Section utilizing existing ordinance language for standards applicable to C-I, C-II, C-III, and C-IV sub-districts
    - Setbacks & Landscaping
-



## **Section 2.4.4**

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- Relocated existing standards specific to the C-IV sub-district.
- 



## **Section 2.4.5**

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- New Section, "General Standards for MUC Sub-district"
-

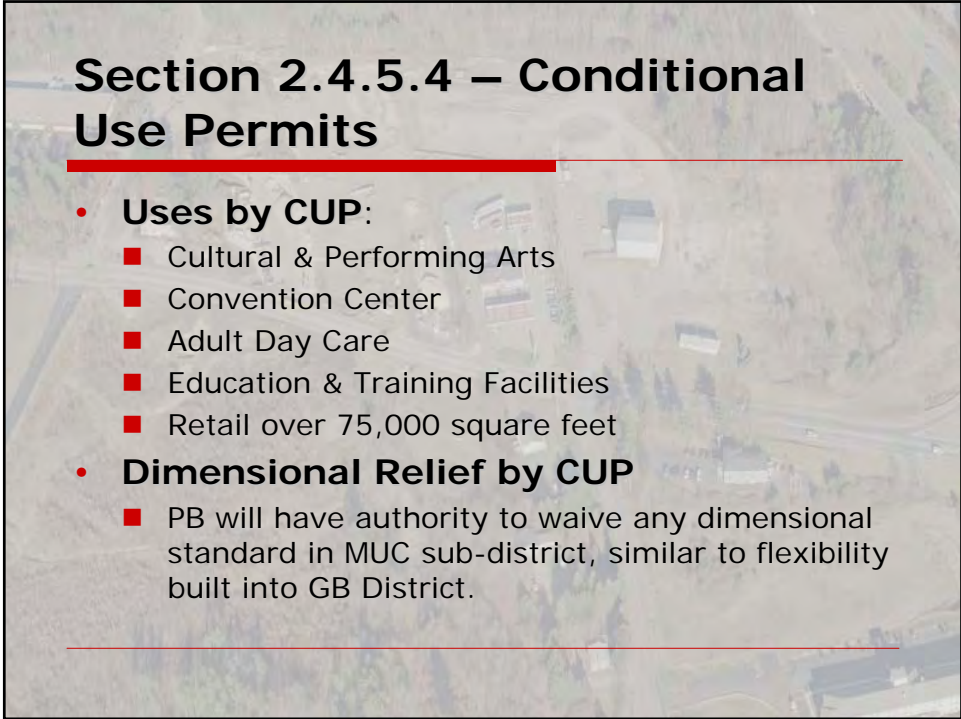
## Section 2.4.5.1 - Setbacks

- Discussion Item - Currently drafted as a flexible performance standard for

<u>2.4.5.1</u>	<u>Minimum setback distances for structures from property line:</u>
<u>2.4.5.1.1</u>	<u>Front setbacks shall be based on the following performance standards:</u>
<u>2.4.5.1.1.1</u>	<u>Building footprint of 0 – 25,000 square feet: 60 feet</u>
<u>2.4.5.1.1.2</u>	<u>Building footprint of 25,001 – 75,000 square feet: 90 feet</u>
<u>2.4.5.1.1.3</u>	<u>Building footprint of 75,001+ square feet: 120 feet</u>
<u>2.4.5.1.1.3.1</u>	<u>For purposes of this sub-district the front setback shall be measured from the property line at NH Route 28. Where a lot has additional "front setbacks" from other local roadways, the front setback from a local roadway shall be 60 feet</u>
<u>2.4.5.1.1.4</u>	<u>Side setbacks shall be one-half (½) the front setback, but no less than 30 feet</u>
<u>2.4.5.1.1.5</u>	<u>Rear setbacks shall be one-third (1/3) the front setback, but not less than 30 feet.</u>

