

CHAPTER 21
ZONING

THE CITY OF DOVER ORDAINS:

Section 1. Purpose. The purpose of this ordinance is to amend Chapter 21 of the Municipal Code of Ordinances, entitled Zoning Ordinance.

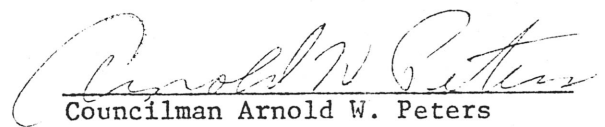
Section 2. Amendment. Chapter 21, entitled Zoning, of the Municipal Code of Ordinances, 1977, is hereby amended by altering the official zoning map of the City of Dover, referred to in Section 21:2.2 of said chapter as follows:

"21:2.2 Zoning Map

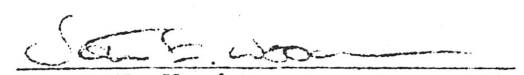
To amend the official zoning map of the City of Dover dated May 25, 1979, by rezoning the following area from its present district classification as RM-10 (Medium Density Multi-Residential) to B-2 (Central Business): That area of land designated on Assessor's Map 12, Lots 26, 27 and 30." Refer to attachment.

Section 3. Takes Effect. This ordinance shall take affect upon passage and publication of notice as required by RSA 47:18.

SPONSORED BY


Councilman Arnold W. Peters

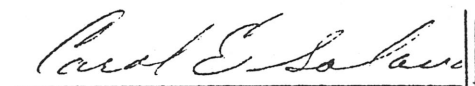
APPROVED AS TO FORM:


Scott E. Woodman
City Attorney

FIRST READING 12/8/82

PUBLIC HEARING 12/22/82

RECORDED BY:

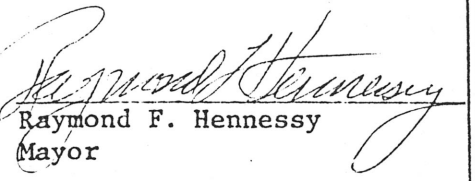

Carol E. Salava
City Clerk

ORDINANCE COMMITTEE 12/13/82

SECOND READING 12/22/82

ADOPTED 12-22-82

EFFECTIVE 12-28-82


Raymond F. Hennessy
Mayor

PASSAGE OF ORDINANCES
City of Dover, NH

This is an official notice that the Dover City Council passed the following ordinances at the regular council meeting held December 22, 1982.

ORDINANCES 22-82, 23-82, 24-82, 25-82, 26-82, CHAPTER 21, ZONING

Copies of the above ordinance are available in the City Clerk's Office. This ordinance shall take effect upon passage and publication of the public notice as required by RSA 47:18.

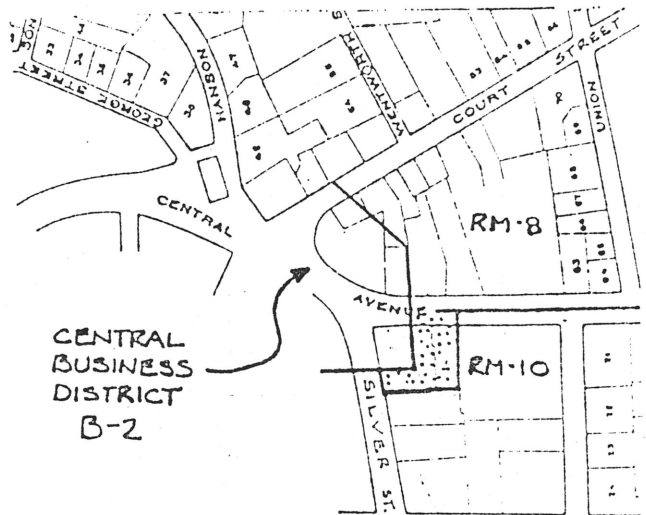
Carol E. Salava
City Clerk
December 28, 1982

RECOMMENDATION #5

PROPOSAL: To extend the Central Business Zoning District, B-2, approximately 100 feet on Central Avenue at the southwesterly corner of Central Avenue's intersection with Silver Street.

OBJECTIVES: To provide a logical extension of commercial/service zoning along Dover's principal thoroughfare. More specifically, an upgrade in the zoning from low density multi-residential, RM-10, to B-2 will encourage the highest and best use of this area's somewhat deteriorated properties.

