

~~F. Building height. Building height shall be subject to the review and approval of the Planning Board.~~

~~G. Water and sewer services.~~

- ~~1 Town water service shall be used, if available.~~
- ~~2 Town sewer service shall be used if said town sewer is located within 100 feet of a property line of a parcel under consideration, as required by Chapter 122, Sewers.~~
- ~~3 All connections to the town water and sewer systems shall be made in strict conformity with Chapter 122, Sewers, Chapter 156, Water, the Water Main Specifications, and the Sewer and Water Service Connection Specifications of the Town of Derry.~~
- ~~4 In the event that town water and sewer services are not available, state approved water and sewer systems shall be required.~~

~~H. Buffer zones. Buffer zones shall be established in accordance with the provisions of Article III, Section 165-23.~~

~~I. Off-Street parking shall be provided in accordance with the provisions of Chapter 170, Land Development Control Regulations. Section 165-43.1 Industrial District VI (IND-VI) (Effective 3/17/04)~~

Section 165-43-1 Industrial District-VI (IND-VI) (New-Effective 3/17/04)

A. District objective. This district allows for the establishment of office and light manufacturing employment opportunities in the community and takes into consideration vehicular and truck access and the availability of municipal water and sewer.

- B. Permitted uses. Only the following uses shall be permitted within this district:
- Manufacturing industries
 - Warehouse and wholesale uses
 - Professional office and appurtenant uses in buildings of greater than 10,000 square feet
 - Public utilities
 - Parking garages
 - Animal hospital, veterinary clinics
 - Printing establishments
 - Industrial supply establishments
 - Hotel/motel
 - Breweries and bottling facilities
 - Enclosed recycling of non-hazardous materials

C. Prohibited uses. Any industrial use of land, building, structure, or equipment which would be injurious, noxious or offensive by way of the creation of adverse traffic impacts or conditions, odor, fumes, smoke, dust, vibration, noise or other objectionable features, or hazardous to the community on account of fire or explosion or any other cause shall be prohibited in this district. Sexually oriented businesses are prohibited in this district.

D. Area and dimensional requirements

1. Minimum lot area: one acre (43,560 square feet) when served by town sewer. If not served by the town sewer, the minimum lot area shall be one acre in addition to meeting the lot size requirement specified in Table A, Minimum Lot Size by Soil Type, as contained in Chapter 170, Land Development Control Regulations
2. Minimum Frontage Requirement: 125 feet
3. Minimum lot width: 125 feet at the thirty foot front setback line.
4. Minimum yard depths:
 - a. Front yard, 30 feet;
 - b. Side and rear yards, 20 feet.

E. Building height. Building heights of up to 60 feet shall be permitted, notwithstanding any other provision of this chapter.

F. Buffer zones. Buffer zones shall be established in accordance with the provisions of Article III, Section 165-23.

G. Off-street parking. Off-street parking shall be provided in accordance with the provisions of Chapter 170, Land Development Control Regulations.

~~**Section 165-44 Multi-Family Residential District (MFR)**~~

~~A. Permitted uses. The uses permitted within this district shall be limited to the following:~~

- ~~Single family detached dwellings~~
- ~~Two-family dwellings~~
- ~~Multi-family dwellings~~
- ~~Accessory apartments (must also comply with the provisions of Section 165-25).~~

~~B. Area and dimensional requirements:~~

- ~~1. Single family detached and two-family dwellings:~~
 - ~~a. Minimum lot area~~
 - ~~i. When served by municipal water or municipal sewer, the minimum lot area required shall be 15,000 square feet per dwelling unit.~~
 - ~~ii. When served by both municipal water and municipal sewer, the minimum lot area required shall be 10,000 square feet per dwelling unit.~~
 - ~~iii. When served by a community water system, the minimum lot area required shall be one acre (43,560 square feet) per dwelling unit.~~