

REZONING 2020

MARCH 4, 2020

HOW DID WE GET HERE?

- January 2018: Planning Board Goals Set
- February: Rezoning Subcommittees created
- February 2018 to August 2019: Subcommittees draft reports
- August 27 2019: Subcommittee submits report
- September 2019 – February 2020: Staff drafts language.
- February 11, 25, 2020: PB Posts amendments

WHAT'S NEXT?

- Area Rezoning Neighborhood meetings
- Planning Board Public Hearing
- Public Comment Period
- Deliberations and Vote by Planning Board
- Recommendations sent to City Council
- City Council Public Hearing
- Deliberations and Vote by City Council

REZONING – SYNTAX AND RESTACKING

- “Comprehensive Development Plan” to “Master Plan”
- “Engineering Department” to “Community Services Department”
- Chapter “149” to Chapter “153”
- NH Administrative Rule “Wt 101.103” to “ENV Wt.101.113”

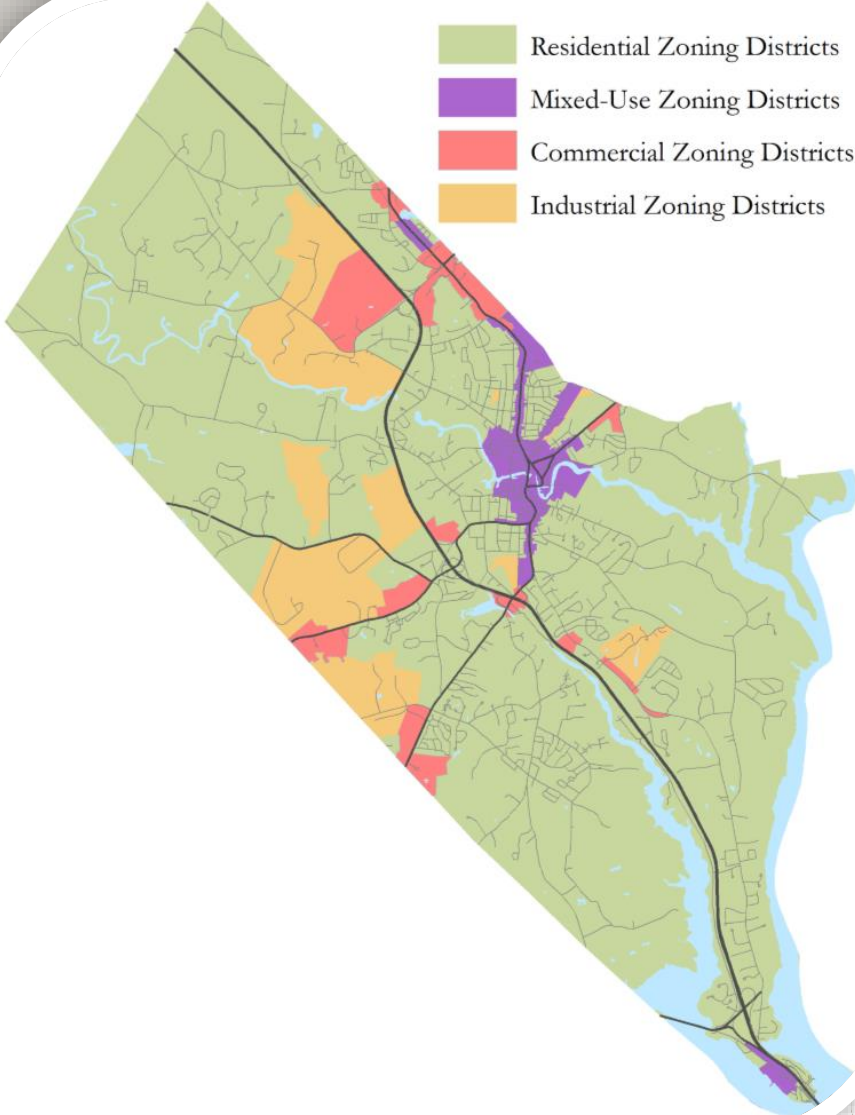
- Converting numbered bullet points to letters
- Adding lettered bullets to sections previously not indexed

- Article II changes from “Word Uses” to “Terminology”

