



- B. **Industrial II (IND-II):** this district is primarily a district which allows a more intensive industrial use than IND-I
1. *Permitted uses:* see use Table **Section 4.1.2** of this Zoning Ordinance.

4.4.1.3 General Standards

Within the industrial district and all subdistricts, the following regulations and controls are required for the development and continued use of the area.

- A. **Setbacks** - no building shall be located on a lot nearer to the front, side or rear lot line than the minimum setback set forth below.
1. Minimum setback distances for structures from property line:
 - a. front 30 feet
 - b. side 20 feet
 - c. back 20 feet
 - d. If a property abuts more than one existing and/or proposed right-of-way, the building setback will be 30 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.
- B. **Minimum lot size** - minimum lot size in all industrial districts are subject to Planning Board approval based on sewage disposal requirements, soil types, topography, vehicular access, intended use and compatibility with adjacent areas but shall be not less than one acre (43,560 sq. Ft.) With at least one hundred fifty (150) feet of frontage on a class v or better road.
- C. **Building height** - except for structures not intended for human occupancy (chimney, water tower, etc.) Height of buildings shall not exceed 50 feet.
- D. **Storage areas**
1. All outdoor storage shall be visually screened from access streets, arterials and adjacent property. Outdoor storage shall be meant to include parking of all company-owned and operated motor vehicles, with the exception of passenger vehicles. No storage shall be permitted between a frontage street and the building line.
 2. Bulk storage of gasoline, chemicals, petroleum products, and flammable materials shall not be permitted except as accessory to a principal use, accessory to a service station, laboratory, production operation, airport service or the servicing of company-owned or leased vehicles.
 3. The Planning Board may allow certain signs, electrical power, communication systems or related facilities within the required setback areas which do not abut public rights-of-way.
 4. A public right-of-way as used in this Section applies to vehicular travelways and includes private rights-of-way intended for public access to two or more enterprises, buildings or lots, unless otherwise specifically approved by the Planning Board.
- E. **Vehicle access** - see regulations listed in Section 3.08 of the Site Plan Regulations
- F. **Parking standards** - see regulations listed in Section 3.09 of the Site Plan Regulations and Table B to determine the quantity of spaces required for specific uses.
- G. **Loading space standards**



1. Loading bays shall be provided and maintained in accordance with Section 3.09 of the Site Plan Regulations.

H. Landscaping

1. Excepting curb cuts/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 twenty (20) feet.
2. When a proposed building, parking lot or driveway is less than one hundred (100) feet from a residential zoning district, a buffer zone in accordance with the following is required:
 - a. The buffer zone shall be a minimum of fifty (50) feet wide.
 - b. The buffer zone shall be planted and permanently maintained to diminish the deleterious effect of the industrial activity. (see site plan regulation for physical characteristics of buffer zone.)

- I. **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 7**).

- J. **Lighting**: please see **Section 5.13** of the Town of Londonderry Site Plan Regulations for requirements and standards for lighting within the industrial district.

- K. **Performance standards** - see **Section 5.16**

4.4.2 Airport District

4.4.2.1 Objectives and characteristics

A portion of the Manchester Airport (“Airport”) is located in the Town of Londonderry. Development of the airport benefits the Town and region and a harmonious relationship among the Town, the airport and the city of Manchester is beneficial to the Town and the airport. Much of the development at the airport is designed in accordance with federal aviation standards. The purpose of the airport district is to provide standards for certain uses and structures associated with the airport for which generally applicable commercial and industrial standards are not suitable.

4.4.2.2 Permitted uses:

See use Table **Section 4.1.2** of this Zoning Ordinance

4.4.2.3 General standards

Within the airport district, the following dimensional, density and design standards shall apply:

- A. **Setbacks** - no building shall be located on a lot nearer to the front, side or rear lot line than the minimum setbacks set forth below:
 1. *Minimum setback distances for structures from property line*
 - a. front zero (0) feet*
 - b. side zero (0) feet
 - c. rear zero (0) feet
 - d. * thirty (30) feet shall be required if the lot abuts a public street

- B. **Minimum lot size** - no requirements

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.

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:
 - a. The buffer zone shall be based on the following performance standards:
 - i. Properties with less than 75,000 square feet of commercial structures: 50 feet
 - ii. Properties with greater than 75,001 square feet of commercial structures: 75 feet
 - b. 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.

D. Conditional Use Permits for the MUC Sub-district

1. Uses Permitted by Conditional Use Permit: Some developments (see Use Table, **Section 4.1.2**) 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.
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, or frontage) 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.
3. Conditional Use Permits within the MUC sub-district shall comply with the General Criteria of Section 6.2 and the Specific Criteria of Section 6.3.6.

4.4 Industrial Districts

4.4.1 Industrial District

4.4.1.1 Objectives and Characteristics

The two industrial subdistricts (IND-I and IND-II) are designed to provide areas for industrial development to include, but not limited to, manufacturing, transportation services, warehouse facilities, and wholesale businesses. The industrial district will consist of land areas zoned for industrial use as recorded in the office of the Town clerk.