## Sections 2.4.5.2 & 2.4.5.3

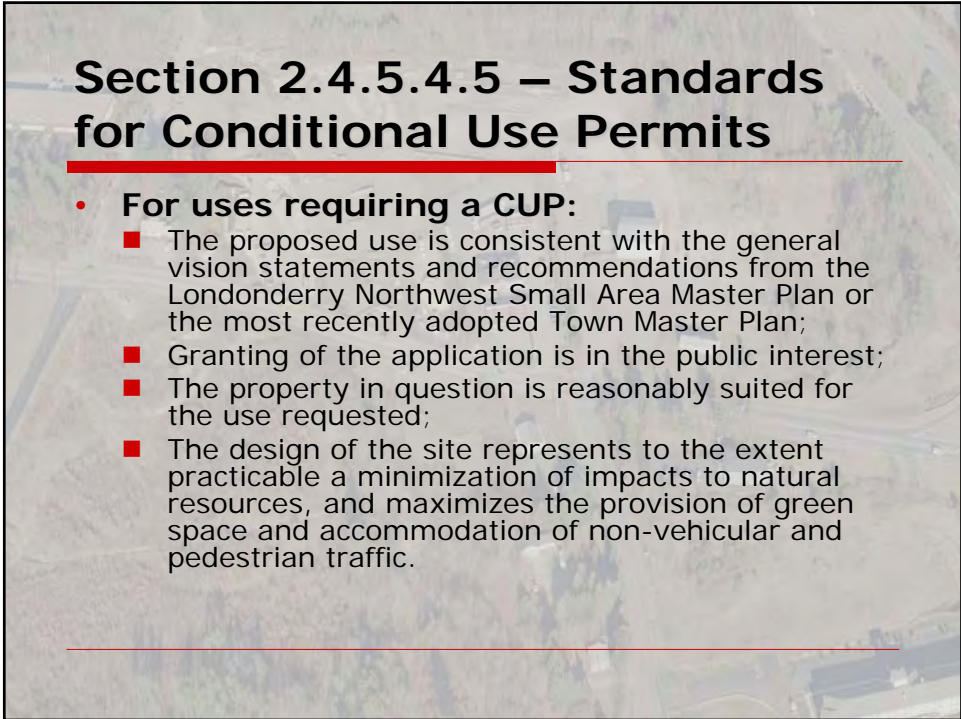
<u>2.4.5.2</u>	<u>Building Height: As an incentive for use of steep roofs or other architectural elements (clock towers, cupolas, etc.) the Planning Board may, with recommendation from the Heritage Commission, allow for a height bonus not to exceed sixty (60) feet from grade.</u>
<u>2.4.5.3</u>	<u>Landscaping</u>
<u>2.4.5.3.1</u>	<u>Minimum area to be suitably planted and permanently maintained with grass, ground cover, shrubs and/or trees shall be thirty three (33) percent of the total lot area. Excepting curb/driveways, a "green" area shall enclose the entire lot perimeter as follows: minimum width of "green" areas shall be fifteen (15) feet except that where the area abuts a public right-of-way, such area shall be not less than thirty (30) feet.</u>
<u>2.4.5.3.2</u>	<u>When a proposed building, parking lot or driveway is less than two hundred (200) feet from a residential zoning district, a buffer zone in accordance with the following is required:</u>
<u>2.4.5.3.2.1</u>	<u>The buffer zone shall be based on the following performance standards:</u>
<u>2.4.5.3.2.1.1</u>	<u>Properties with less than 75,000 square feet of commercial structures: 50 feet</u>
<u>2.4.5.3.2.1.2</u>	<u>Properties with greater than 75,001 square feet of commercial structures: 75 feet</u>
<u>2.4.5.3.2.2</u>	<u>The buffer zone shall be planted and permanently maintained to minimize the visual impact of the commercial activity from residential districts in accordance with specifications outlined the Site Plan Regulations.</u>



## Section 2.4.5.4 – Conditional Use Permits

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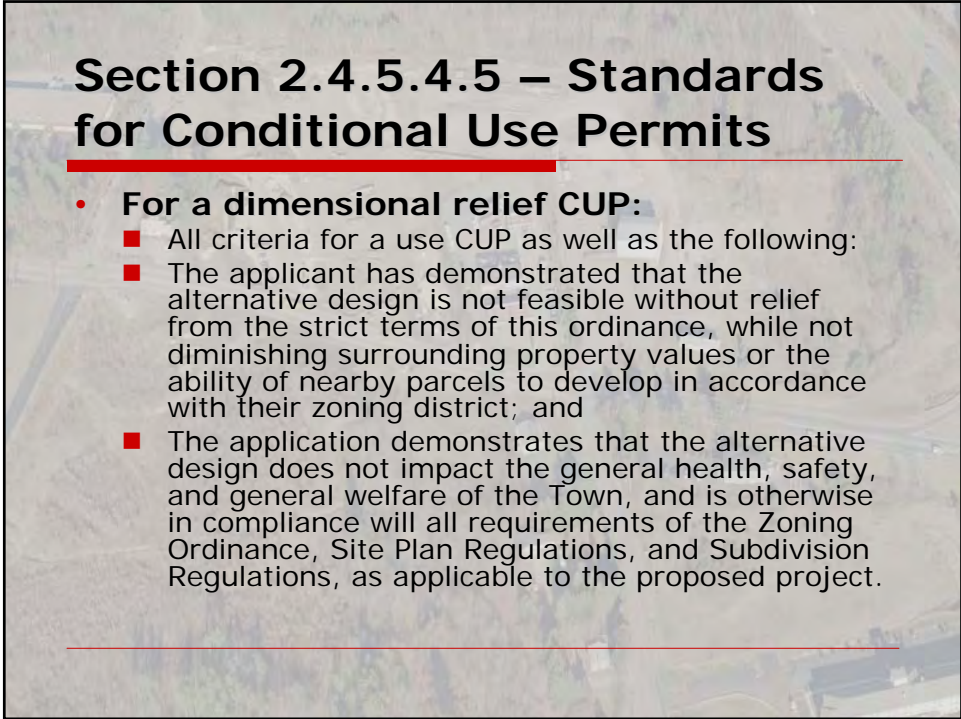
- **Uses by CUP:**
    - Cultural & Performing Arts
    - Convention Center
    - Adult Day Care
    - Education & Training Facilities
    - Retail over 75,000 square feet
  - **Dimensional Relief by CUP**
    - PB will have authority to waive any dimensional standard in MUC sub-district, similar to flexibility built into GB District.
- 



