

Rezoning 2011



City Council Workshop
February 8, 2012

How We Got Here:

- 2007 Land Use Master Plan Chapter
- Overview of Land Use Amendments Process
- Goal Setting
- Public Meeting
 - Agenda items
 - Public hearings
- Citywide letter
 - Planning Board approval

Amendment Type

Amendment	Non-Use	Use
2	X	X
3		X
4	X	X
5		X
6		X
7		X
8	X	
9		X
10	X	
11	X	

Non-Use Amendments

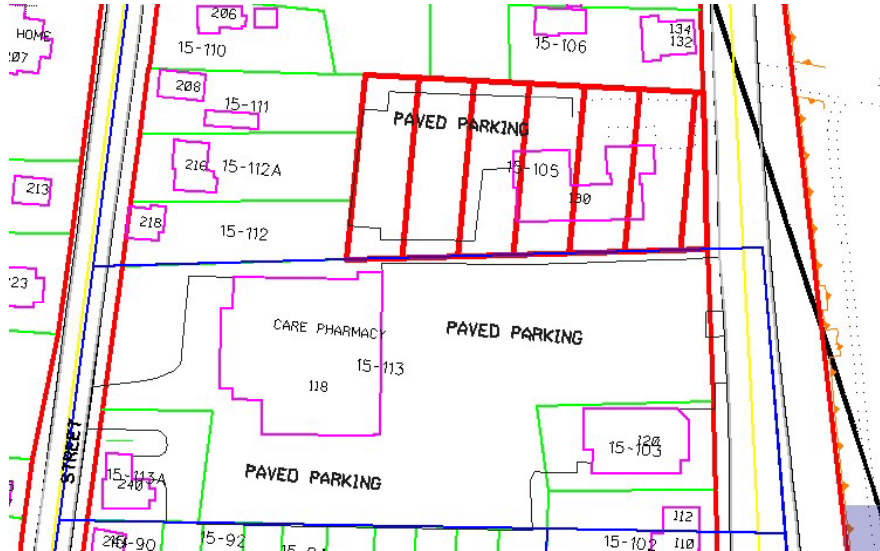
#	Intent
2	Revise the definitions of Abutter, Height, Height of a Building, and add definitions for Modification, Net Metering, Power Grid, Shadow Flicker, System Height, and Tower Height
4	Revise the front setback for the Medium Density Residential (R-12) and Low Density Residential (R-20) districts.
8	Revising the location of the sending district for residential Transfer of Development Rights, and clarifying the density for a village themed project.
10	Clarify the use calculation for the RCM overlay district.
11	Amend the “Elections Signs” section to conform to state statute.

Use Amendments

#	Intent
2	Revise the definitions of Adult Day Care, Auto Service, Congregate Care Facility, Customary Home Occupation, Gas Station, Temporary Portable Sign, and add definitions for Abandoned Sign, Assisted Living Facility, Assembly Hall, Continuing Care Community Facility, Home Based Agricultural Activities, Office, Meteorological Tower, Small Wind Energy System, Tower and Wind Generator.
4	Remove the uses “Church” and “Service Club”, and replace them with “Assembly Hall” in the R-40, R-20, R-12, RM-SU, RM-U, B-1 and O districts. Revise the special exception criteria for a Vehicle Refueling and Recharging Station in the B-3 district.
5	Allow “Assisted Living Facility” and “Continuing Care Community Facility” by special exception in the R-40, R-20, RM-U and O Districts.

Use Amendments

#	Intent
6	Allow “Assembly Hall” as a permitted use and adding “Without Drive-thru” to the permitted Retail/Personal Services uses in the CBD District Table.
7	Allow “Greenhouse, Retail Sale of Agricultural or Farm Products Raised on Site” in the R-20 District
9	Allow “Small Wind Energy Systems”



Amendment 4 Central Avenue:

Rezone a 1 acre area of Central Avenue from Residential Multi-family Urban (RM-U) to Neighborhood Business (B-1).

Dimensional Requirements	Urban Density Multi-Residential (RM-U)	Neighborhood Business (B-1)
Minimum Lot Size	10,000 square feet	10,000 square feet
Minimum Frontage	80 feet	100 feet
Minimum Front Building Setback	Neighborhood Average	15 feet
Minimum Rear Building Setback	15 feet	10 feet
Minimum Side Building Setback	15 feet	15 feet
Maximum Coverage of a Lot	40 percent	50 percent
Maximum Height	40 feet	40 feet
Density	1 unit per 8,000 sf with SE	N/A



Amendment 4

Hall Street:

Changes e a 1 acre area of Hall Street from Thoroughfare Business (B-3) to Office (O)

Dimensional Requirements	Thoroughfare Business (B-3)	Office (O)
Minimum Lot Size	20,000 square feet	10,000 square feet
Minimum Frontage	125 feet	100 feet
Minimum Front Building Setback	50 feet	12 feet
Minimum Rear Building Setback	25 feet	10 feet
Minimum Side Building Setback	15 feet	10 feet
Maximum Coverage of a Lot	50 percent	50 percent
Maximum Height	40 feet	65 feet
Density	1 unit per 5,000 sf with SE	1 unit per 5,000 sf

Spruce Lane:

Amendment 4



Dimensional Requirements	Rural Residential District (R-40)	Medium Density Residential (R-12)
Minimum Lot Size	40,000 square feet	12,000 square feet
Minimum Frontage	150 feet	100 feet
Minimum Front Building Setback	40 feet	30 feet
Minimum Rear Building Setback	25 feet	15 feet
Minimum Side Building Setback	30 feet	15 feet
Maximum Coverage of a Lot	10 percent	30 percent
Maximum Height	35 feet	35 feet
Density	1 unit per 40,000 sf	1 unit per 12,000 sf

Changes a 37 acre area of Spruce Lane from Rural Residential (R-40) to Medium Density Residential (R-12).

For More Information....

- **The full text is available:**
 - **On the City’s Web Site:** www.dover.nh.gov under “Current Reports”
 - **In the Planning Department and City Clerk’s Office M-Th 8 am to 6 pm.**
 - **At the Public Library**
- **Please call 516-6008 with further questions.**
 - ◉ Blog: <http://dovernhplanning.blogspot.com/>
 - ◉ Facebook: www.facebook.com/DoverNHPLanning
 - ◉ Twitter: @DoverNHPlanning