4.4.1.2 Subdistrict Uses

- A. **Industrial I (IND-I):** this district is primarily intended to provide for industrial uses suitable for location in areas of close proximity to non-industrial development.
 1. *Permitted uses:* see use Table **Section 4.1.2** of this Zoning Ordinance.



3.2 Zoning Districts

For the purpose of this Ordinance, the Town of Londonderry is divided into eleven (11) base zoning districts and 7 overlay districts per Table 3-1.

Table 3-1 Zoning Districts	
Base Districts	
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
Mixed Use Commercial	MUC
Industrial-I	IND-I
Industrial-II	IND-II
Gateway Business	GB
Planned Unit Development	PUD
Overlay Districts	
Conservation Overlay	CO
Performance Overlay District (Route 102 & Route 28)	POD
Flood Plain Development	FP
Airport Overlay District	AD
Airport Approach Height Overlay	AH
Airport Approach Noise Overlay	AN
Historic District	H

4 USE AND DIMENSIONAL REGULATIONS

4.1 District Uses

Subject to other applicable sections and all other local, state and federal laws, rules and regulations, no building, structure or land may be used or occupied except for the purposes permitted in the base district in which the use is located as set forth in the Table of Uses.

4.1.1 Designation of Permitted Uses

Permitted uses in the base districts are designated in the Table 4-1, Table of Uses by the following:

- Uses Permitted by Right - A use denoted by the letter "P" is permitted by right in the district
- Uses Permitted by Special Exception - A use denoted by the letter "S" is a use that may be authorized by Special Exception in that district. The Zoning Board of Adjustment may grant a Special Exception in accordance with the procedures and conditions set forth in Section 8.1.5, Special Exceptions.
- Uses Permitted by Conditional Use Permit - A use denoted by the letter "C" is a use that may be authorized by a Conditional Use Permit in that district. The Planning Board may grant a Conditional Use Permit in accordance with the procedures and conditions set forth in Section 6, Conditional Use Permits.

4.1.2 Use Table

Table 4-1 Londonderry Zoning Ordinance Use Table P = Permitted Use C = Requires Conditional Use Permit S = Requires Special Exception														
	AR-1	R-III	C-I	C-II	C-III	C-IV	MUC	IND-I	IND-II	GB	PUD	AD	POD - 102 ¹	POD - 28 ¹
RESIDENTIAL AND AGRICULTURAL														
Agriculture	P	P									P ^S			
Assisted Living Facilities	C	P	P	P	P		P				P ^S		P	P
Back Lot Development	C										P ^S			See specific district regs.
Dwelling, multi-family		P	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹				P ^S		C ⁹	C ⁹
Dwelling, multi-family workforce	C ^{3,6,7}	C ³	C ³	C ³	C ³	C ³	C ³				P ^S		C ³	C ³
Small workforce housing development	C ³													
Dwelling, single family	P	P			S						P ^S			
Dwelling, single family, workforce	C ³	C ³	C ³	C ³	C ³	C ³					P ^S			
Dwelling, two-family	P	P			S						P ^S			
Dwelling, two-family, workforce	C ³	C ³	C ³	C ³	C ³	C ³					P ^S			



Table 4-1
Londonderry Zoning Ordinance Use Table
P = Permitted Use C = Requires Conditional Use Permit S = Requires Special Exception

	AR-1	R-III	C-I	C-II	C-III	C-IV	MUC	IND-I	IND-II	GB	PUD	AD	POD - 102 ¹	POD - 28 ¹
Live-Work Units			C	C	C	C	C	C	C	C	P ⁵			
Manufactured housing	P	P												
Manufactured housing, workforce	C ³	C ³												
Mixed use residential						P, C ³	P, C ³				P ⁵		C ³	C ³
Mobile homes	P													
Nursing Home and accessory uses		P	P	P	P		P				P ⁵		P	P
Preexisting manufactured housing parks	P													
Presite Built Housing	P													
CIVIC USES														
Community center			P	P		C					P ⁴			
Cemetery	P													
Public Facilities	P		P	P		C		P	P	P	P ⁴	P		
Public Utilities	P	P	P	P				S	S	S	P ⁵	S		
Recreational Facilities, Public	P			P							P ⁴		P	P
Religious Facilities	P		P	P	P	P					P ⁵		P	P
Cultural Uses and Performing Arts							C			P	P ⁴			
BUSINESS USES														
Aeronautical Facilities												P		
Assembly, testing, repair and packing operations up to 250,000 sq. ft.								P	P	P	P ⁴			
Assembly, testing, repair and packing operations 250,001 sq. ft. or larger								P	P	C	P ⁴			
Bed and Breakfast Homestay	P										P ⁵			
Business center development			P	P			P			P	P ⁴		P	P
Conference/Convention Center							C			P	P ⁴			
Day Care Center, Adult						C	C				P ⁴			
Drive-thru window as an accessory use			P	P			C							
Drive-in establishments			P	P										
Drive-in theatres				P										

Table 4-1
Londonderry Zoning Ordinance Use Table
P = Permitted Use C = Requires Conditional Use Permit S = Requires Special Exception