## Section 2.4.5.4.5 – Standards for Conditional Use Permits

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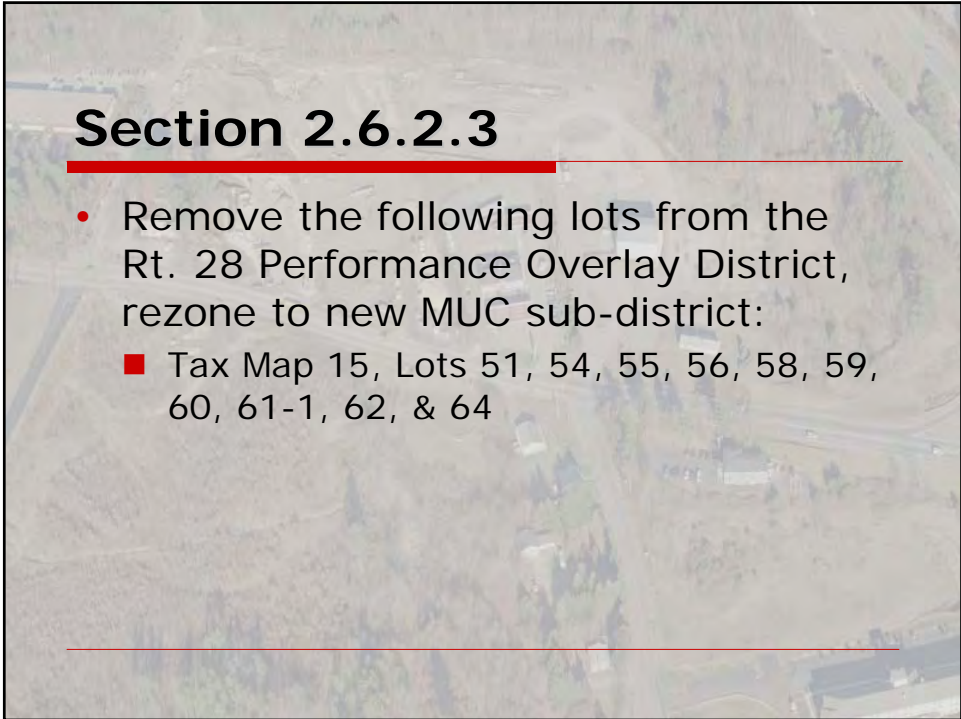
- **For uses requiring a CUP:**
    - The proposed use is consistent with the general vision statements and recommendations from the Londonderry Northwest Small Area Master Plan or the most recently adopted Town Master Plan;
    - Granting of the application is in the public interest;
    - The property in question is reasonably suited for the use requested;
    - The design of the site represents to the extent practicable a minimization of impacts to natural resources, and maximizes the provision of green space and accommodation of non-vehicular and pedestrian traffic.
-



## **Section 2.4.5.4.5 – Standards for Conditional Use Permits**

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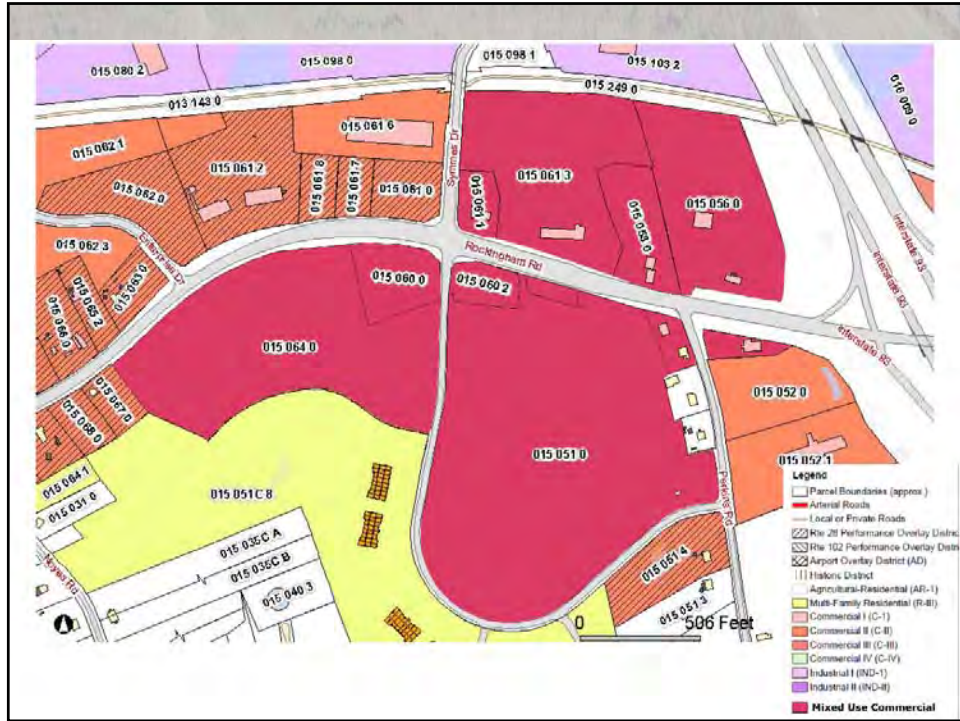
- **For a dimensional relief CUP:**
    - All criteria for a use CUP as well as the following:
    - The applicant has demonstrated that the alternative design is not feasible without relief from the strict terms of this ordinance, while not diminishing surrounding property values or the ability of nearby parcels to develop in accordance with their zoning district; and
    - The application demonstrates that the alternative design does not impact the general health, safety, and general welfare of the Town, and is otherwise in compliance will all requirements of the Zoning Ordinance, Site Plan Regulations, and Subdivision Regulations, as applicable to the proposed project.
- 



## **Section 2.6.2.3**

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- Remove the following lots from the Rt. 28 Performance Overlay District, rezone to new MUC sub-district:
    - Tax Map 15, Lots 51, 54, 55, 56, 58, 59, 60, 61-1, 62, & 64
-



## 2 ZONING DISTRICTS

### 2.1 DISTRICTS AND USES

#### 2.1.1 Districts

For the purpose of this Ordinance, the Town of Londonderry is divided into ~~eighteen (18)~~ districts and sub-districts as follows:

Deleted: seventeen

Deleted: 17

<u>Full Name</u>	<u>Short Name</u>
Agricultural-Residential	AR-I
Multi-family Residential	R-III
Commercial-I	C-I
Commercial-II	C-II
Commercial-III	C-III
Commercial – IV	C-IV
<del>Mixed Use Commercial</del>	<del>MUC</del>
Industrial-I	IND-I
Industrial-II	IND-II
Gateway Business	GB
Planned Unit Development	PUD
Airport District	AD
Conservation Overlay	CO
Performance Overlay District	POD
Flood Plain Development	FP
Airport Approach Height Overlay	AH
Airport Approach Noise Overlay	AN
Historic District	H

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## 2.2 USE TABLE

### 2.2.1 Accessory Uses

With the exception of residential district, all uses permitted for each district shall be permitted as accessory uses within that district provided the combination of uses shall meet all other provisions of this Zoning Ordinance.