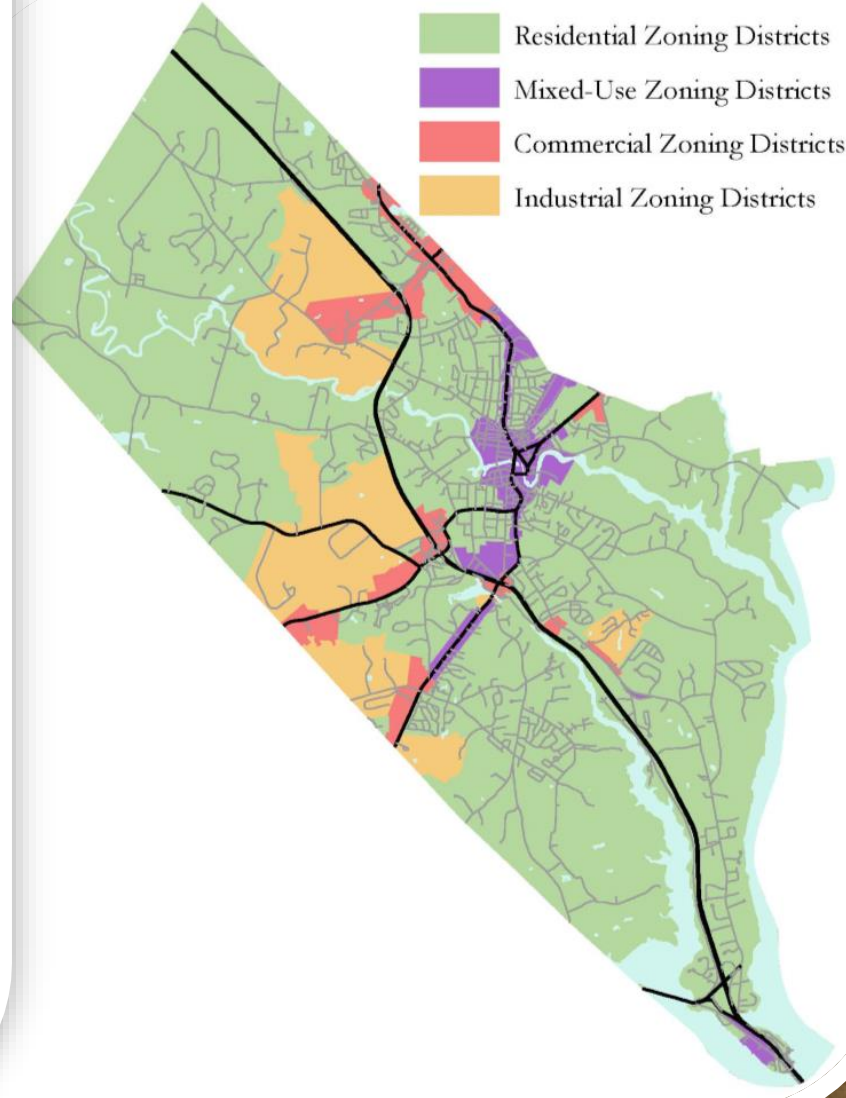
- To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made ~~by the~~ in the enforcement of this Chapter

REZONING – SUBSTANTIVE

- Residential Zoning Districts
- Mixed-Use Zoning Districts
- Commercial Zoning Districts
- Industrial Zoning Districts