DISCUSSION: The subject area proposed for rezoning lies between the commercially developed Woodman Institute and a sixteen (16) unit commercial residential tenement. The two parcels under consideration possess an adequate land area to support limited non-residential development.



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Section 2. Amendment. Chapter 21, entitled Zoning, of the Municipal Code of Ordinances, 1977, is hereby amended by altering the official zoning map of the City of Dover, referred to in Section 21:2.2 of said chapter as follows:

"21:2.2 Zoning Map

To amend the official zoning map of the City of Dover, dated May 25, 1979, by rezoning the following area from its present district classification as I-1 (Restricted Industrial) to R-12 (Medium Density Single Family Residential): That area of land designated on Assessor's Map 15, Lots 14, 15, 16, 17, 18 and 66A." Refer to attachment.

Section 3. Takes Effect. This ordinance shall take affect upon passage and publication of notice as required by RSA 47:18.

SPONSORED BY

Arnold W. Peters
Councilman Arnold W. Peters

APPROVED AS TO FORM:

Scott E. Woodman
Scott E. Woodman
City Attorney

FIRST READING 12/8/82

PUBLIC HEARING 12/22/82

ORDINANCE COMMITTEE 12/13/82

RECORDED BY:

Carol E. Salava
Carol E. Salava
City Clerk

SECOND READING 12/22/82

ADOPTED 12-22-82

EFFECTIVE 12-28-82

Raymond F. Hennessy
Raymond F. Hennessy
Mayor

Typed: December 1, 1982

PASSAGE OF ORDINANCES
City of Dover, NH

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ORDINANCES 22-82, 23-82, 24-82, 25-82, 26-82, CHAPTER 21, ZONING

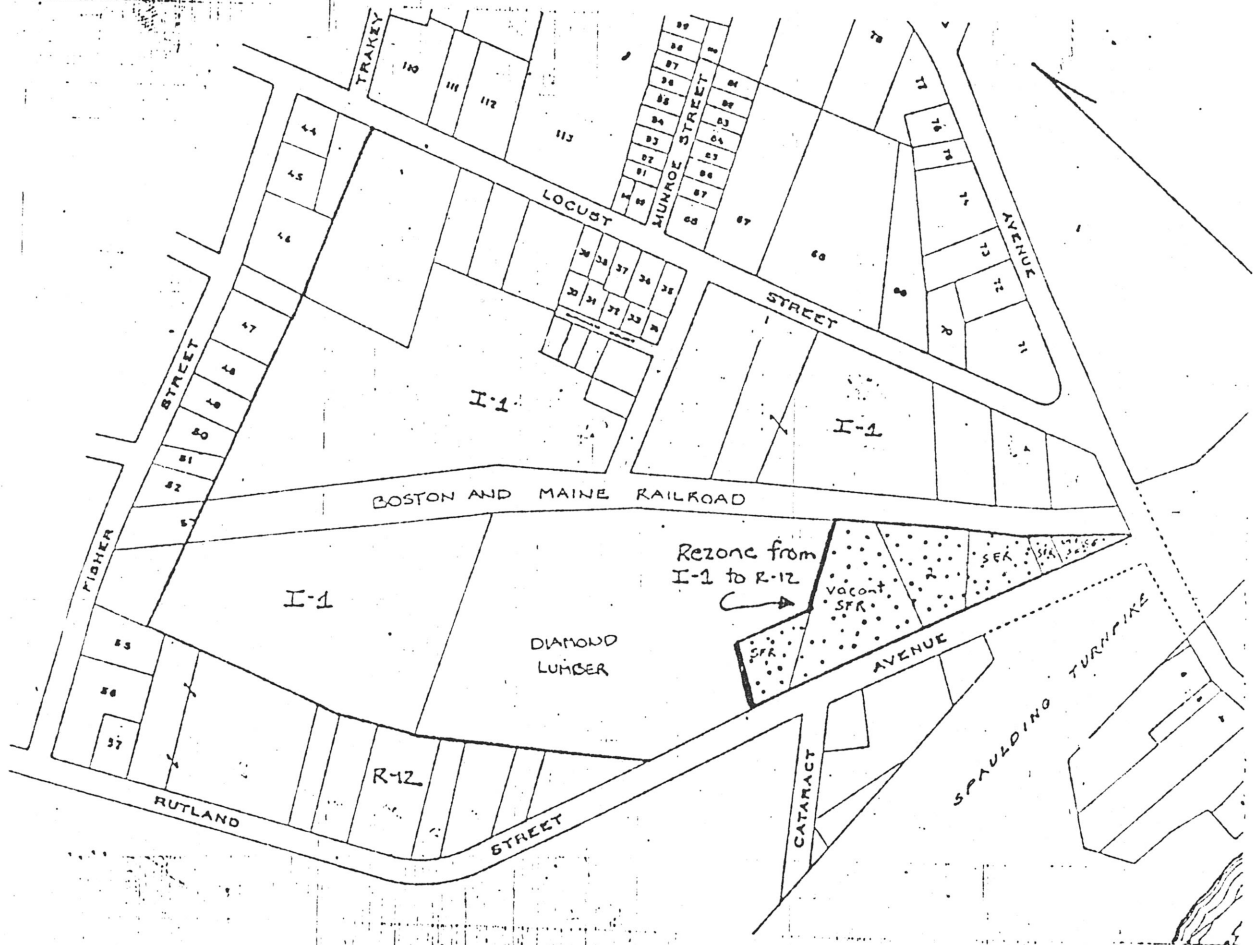
Copies of the above ordinance are available in the City Clerk's Office. This ordinance shall take effect upon passage and publication of the public notice as required by RSA 47:18.