	AR-1	R-III	C-I	C-II	C-III	C-IV	MUC	IND-I	IND-II	GB	PUD	AD	POD - 102	POD - 28
GB District Services										(See GB District Services Use Table, Section 4.1.2)				
Financial institution			P	P			P			P	P*			
Funeral homes			P	P	P									
Education and Training Facilities							C			P	P*			
Excavation, including Temporary and Permanent Manufacturing Plants as an accessory use.	See Section 5.8													
Group Child Care Center					P	C		S	S		P*		C	C
Home Occupation	See Section 5.12										S			
Hotels				P			C			P	P*			
Manufacturing, Heavy									P	P		P		
Manufacturing, Light up to 250,000 sq. ft.				P				P	P	P	P*	P		
Manufacturing, Light 250,001 sq ft or larger				P				P	P	C	P*	P		
Membership club			P	P							P*			
Motels				P										
Motor Vehicle Maintenance, Major Repair and Painting									P			P		
Motor vehicle rental												P		
Motor Vehicle Station, Limited Service				P		C					P*	P		
Recreation, commercial			P	P			P				P*		P	P
Retail sales establishment up to 75,000 sq. ft			P	P		P	P				P*		P	P
Retail sales establishment 75,001 sq. ft. or larger			P	P			C				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*	P	P	P
Rental Car Terminal up to 50,000 sq. ft										P	P*			
Rental Car Terminal 50,001 sq. ft. or larger										C	P*			
Repair services			P	P		P		P	P		P*	P	P	P
Research or Development Laboratories				P			P	P	P	P	P*	P		
Restaurant			P	P		C	P				P*	P	P	P

**Table 4-1
Londonderry Zoning Ordinance Use Table**
P = Permitted Use C = Requires Conditional Use Permit S = Requires Special Exception

	AR-1	R-III	C-I	C-II	C-III	C-IV	MUC	IND-I	IND-II	GB	PUD	AD	POD - 102	POD - 28
Restaurant, fast food			P	P			C				P ⁴			
Sales of Heavy Equipment or Heavy Trucks as an accessory use								C	C	C				
School, Private					P						P ⁴		P	P
Service establishment			P	P			P	P	P		P ⁴	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 ⁴	P		
Terminal, Trucking 100,001 sq. ft. or larger									P	C	P ⁴	P		
Vehicle Sales Establishment				P										
Warehouses and Storage up to 250,000 sq. ft.				P				P	P	P	P ⁴	P	C	C
Warehouses and Storage 250,001 sq. ft. or larger				P				P	P	C	P ⁴	P	C	C
Wholesale Businesses up to 250,000 sq. ft.				P				P	P	P	P ⁴	P		
Wholesale Businesses 250,001 sq. ft. or larger				P				P	P	C	P ⁴	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 4.3.1(B)(4) for additional dimensional requirements related to fuel dispensers
3 - See Section 5.7 for specific requirements (workforce housing)
4 - As part of an approved PUD Master Plan, See Section 5.2
5 - As part of an approved PUD Master Plan (where the underlying zoning is not GB), See Section 5.2
6 -Applies only to proposed multi-family workforce housing developments in the AR-1 district which meet the following conditions:
a. Prior to May 13, 2014, one or more variances were granted to the proposed development from provisions of this ordinance that were in effect at that time;
b. As of May 13, 2014, no additional variances were necessary for the proposed development to constitute a proposal sufficiently complete as to qualify for consideration by the Planning Board for approval
c. A Conditional Use Permit for the proposed development is approved by the Planning Board not later than 4/19/2017 (said date being eighteen months after the adoption of these amendments).
7- In the AR-1 district, Multi-family workforce housing may be permitted subject to a Conditional Use Permit on lots adjacent to commercial and industrial districts, provided that the proposed development meets the Conditional Use criteria for workforce housing.
8 - deleted
9 - See Section 6.3.5 for building size criteria

4.1.3 GB District Services Table

Table 4-2 GB District Services Use Table	
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

4.1.4 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.

4.1.5 Classification of Uses Not Specified

- A. In the event that a proposed use is not specified in the Table Uses upon written application by the land owner, the Zoning Administrator shall determine the administrative classification of the proposed use and whether the use is a use permitted by right; a use that requires a Special Exception, Conditional Use Permit, or other approval; or a use that is not permitted under this Ordinance.
- B. The Zoning Administrator shall consider the similarity of the characteristics, function, or the intensity of the proposed use to other uses included in the Table of Uses. The Zoning Administrator may also consider the similarity of a proposed non-residential use to the hierarchy of non-residential uses as developed by the U.S Department of Labor, North American Industrial Classification System (NAICS).
- C. The Zoning Administrator's determination of an administrative classification may be appealed to the Zoning Board of Adjustment as set forth in Section 8 of this Ordinance.

4.1.6 Supplemental Standards

Certain uses set forth in the Table of Uses are subject to additional conditions and standards contained in Section 5, Supplementary Regulations and Standards. The standards shall apply to all such uses in all districts in which the use is located, regardless of whether the use is permitted by right, Special Exception or Conditional Use Permit.