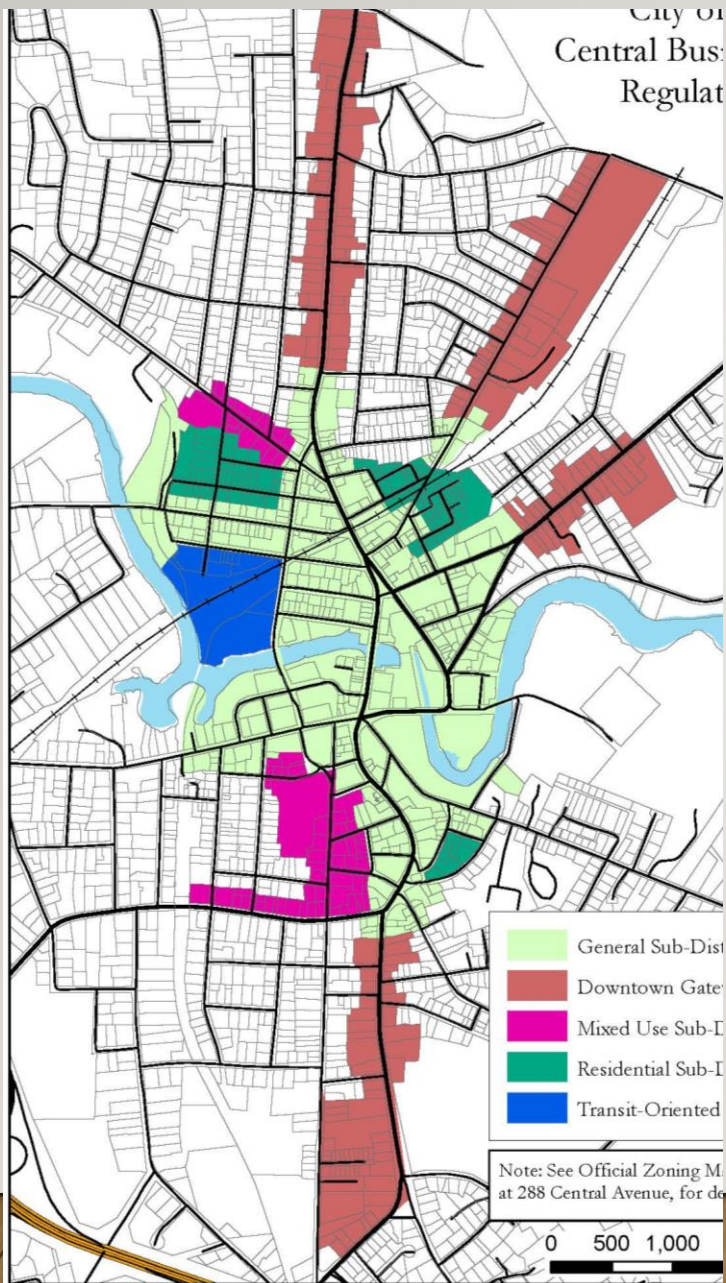
- Residential Zoning Districts
- Mixed-Use Zoning Districts
- Commercial Zoning Districts
- Industrial Zoning Districts



REZONING – ACREAGE

	2019		2020	
	Ac	% of City	Ac	% of City
Commercial	775	4%	583	3%
Industrial	1,836	10%	2,112	11%
Mixed use	571	3%	704	4%
(Nonres.)	3,182	17%	3,399	18%
Residential	15,410	83%	15,193	82%

	2019		2020	
	Ac	% of City	Ac	% of City
Single	14,447	78%	14,231	77%
Multi	963	5%	962	5%



CREATE GATEWAY

Create standalone Gateway zone, incorporating Downtown Gateway sub district.

Changes 109 acres, all mixed use from a sub district of the Central Business District to a standalone district and then adds other areas to the new district.

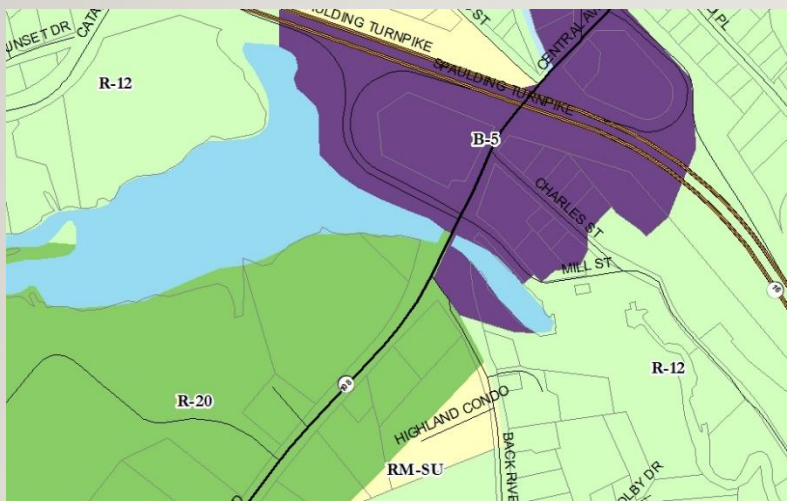
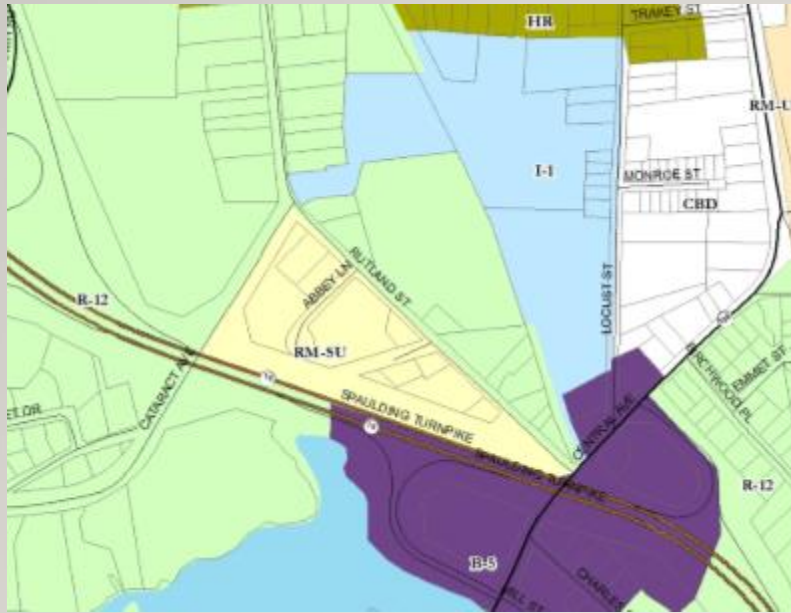
Create Gateway