### 2.2.2 GB District Services Table (Follows Use Table below)

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Londonderry Zoning Ordinance Use Table

Overlay Districts

	AR-1	R-III	C-I	C-II	C-III	C-IV	MUC	IND-I	IND-II	GB	PUD	AD	POD - 102 <sup>1</sup>	POD - 28 <sup>1</sup>	CO	AH	AZ	FP
<b>RESIDENTIAL AND AGRICULTURAL</b>																		
Agriculture	P	P									P <sup>5</sup>							
Assisted Living Facilities		P	P	P	P		P				P <sup>5</sup>		P	P				
Back Lot Development	C										P <sup>5</sup>		See specific district regs.					
Dwelling, multi-family	C <sup>3</sup>	P, C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>					P <sup>5</sup>							
Dwelling, single family	P, C <sup>3</sup>	P, C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	S, C <sup>3</sup>	C <sup>3</sup>					P <sup>5</sup>							
Dwelling, two-family	P, C <sup>3</sup>	P, C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	S, C <sup>3</sup>	C <sup>3</sup>					P <sup>5</sup>							
Elderly Housing	P	P	P	P	P	P					P <sup>5</sup>		P	P				
Manufactured housing	P, C <sup>3</sup>	P, C <sup>3</sup>																
Mixed use residential						P	P				P <sup>5</sup>							
Mobile homes	P																	
Nursing Home and accessory uses		P	P	P	P						P <sup>5</sup>		P	P				
Preexisting manufactured housing parks	P																	
Presite Built Housing	P																	
	P																	
<b>CIVIC USES</b>																		
Community center			P	P		C					P <sup>4</sup>							
Cemetery	P																	
Public Facilities	P		P	P		C		P	P	P	P <sup>4</sup>	P						
Public Utilities	P	P	P	P				S	S	S	P <sup>5</sup>	S						
Recreational Facilities, Public	P			P							P <sup>4</sup>		P	P				
Religious Facilities	P		P	P	P	P					P <sup>5</sup>		P	P				
Cultural Uses and Performing Arts							C			P	P <sup>4</sup>							
<b>BUSINESS USES</b>																		
Aeronautical Facilities												P						
Assembly, testing, repair and packing operations up to 250,000 sq. ft.								P	P	P	P <sup>4</sup>							
Assembly, testing, repair and packing operations 250,001 sq. ft. or larger								P	P	C	P <sup>4</sup>							
Bed and Breakfast Homestay	P										P <sup>5</sup>							

P = Permitted Use

C = Requires Conditional Use Permit

S = Requires Special Exception

Londonderry Zoning Ordinance Use Table

	AR-1	R-III	C-I	C-II	C-III	C-IV	MUC	IND-I	IND-II	GB	PUD	AD	POD - 102 <sup>1</sup>	POD - 28 <sup>1</sup>	CO	AH	AZ	FP
Business center development			P	P			P			P	P <sup>4</sup>		P	P				
Conference/Convention Center							C			P	P <sup>4</sup>							
Day Care Center, Adult						C	C				P <sup>4</sup>							
Drive-thru window as an accessory use			P	P														
Drive-in establishments			P	P														
Drive-in theatres				P														
GB District Services										(See GB District Services Use Table, Section 2.2.2)								
Financial institution			P	P			P			P	P <sup>4</sup>							
Funeral homes			P	P	P													
Education and Training Facilities							C			P	P <sup>4</sup>							
Excavation, including Temporary and Permanent Manufacturing Plants as an accessory use.	P		P	P	P			P	P			P						
Group Child Care Center					P	C		S	S		P <sup>4</sup>		C	C				
Home Occupation	S										S							
Hotels				P						P	P <sup>4</sup>							
Manufacturing, Heavy									P	P		P						
Manufacturing, Light up to 250,000 sq. ft.				P				P	P	P	P <sup>4</sup>	P						
Manufacturing, Light 250,001 sq ft or larger				P				P	P	C	P <sup>4</sup>	P						
Membership club			P	P							P <sup>4</sup>							
Motels				P														
Motor Vehicle Maintenance, Major Repair and Painting									P			P						
Motor vehicle rental												P						
Motor Vehicle Station, Limited Service				P		C <sup>2</sup>					P <sup>4</sup>	P						
Recreation, commercial			P	P			P				P <sup>4</sup>		P	P				
Retail sales establishment up to 75,000 sq. ft			P	P		P	P				P <sup>4</sup>		P	P				
Retail sales establishment 75,001 sq. ft. or larger			P	P		P	C				P <sup>4</sup>		P	P				
Outdoor Storage of goods or materials (not to exceed 5-10% of the gross floor area) as an Accessory Use										C								
Professional office			P	P	P	P	P	P	P	P	P <sup>4</sup>	P	P	P				