Carol E. Salava
City Clerk
December 28, 1982

RECOMMENDATION #18

PROPOSAL: To rezone the southeasterly side of Rutland Street from the easterly boundary of Diamond Lumber to Central Avenue from Restricted Industry, I-1, to R-12 (Medium Density Single Family Residential)

OBJECTIVE: To replace those pockets of inappropriately situated, industrially permissive use districts with more reasonably controlled and compatible use districts. To protect the existing residential character of the Rutland Street neighborhood



DISCUSSION: The subject area is residentially developed, yet is zoned industrial, which permits only the most objectionable uses (junk yard, heavy manufacturing, fuel and oil storage) while prohibiting more compatible uses (residential development). The proposed rezoning will eliminate the non-conforming status of the existing residential properties.

Chapter 21
ZONING

9B

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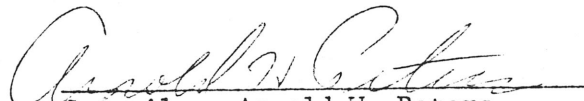
Section 2. Amendment. Chapter 21, entitled Zoning, of the Municipal Code of Ordinances, 1977, is hereby amended by altering the official zoning map of the City of Dover, referred to in Section 21:2.4 of said chapter as follows:

"21:2.2 Zoning Map

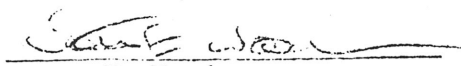
To amend the official zoning map of the City of Dover, dated May 25, 1979, by rezoning the following area from its present district classification as B-1 (Neighborhood Business) to R-40 (Rural Residential): That area of land designated on Assessor's Map I, lots 91 and 92." Refer to attachment.

Section 3. Takes Effect. This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

SPONSORED BY


Councilman Arnold W. Peters


APPROVED AS TO FORM:


Scott E. Woodman
City Attorney

FIRST READING 12/8/82

PUBLIC HEARING 12/22/82

RECORDED BY:

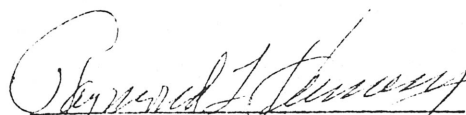

Carol E. Salava
City Clerk

ORDINANCE COMMITTEE 12/13/82

SECOND READING 12/22/82

ADOPTED 12/22/82

EFFECTIVE 12-28-82


Raymond F. Hennessy
Mayor

Typed: December 1, 1982

PASSAGE OF ORDINANCES
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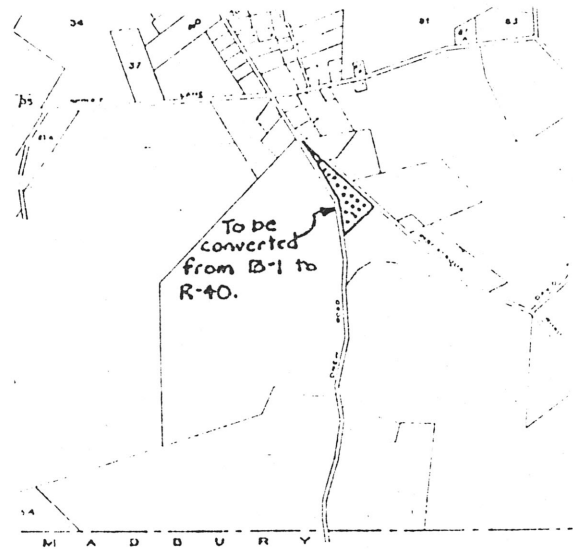
Carol E. Salava
City Clerk
December 28, 1982

RECOMMENDATION #7

PROPOSAL: To rezone the northerly corner of Drew Road's intersection with Piscataqua Road from Neighborhood Business, B-1, to Rural Residential, R-40.

OBJECTIVE: To eliminate pockets of improperly located, incompatible commercial zoning districts that lie within established residentially developed neighborhoods.

DISCUSSION: While the concept of establishing small tracts of restrictively zoned commercial land (limited support services, such as grocery stores, personal services establishments, etc.) adjacent to large suburban residential neighborhoods has merit, the Drew-Piscataqua Road intersection is not suited for such development. The two acres now so zoned are comprised of two parcels. Parcel 1 is owned by the City of Dover and is considered unbuildable due to its dysfunctional configuration. Parcel 2 is residentially developed.



Planning

ORDINANCE # 6-86

CHAPTER 109

FIRE PREVENTION AND LIFE SAFETY

THE CITY OF DOVER ORDAINS:

Section 1. Purpose. The purpose of this ordinance is to amend Chapter 109 of the Code of the City of Dover, 1983,

Section 2. Amendment. Chapter 109, entitled Fire Prevention and Life Safety of the Code of the City of Dover, 1983, is hereby amended by adding the following Article IV, Section 109-29, entitled Fire Suppression Systems:

ARTICLE IV

109-29 Fire Suppression Systems

In addition to the requirements of the 1981 NFPA 101 Life Safety Code, this code shall augment or further require the installation of fire suppression sprinkler system. Where any two requirements conflict, the more restrictive shall apply.

A. Use groups as defined in each category.

(1) Use Group A - Assembly Buildings.

General: All buildings and structures, or parts thereof, shall be in Use Group A, which are ^{used} or designed for places of assembly as defined in this code. Assembly type uses with a total occupant load less than fifty (50) shall be classified as Use Group B.

(a) Use Group A-1, Theaters: Buildings of Use Group A-1 shall be further classified as described in Section (1) (3) and (1) (4).

(b) Use Group A-1-A structures: This group shall include all theaters and other buildings used primarily for theatrical or operatic performances and exhibitions arranged with a raised stage, proscenium curtain, fixed or portable scenery loft, lights, motion picture booth, mechanical appliances or other theatrical accessories and equipment and provided with fixed seats.

(c) Use Group A-1-B structures: This use group shall include all theaters without a stage and equipped with fixed seats used for motion picture performances.

- (d) Use Group A-2 structures: This use group shall include all buildings and places of public assembly without theatrical stage accessories, designed for use as dance halls, night clubs and for similar purposes including all rooms, lobbies and other spaces connected thereto with a common means of egress and entrance.
- (e) Use Group A-3 structures: This use group shall include all buildings with or without an auditorium in which persons for amusement, entertainment or recreation, and incidental motion picture, dramatic, theatrical or educational presentations, lectures or other similar purposes without theatrical stage other than a raised platform; and principally used without permanent seating facilities, including art galleries, exhibition halls, museums, lecture halls, libraries, restaurants other than night clubs, and recreation centers; and building designed for other similar assembly purposes including passenger terminals.
- (f) Use Group A-4 structures: This use group shall include all buildings used as churches, schools, child day care centers and for similar educational and religious purposes.
- (g) Use Group A-5 structures: This use group shall include grandstands, bleachers, coliseums, stadiums, drive-in theaters, tents and similar structures for outdoor assembly use and shall comply with the provisions of this code for special uses and occupancies.