Rezone area between Locust Street and Spaulding Turnpike from I-1, R-12 and RM-SU and B-5 to Gateway

Changes 90 acres, 35 of which is residential, 30 is commercial and 25 is industrial to the new standalone mixed use district.

Rezone area on Durham Rd at Back River from R20 to Gateway

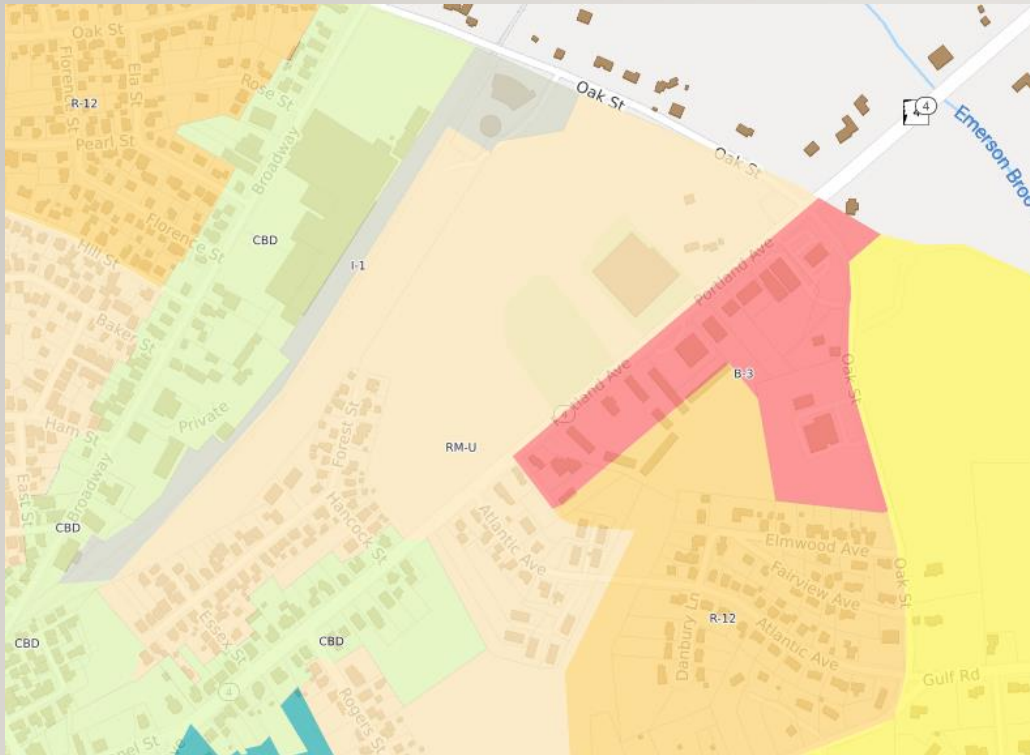
Changes 7 acres all residential to the new standalone mixed use district.



Create Gateway

Rezone area off Oak Street and Portland Avenue from I-1, and B-3 to Gateway

Changes 31 acres, which is residential, 22 is commercial and 9 is industrial to the new standalone mixed use district.