P = Permitted Use

C = Requires Conditional Use Permit

S = Requires Special Exception

Londonderry Zoning Ordinance Use Table

	AR-1	R-III	C-I	C-II	C-III	C-IV	MUC	IND-I	IND-II	GB	PUD	AD	POD - 102 <sup>1</sup>	POD - 28 <sup>1</sup>	CO	AH	AZ	FP
Rental Car Terminal up to 50,000 sq. ft										P	P <sup>4</sup>							
Rental Car Terminal 50,001 sq. ft. or larger										C	P <sup>4</sup>							
Repair services			P	P		P		P	P		P <sup>4</sup>	P	P	P				
Research or Development Laboratories				P			P	P	P	P	P <sup>4</sup>	P						
Restaurant			P	P		C	P				P <sup>4</sup>	P	P	P				
Restaurant, fast food			P	P			P				P <sup>4</sup>							
Sales of Heavy Equipment or Heavy Trucks as an accessory use								C	C	C								
School, Private					P						P <sup>4</sup>		P	P				
Service establishment			P	P			P	P	P		P <sup>4</sup>	P	P	P				
Sexually oriented businesses			P	P														
Storage, self serve				P				P	P				C	C				
Terminal, Airplane												P						
Terminal, Trucking up to 100,000 sq. ft.									P	P	P <sup>4</sup>	P						
Terminal, Trucking 100,001 sq. ft. or larger									P	C	P <sup>4</sup>	P						
Vehicle Sales Establishment				P														
Warehouses and Storage up to 250,000 sq. ft.				P				P	P	P	P <sup>4</sup>	P	C	C				
Warehouses and Storage 250,001 sq. ft. or larger				P				P	P	C	P <sup>4</sup>	P	C	C				
Wholesale Businesses up to 250,000 sq. ft.				P				P	P	P	P <sup>4</sup>	P						
Wholesale Businesses 250,001 sq. ft. or larger				P				P	P	C	P <sup>4</sup>	P						

1 - Any use permitted in the underlying zoning district, which is not a permitted use in the Performance Overlay District is considered a Conditional Use

2 - See section 2.4.1.2.4 for additional dimensional requirements related to fuel dispensers

3 - See Section 2.3.3 for specific requirements (workforce housing)

4 - As part of an approved PUD Master Plan, See Section 2.8

5 - As part of an approved PUD Master Plan (where the underlying zoning is not GB), See Section 2.8

P = Permitted Use

C = Requires Conditional Use Permit

S = Requires Special Exception

Londonderry Zoning Ordinance Use Table

<b>GB District Services Use Table</b>	<b>GB</b>
Accessory Uses up to 5,000 sq. ft. - Including but not limited to, retailing, cafeteria, personal services, restaurant or auditorium accessory with and incidental to a principal use	P
Accessory Uses from 5,001 – 20,000 sq. ft.-Including but not limited to, retailing, cafeteria, personal services, restaurant or auditorium accessory with and incidental to a principal use	C
Automotive Repair up to 5,000 sq. ft.	P
Automotive Repair from 5,001 to 10,000 sq. ft.	C
Computer Services up to 5,000 sq. ft.	P
Computer Services from 5,001 to 10,000 sq. ft.	C
Service/Commercial Businesses up to 5,000 sq. ft. (Including restaurants and gas stations)	P
Service/Commercial Businesses from 5,001 to 20,000 sq. ft. (Including restaurants and gas stations)	C
Daycare up to 5,000 sq. ft.	P
Daycare from 5,001 to 10,000 sq. ft.	C
Health Clubs up to 5,000 sq. ft.	P
Health Clubs from 5,001 to 20,000 sq. ft.	C
Personal Service Businesses up to 5,000 sq. ft.	P
Personal Service Businesses from 5,001 to 20,000 sq. ft.	C

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P = Permitted Use

C = Requires Conditional Use Permit

S = Requires Special Exception

## 2.4 COMMERCIAL DISTRICTS

### 2.4.1 Commercial District

#### 2.4.1.1 Objectives and Characteristics

The ~~five~~ commercial sub-districts (C-I, C-II, C-III, C-IV, ~~and MUC~~) are designed to provide areas for commercial development to include, but not limited to, retail businesses, financial institutions, service oriented businesses, office buildings, recreational facilities, and repair shops.

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#### 2.4.1.2 Sub-district Uses

##### 2.4.1.2.1 Commercial I (C-I)

This sub-district is primarily intended to provide for Town-servicing business activities where the establishment of planned business center development shall be encouraged.

2.4.1.2.1.1 Permitted uses: see use Table Section 2.2 of this Zoning Ordinance.

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2.4.1.2.1.2 Prohibited uses: facilities for the maintenance or repair of machinery, large appliances, and equipment having internal combustion engines are prohibited in this district.

##### 2.4.1.2.2 Commercial II (C-II)

2.4.1.2.3 This sub-district is primarily intended to encourage the development of business areas designed to serve the motoring public.

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2.4.1.2.3.1 Permitted uses: see use Table Section 2.2 of this Zoning Ordinance

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2.4.1.2.4 Commercial III (C-III) - this sub-district is primarily intended for business-professional offices and residential use.

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2.4.1.2.4.1 Permitted uses: see use Table Section 2.2 of this Zoning Ordinance.

2.4.1.2.5 Commercial IV (C-IV) - this sub-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 sub-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.

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2.4.1.2.5.1 Permitted uses: see use Table Section 2.2 of this Zoning Ordinance.

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2.4.1.2.6 Mixed Use Commercial (MUC) - this sub-district is primarily intended for mixed use commercial development appropriate to areas adjacent to exits from Interstate 93.

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2.4.1.2.6.1 Permitted uses: see use Table Section 2.2 of this Zoning Ordinance.

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**2.4.2 General Standards for all Commercial Sub-districts**

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2.4.2.1 Minimum lot size - minimum lot size and dimensions in all commercial districts are subject to Planning Board and the State of New Hampshire approval based on sewage disposal requirements, soil type, topography, vehicular access, intended use and compatibility with adjacent areas, but shall be not less than one acre with at least one-hundred and fifty (150) feet of frontage on a Class V or better road.

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2.4.2.2 Outside storage - any outside storage in the commercial district is subject to Planning Board approval. If allowed, all storage areas will be visually screened from the access street, arterials and adjacent property. No storage shall be allowed between a frontage street and the building line.

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2.4.2.3 Building height - except for structures not intended for human occupancy (chimneys, water towers, etc.) Height of buildings shall not exceed 50 feet (Does not apply to C-IV District, see Section 2.4.4.1).

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2.4.2.4 Building coverage of the site will not exceed twenty-five (25) percent of the lot area.

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2.4.2.5 Building design

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2.4.2.5.1 To enhance the aesthetic quality of development in Londonderry's commercial districts, the Planning Board, during site plan review, will require a rendering of the proposed building(s). Factors that the Planning Board will consider before approving the conceptual design will include, but will not be limited to:

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2.4.2.5.1.1 Roof design

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2.4.2.5.1.2 Exterior finish

2.4.2.5.1.3 Signs and lighting

2.4.2.5.1.4 Sidewalks

2.4.2.5.1.5 Building shape

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2.4.2.6 Vehicle access - see regulations listed in Section 3.10.

2.4.2.7 Parking standards - see regulations listed in Section 3.10 and Table 1 of Section 3.10 to determine the quantity of spaces required for specific uses.

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2.4.2.8 Loading space standards

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2.4.2.8.1 No on-street loading or unloading shall be permitted.

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2.4.2.8.2 Where off-street loading is required, loading bays shall be provided and maintained in accordance with the following:

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2.4.2.8.2.1 Loading bays shall not be located on sides of buildings facing a public right-of-way except as specifically approved by the Planning Board. Where such exception is granted, the Board shall require an opaque wall, fence, natural

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terrain, vegetation or other solution to provide screening as effectively as practical.

2.4.2.8.3 Specific size of loading space shall be determined by building usage or function. ← --- Formatted: Bullets and Numbering

2.4.2.8.4 Loading areas shall be designed to permit on-site backing or maneuvering as well as forward driving to the lot exit. ← --- Formatted: Bullets and Numbering

2.4.2.8.5 Other than Planning Board approval to use parking aisles as maneuvering space, loading areas requirements shall not encroach on parking areas. ← --- Formatted: Bullets and Numbering

2.4.2.8.6 The area approved for loading or unloading shall not obstruct access to a property or right-of-way. All loading or unloading spaces shall have direct access to a public right-of-way at all times. ← --- Formatted: Bullets and Numbering

2.4.2.8.7 All loading areas shall be surfaced with a durable, asphalt material and graded and drained to dispose of all surface water accumulation. ← --- Formatted: Bullets and Numbering

2.4.2.9 Signs - all signs, their quantity and location shall comply with the Town of Londonderry sign ordinance current at the time a site plan is approved (Section 3.11) ← --- Formatted: H5  
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2.4.2.10 Performance standards - see Town wide Section on performance standards for industrial and commercial development (Section 3.2) ← --- Formatted: Bullets and Numbering

2.4.2.11 Portable Storage Structures: The use of portable storage structures are allowed in the Commercial Districts under the following conditions: ← --- Formatted: Bullets and Numbering

2.4.2.11.1 There must be no more than one portable storage structure per property. ← --- Formatted: Bullets and Numbering

2.4.2.11.2 The portable storage structure must be no larger than ten feet wide, twenty feet long and 10 feet high. ← --- Formatted: H5  
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2.4.2.11.3 A portable storage structure shall not remain at any property in excess of 45 consecutive days and shall not be placed on any one property in excess of 90 days in any calendar year. A building permit is required for placement of a portable storage structure on a property. ← --- Formatted: H5  
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2.4.2.11.3.1 The Permit for a portable storage structure may be extended upon approval by the Building Department when an applicant demonstrates a reasonable hardship necessitating the extension. Such extension shall be made in writing to the Building Department, and if granted, shall not result in any additional permit fees. ← --- Formatted: H5  
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2.4.2.11.4 The portable storage structure shall be set back a minimum of 30 feet from any side or rear lot lines, and 60 feet from any front property line. ← --- Formatted: H6  
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2.4.2.11.5 The portable storage structure shall be set back a minimum of five feet from the nearest wall of a building. ← --- Formatted: H5  
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2.4.2.11.6 The portable storage structure shall be required to be placed on a paved, concrete, other appropriate impervious surface, or be placed on blocks, and shall not obstruct any required parking spaces on the site.

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2.4.2.11.7 Portable storage structures associated with construction at a property where a building permit has been issued are permitted for the duration of construction activities on the property and shall be removed from the property within fourteen days of the issuance of a certificate of occupancy. Portable storage structures associated with construction are exempt from Sections 2.4.2.12.1 through 2.4.2.12.6.

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**2.4.3 General Standards for C-I, C-II, C-III, and C-IV subdistricts:**

Within the commercial district and the C-I, C-II, C-III and C-IV sub-districts, the following regulations and controls are required for the development and continued use of the area.

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**2.4.3.1** Minimum setback distances for structures from property line:

2.4.3.1.1 front 60 feet

2.4.3.1.2 side 30 feet

2.4.3.1.3 back 30 feet

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2.4.3.1.3.1 If a property abuts more than one existing and/or proposed right-of-way, the building setback will be sixty (60) feet from each right-of-way. The Planning Board, during site plan review, may allow certain signs, utility systems (including power and communication), or related facilities within the setback areas.

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**2.4.3.2** Landscaping

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2.4.3.2.1 Minimum area to be suitably planted and permanently maintained with grass, ground cover, shrubs and/or trees shall be thirty three (33) percent of the total lot area. Excepting curb/driveways, a "green" area shall enclose the entire lot perimeter as follows: minimum width of "green" areas shall be fifteen (15) feet except that where the area abuts a public right-of-way, such area shall be not less than thirty (30) feet.