Create Gateway

Rezone area along New Rochester Road from O to Gateway



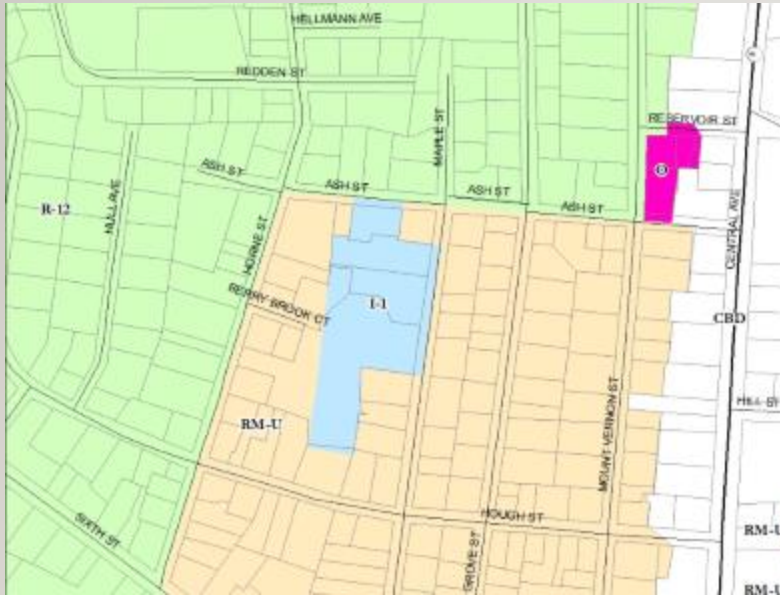
Changes 25 acres, which are mixed use to the new standalone mixed use district.

Rezone area on Dover Point Road to Gateway



Changes 5 acres all commercial to the new standalone mixed use district.

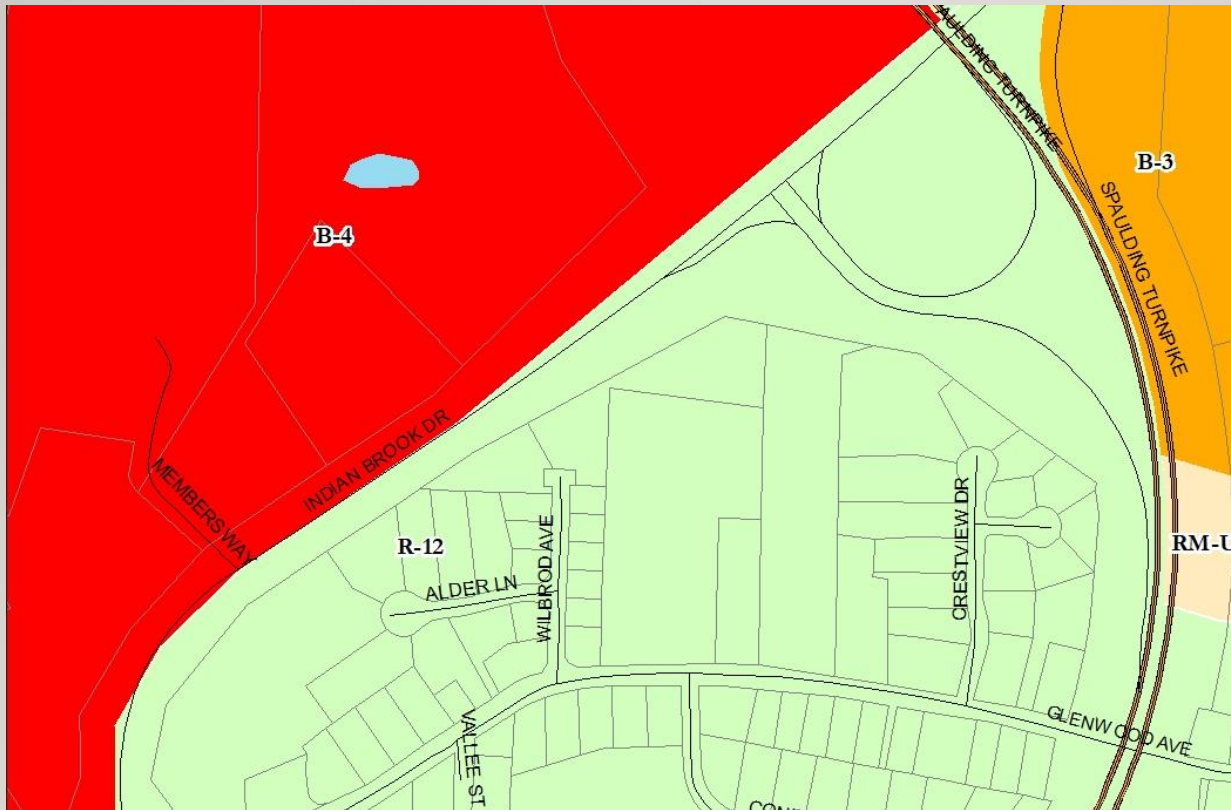
ELIMINATE I-1:



Rezone area between Maple Street and Horne Street to RM-U

Changes 4 acres, all industrial, to residential to meet neighborhood context.

INDIAN BROOK:



Rezone R-12 area along
Indian Brook Drive to B-4

Changes 20 acres, 12 usable,
residential to commercial*

Sixth Street:



Rezone R-12 area along Sixth Street to ETP

Changes 14 acres, 10 usable, all residential to commercial*

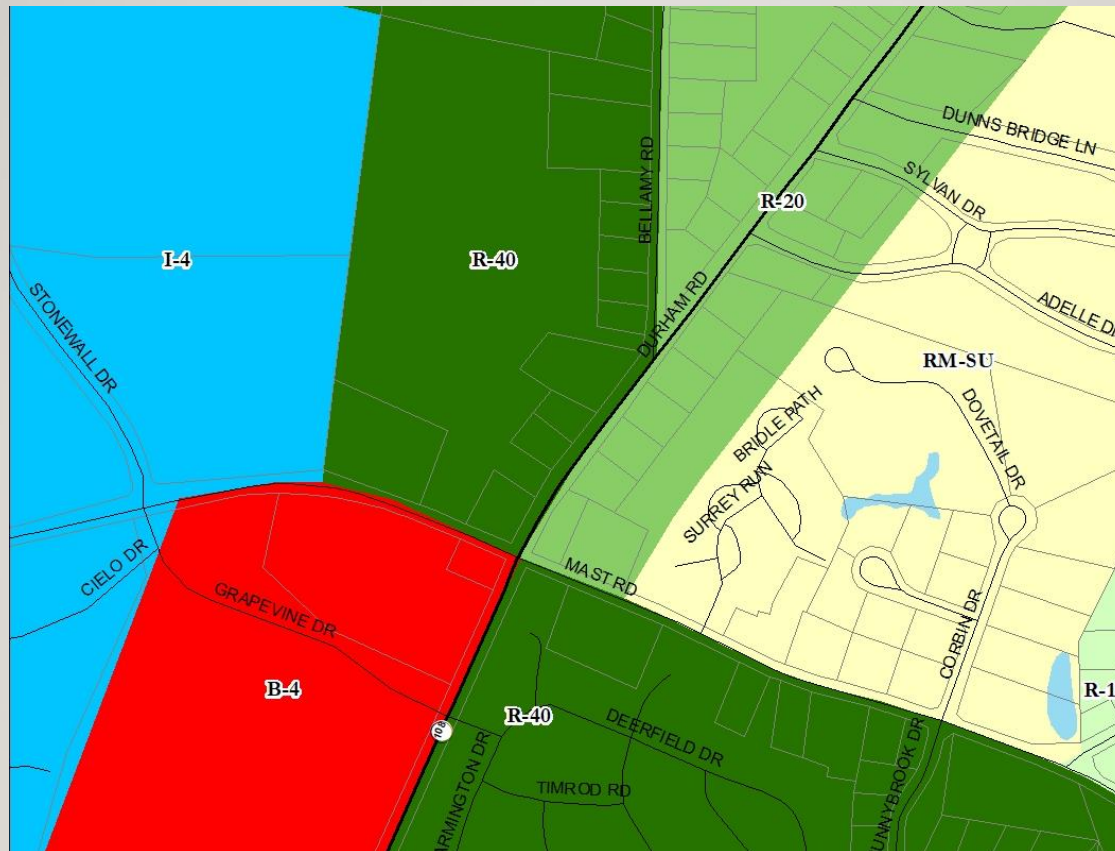
Weeks Crossing

Rezone area along Pine Crest and Week's Lane to B-3 from R-12 and B-1

Changes 1.5 acres, which are commercial and residential to commercial



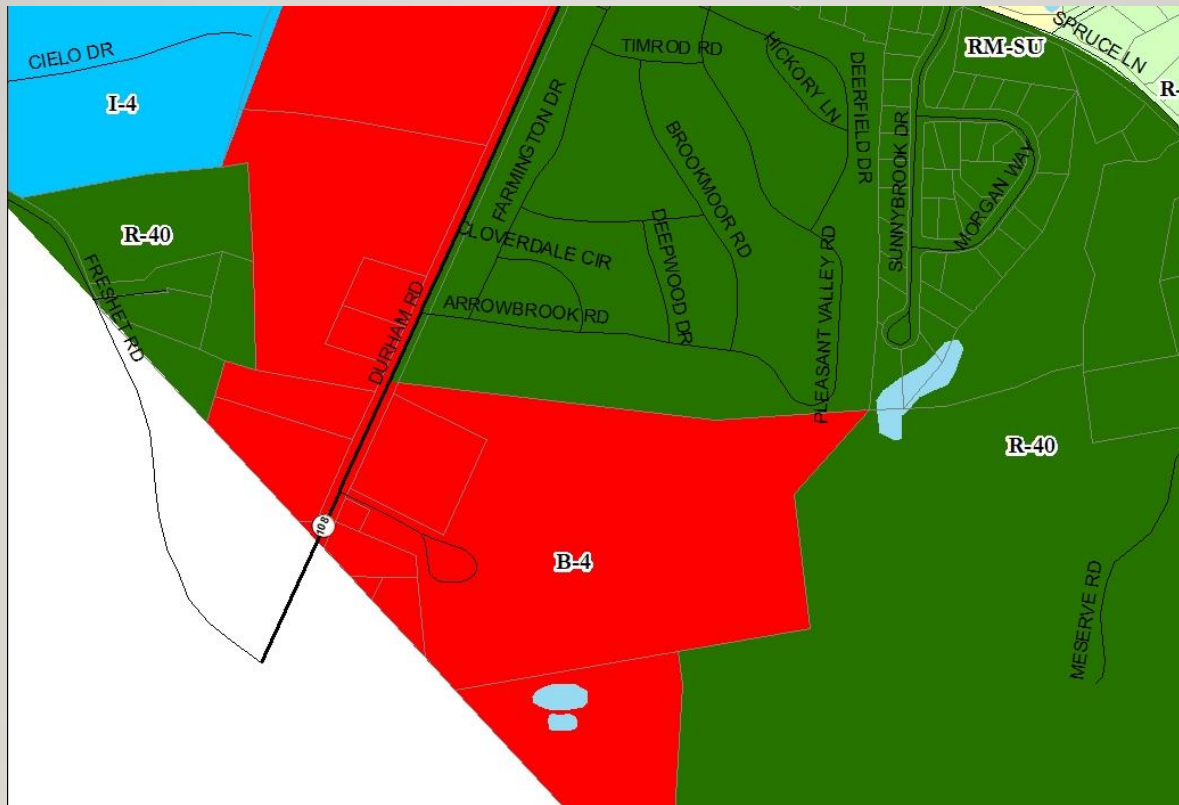
Durham Road/Mast Road



Rezone area along Mast Road
and Durham Road intersection
to B-4

Changes 46 acres, all residential. 43
becomes commercial, 3 stays
residential*

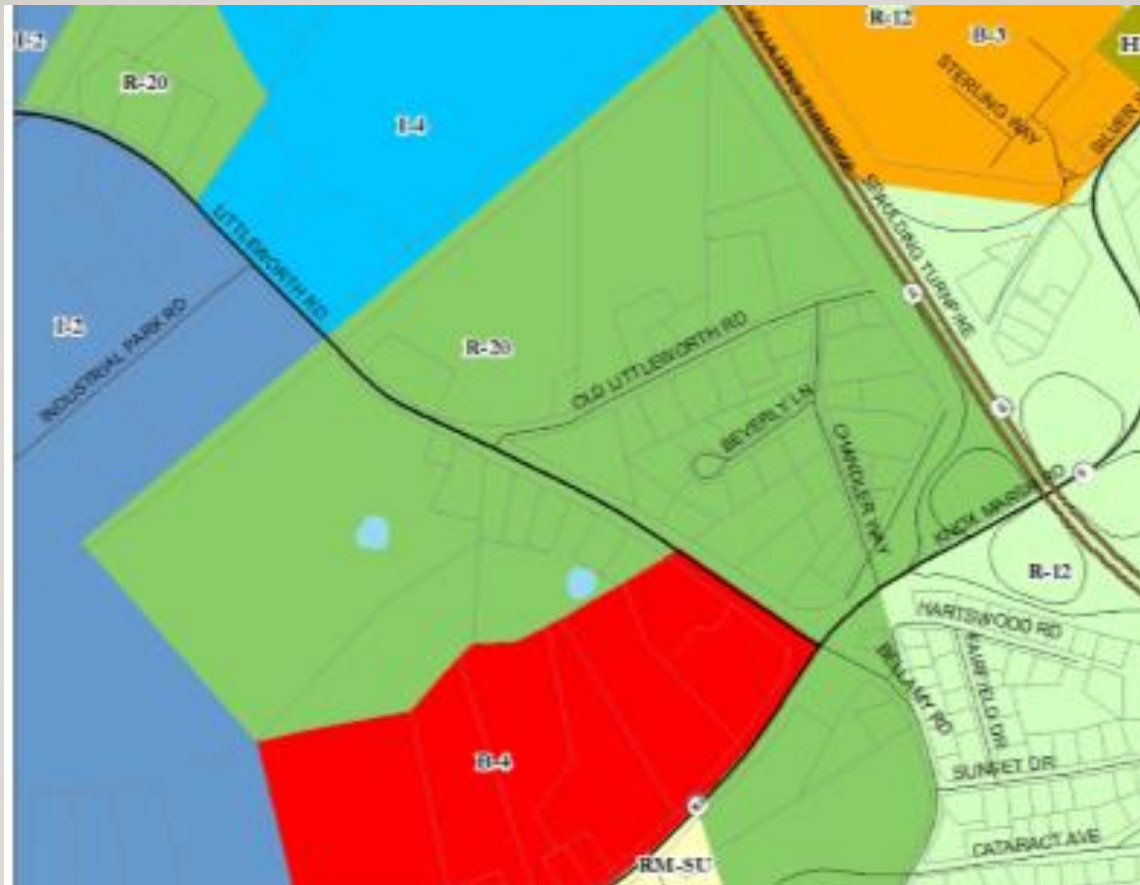
Durham Road



Rezone area along Durham
Road and Spruce Lane
intersection to I-4

Changes 74 acres, 29 residential to
industrial.*