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2.4.3.2.2 When a proposed building, parking lot or driveway is less than two hundred (200) feet from a residential zoning district, a buffer zone in accordance with the following is required:

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2.4.3.2.2.1 The buffer zone shall be a minimum of fifty (50) feet wide.

2.4.3.2.2.2 The buffer zone shall be planted and permanently maintained to diminish the deleterious effect of the commercial activity in accordance with specifications outlined the Site Plan Regulations.

**2.4.4 Additional Standards for C-IV Sub-district**

2.4.4.1 Building height: no structure in the C-IV sub-district shall be greater than 30 feet in height.

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2.4.4.2 Building footprint: no use in the C-IV sub-district shall have a building footprint greater than 3,500 square feet with the exception of except community centers, and religious facilities

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2.4.4.3 No drive-thru windows are permitted in the C-IV sub-district

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2.4.4.4 Outside storage: no outside storage or display of any kind is permitted within the C-IV sub-district.

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2.4.4.5 Standards for conditional use permits in the C-IV sub-district. In addition to the standards listed in Section 1.5.2.2, the following criteria must be met for the Planning Board to grant a conditional use permit in the C-IV sub-district:

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2.4.4.5.1 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.

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2.4.4.5.2 The scale of the proposed structure is consistent with and complimentary to the surrounding land uses in the neighborhood.

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**2.4.5 General Standards for MUC sub-district:**

Within the MUC sub-district, the following regulations and controls are required for the development and continued use of the area.

2.4.5.1 Minimum setback distances for structures from property line:

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2.4.5.1.1 Front setbacks shall be based on the following performance standards:

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2.4.5.1.1.1 Building footprint of 0 – 25,000 square feet: 60 feet

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2.4.5.1.1.2 Building footprint of 25,001 – 75,000 square feet: 90 feet

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2.4.5.1.1.3 Building footprint of 75,001+ square feet: 120 feet

2.4.5.1.1.3.1 For purposes of this sub-district the front setback shall be measured from the property line at NH Route 28. Where a lot has additional "front setbacks" from other local roadways, the front setback from a local roadway shall be 60 feet

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2.4.5.1.1.4 Side setbacks shall be one-half (½) the front setback, but no less than 30 feet

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2.4.5.1.1.5 Rear setbacks shall be one-third (1/3) the front setback, but not less than 30 feet.

2.4.5.2 Building Height: As an incentive for use of steep roofs or other architectural elements (clock towers, cupolas, etc.) the Planning Board may, with recommendation from the Heritage Commission, allow for a height bonus not to exceed sixty (60) feet from grade.

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2.4.5.3 Landscaping

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2.4.5.3.1 Minimum area to be suitably planted and permanently maintained with grass, ground cover, shrubs and/or trees shall be thirty three (33) percent of the total lot area. Excepting curb/driveways, a "green" area shall enclose the entire lot perimeter as follows: minimum width of "green" areas shall be fifteen (15) feet except that where the area abuts a public right-of-way, such area shall be not less than thirty (30) feet.

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2.4.5.3.2 When a proposed building, parking lot or driveway is less than two hundred (200) feet from a residential zoning district, a buffer zone in accordance with the following is required:

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2.4.5.3.2.1 The buffer zone shall be based on the following performance standards:

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2.4.5.3.2.1.1 Properties with less than 75,000 square feet of commercial structures: 50 feet

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2.4.5.3.2.1.2 Properties with greater than 75,001 square feet of commercial structures: 75 feet

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2.4.5.3.2.2 The buffer zone shall be planted and permanently maintained to minimize the visual impact of the commercial activity from residential districts in accordance with specifications outlined the Site Plan Regulations.

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2.4.5.4 Conditional Use Permits for the MUC Sub-district

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2.4.5.4.1 Uses Permitted by Conditional Use Permit: Some developments (see Use Table, Section 2.2) in the MUC sub-district will require a conditional use permit from the Planning Board, in addition to any other necessary subdivision or site plan approvals. The conditional use permit is meant to provide flexibility, minimize adverse impacts, and allow the Board to participate jointly with the applicant in preparing development proposal that is consistent with this ordinance, local regulations, and the most recently adopted Town Master Plan.

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2.4.5.4.2 Dimensional Relief by Conditional Use Permit: The Planning Board may through the granting of a Conditional Use Permit adjust standards of any dimensional requirement of the district (including but not limited to: setback, density, green space, frontage, or parking) for projects that are determined to be consistent with the general vision statements and recommendations from the Londonderry Northwest Small Area Master Plan or the most recently adopted Town Master Plan.

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2.4.5.4.3 The conditional use permit shall clearly set forth all conditions of approval and shall clearly list all plans, drawings and other submittals that are part of the approval. Everything shown or otherwise indicated on a plan or submittal that is listed on the conditional use permit shall be considered to be a condition of approval.

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Construction shall not deviate from the stated conditions without approval of the modification by the Planning Board.

2.4.5.4.4 Application Procedure - Applications for conditional use permits (CUP) within this sub-district shall be made in accordance with the following procedures:

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2.4.5.4.4.1 It is recommended that all projects requiring a CUP conduct a preliminary meeting with staff prior to review by the Design Review Committee and the Town's Review Consultant. The purpose of the preliminary meetings shall be to provide guidance on the design of the proposed plan.

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2.4.5.4.4.2 The applicant will then develop the proposed plan to a point at which the plan is eligible for design review.

2.4.5.4.4.3 The application will then begin Pre-Application Design review, followed by the Conditional Use Permit Review outlined in this section, and in accordance with the other applicable procedures adopted by the Planning Board.

2.4.5.4.4.4 Unless otherwise addressed in this ordinance, all applications shall meet those requirements set forth in the relevant sections of the Subdivision & Site Plan Regulations of the Town of Londonderry.

2.4.5.4.5 Approval of Applications Requiring a Conditional Use Permit - Prior to issuance of a building permit, the applicant shall acquire a conditional use permit as well as any other necessary Planning Board approval. A conditional use permit shall be issued only if the development complies with all of the requirements of Section 2.4.5.4.5.1. The Planning Board may also condition its approval on additional, reasonable conditions necessary to accomplish the objectives of this section or any other federal/state regulation or law.

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2.4.5.4.5.1 The following criteria must be satisfied in order for the Planning Board to grant a conditional use permit in the MUC sub-district. The applicant shall demonstrate that:

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2.4.5.4.5.1.1 The proposed use is consistent with the general vision statements and recommendations from the Londonderry Northwest Small Area Master Plan or the most recently adopted Town Master Plan;

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2.4.5.4.5.1.2 Granting of the application is in the public interest;

2.4.5.4.5.1.3 The property in question is reasonably suited for the use requested.

2.4.5.4.5.1.4 The design of the site represents to the extent practicable a minimization of impacts to natural resources, and maximizes the provision of green space and accommodation of non-vehicular and pedestrian traffic.

2.4.5.4.5.2 In addition to the criteria listed in Section 2.4.5.4.5.1, projects which seek a dimensional conditional use permit shall meet the following additional criteria:

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2.4.5.4.5.2.1 The applicant has demonstrated that the alternative design for which the Conditional Use Permit is sought

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is not feasible without relief from the strict terms of this ordinance, while not diminishing surrounding property values or the ability of nearby parcels to develop in accordance with their zoning district; and

2.4.5.4.5.2.2 The application demonstrates that the alternative design for which the Conditional Use Permit is sought does not impact the general health, safety, and general welfare of the Town, and is otherwise in compliance will all requirements of the Zoning Ordinance, Site Plan Regulations, and Subdivision Regulations, as applicable to the proposed project.

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DRAFT #1  
For Planning Board  
Workshop - April 14, 2010

## 2.6.2 PERFORMANCE OVERLAY DISTRICT - ROUTE 28 CORRIDOR

### 2.6.2.1 Authority

The Section is enacted in pursuant to RSA 674:21, innovative land use controls, which provides the statutory authority for the Town of Londonderry to provide intensity and use incentives, impact zoning, performance standards, and the ability for the Planning Board to grant conditional use permits. The Planning Board shall be solely responsible for the interpretation and administration of this ordinance, including the granting of all conditional use permits relative thereto. Any decision made by the Planning Board under this performance overlay district ordinance may be appealed directly to superior court in the same manner provided by RSA 677:15.

### 2.6.2.2 Purpose and intent - Route 28 Corridor

2.6.2.2.1 Because the Town of Londonderry has experienced an increase in development along the Town's main traffic corridors and anticipates such growth will likely continue, (including the widening of Interstate 93, and industrial development south of the Manchester Airport), because said development will generate growth related impacts (increased traffic congestion, infrastructure requirements, demand for public services, reduced aesthetics, etc.) Utilizing the corridors, because traditional zoning techniques may not produce the type of development envisioned by the community through recent surveys and public outreach:

2.6.2.2.1.1 Guide the form of business development to occur in keeping with community objectives for compatible, appropriate development;

2.6.2.2.1.2 Tune regulatory systems to encourage businesses to more efficiently use the circulation system;

2.6.2.2.1.3 Regulating development to ensure that it can be supported by planned infrastructure, taking into consideration that required infrastructure must be appropriate to the context and must be supportive of environmental and community character concerns; and

2.6.2.2.1.4 Include consideration of impact upon natural and cultural resources in review of development proposals

The Town hereby adopts this overlay district to guide the development of land through the use of performance standards, incentives for quality development, and impact assessments to ensure the desired development pattern along the major traffic corridors of Londonderry.

2.6.2.2.2 The purpose of the Route 28 Performance Overlay District is:

2.6.2.2.2.1 To minimize adverse traffic impacts on the corridors and surrounding local roadways;

2.6.2.2.2.2 To promote and attract high quality, diverse, and sustainable economic development within the district by utilizing performance standards and flexibility and providing for development that preserves appropriate open

space and builds upon the landscaping design, and visual character standards of the Town's Site Plan Regulations;

2.6.2.2.2.3 To minimize negative impacts to the environment such as water quality, air quality, prevention of noise pollution, light pollution, and to other important natural and cultural resources.

2.6.2.2.2.4 To protect the remaining aquifers within the Town of Londonderry.

2.6.2.2.2.5 To provide an appropriate mix of uses for the areas abutting the natural complex formed by areas such as the Musquash Conservation Area, Kendall Pond area, Scobie Pond area, the Litchfield State Forest, etc.

2.6.2.3 District Defined – Route 28 Corridor

2.6.2.3.1 The performance overlay district shall be described as including the lots identified on the "Performance Overlay Zone" Map and specifically as follows:

On Tax Map 15: 21, 21-1, 22, 22-1, 23, 23-1, 23-2, 25, 25-1, 26, 27, 28, 60-2, 60-2, 61, 61-2, 61-4, 61-5, 61-7, 61-8, 63, 65-2, 66, 66-1, 67, 68, 69, 70-1, 70, 71, 124, 125, 126, 127, 128, 133, 134, 136, 137, 146, 147, 148, 149, 150, 153, 154, 155, 156, 157

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2.6.2.3.2 The term "overlay district" means a zoning district superimposed on one or more established zoning districts to impose supplemental requirements, restrictions, and performance standards on uses in the district.

DRAFT #1  
For Planning Board  
Workshop - April 14, 2010

# Proposed Parcels for inclusion in Mixed Use Commercial sub-district