Littleworth Road



Rezone area along Littleworth
and Knox Marsh Road to I-2

Changes 155 acres, 101 residential, to
industrial. 54 from Commercial to
industrial*

Name Changes/Consolidation

- Amendment 8
 - Re name rural industrial (I-2) to Commercial Manufacturing (CM)
 - Updates uses
- Amendment 9
 - Rename Thoroughfare Business (B-3) to Commercial (C)
 - Rezone Highway Business (B-5) to Commercial (C)
- Rezone Hotel/Retail (B-4) to Commercial (C)
- Consolidates all Commercial zones into one, using B-3 as basis
- Amendment 10
 - Rename Office and Assembly (I-4) to Innovative Technology (IT)
 - Rezone Executive Technology to Innovative Technology (IT)

Updates

- Amendment 11
 - Revise Small Wind Energy Systems to Alternative Energy Systems
 - Adds Solar Power
 - Reviewed by Eng Com.
- Amendment 13
 - Revise RCM to allow on lots 50 acres or larger in IT, CM districts
- Removes age restriction on units
- Requires industrial/manufacturing for uses in CM
- Clarifies Sewer needs for Adult Care
- Bonus units if 1,000 sf or less
- Clarifies parking is shared by all components
- Amendment 14

TDR Updates

- Removes rounding of units
- Adds provision for 600 sf homes, at no cost, if cost meets HUD guidelines
- Clarifies Total Living Area
- Removes sale only
- Caps number of SF units allowed for purchase
- Clarifies application style
- Sets thresholds for submission (4+ units)
- Allows multi-family to be no charge if rent meets HUD guidelines
- Clarifies commercial requirements in mixed use
- Allows creation of 1 unit per 2,000 sf created of assembly or manufacture over 40,000 sf
- Removes cluster style
- Increases rear setback/ abutter screening
- Requires utilities

FOR MORE INFORMATION....

- **The full text is available:**
 - **On the City's Web Site:**
www.dover.nh.gov
 - **In the Planning Department and City Clerks Office**
 - **At the Public Library**
- **Please call 516-6008 with further questions.**