(2) Use Group B. - Business Buildings

General: All buildings and structures, or parts thereof, shall be classified in Use Group B, which are used for the transaction of business, for the rendering of professional services, or for other services that involve stocks of goods, wares or merchandise in limited quantities for use incidental to office or sample purposes including among others, offices, banks, civic administration activities, fire houses, outpatient clinics, police stations professional services, testing and research laboratories, radio stations, telephone exchanges, motor fuel service stations and similar establishments.

(3) Use Group F. - Factory and Industrial Buildings

General: All buildings and structures, or parts thereof, in which occupants are engaged in performing work or labor in the fabrication, assembling or processing of products or materials, shall be classified in Use Group F; including among others, factories, assembly plants, industrial laboratories and all other industrial and manufacturing uses, except those of Use Group H involving highly combustible, flammable or explosive products and materials.

(a) List of factory and industrial uses: The manufacturing processes listed in the following shall be indicative of, and include, the uses permitted in Use Group F buildings.

- Bakeries
- Boiler works
- Breweries
- Canneries, including food products
- Condensed and powdered milk manufacture
- Dry cleaning using other than volatile flammable liquids in cleaning or dyeing operations or other than classified in (4) (a).
- Electric light plants and powerhouses
- Electrolytic reducing works
- Glass plants
- Ice plants
- Leather and tanneries, excluding enameling or japanning
- Millwork and woodworking
- Sugar refineries
- Tenant factories, excluding ladies' dresses and other high hazard uses
- Textile mills, including canvas, cotton cloth, bagging, burlap, carpets and rags
- Upholstery and manufacturing shops
- Water pumping plants

(4) Use Group H - High Hazard Buildings

General: All buildings and structures, or parts thereof, shall be classified in Use Group H, which are used for the storage, manufacture or processing of highly combustible or explosive products or materials which are likely to burn with extreme rapidity, or which may produce poisonous fumes or explosions; for storage or manufacturing which involves highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes, poisonous, irritant or corrosive gases; and for the storage or processing of any materials producing explosive mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.

(a) List of high hazard uses; The processes, materials and manufactures listed in the following are indicative of and shall be classified as Use Group H.

- Acetylene gas and gases under pressure of 15 pounds or more and in quantities of greater than 2500 cubic feet; including hydrogen, illuminating, natural, ammonia, chlorine, phosgen sulphur dioxide, carbon monoxide, methy oxide and all gases subject to explosion, fume or toxic hazard
- Ammunition, explosives and fireworks manufacture
- Artificial flowers and synthetic leather manufacture
- Celluloid and celluloid products
- Cereal, feed, flour and grist mills
- Cotton batting and cotton waste processes

Cotton dressmaking
Dry cleaning establishments using or storing more than 3 gallons of gasoline or other hazardous liquids with a flash point under 100 degrees F. or more than 60 gallons of volatile flammable liquids with flash point between 100 degrees F. and 140 degrees F. in a closed-cup tester (ASTM D56)
Feather renovating
Fruit ripening processes
Grain elevators
Hydrogenation processes
Industries employing solids or substances which ignite or produce flammable gases on contact with water
Kerosene, fuel, lubricating, or any oil storage with a flash point under 200 degrees F.
Match manufacture or storage
Metal enameling or japanning
Nitrocellulose film exchanges and laboratories
Paint and varnish manufacture
Paint spraying or dipping
Petroleum manufacture
Processing of paper or cardboard in loose form
Pyroxylin products manufacture and storage
Ray sorting and storage
Refrigerating systems using high hazard refrigerants
Shoddy mills
Shoe polish manufacture
Smoke houses (industrial)
Straw goods manufacture or broom corn storage
Sugar and starch pulverizing mills
Tar, pitch or resin processing
Tanneries with enameling or japanning
Tire storage warehouse
Waste paper sorting, shredding, storage or baling

(5) Use Group I - Institutional Buildings

General: All buildings and structures, or parts thereof, shall be classified in Use Group I in which people suffering from physical limitations because of health or age are harbored for medical or other care or treatment, or in which people are detained for penal or correction purposes, or in which the liberty of the inmates is restricted.

- (a) Use Group I-1: This group shall include all buildings designed for the detention of people under restraint, including among others, jails, prisons, reformatories, insane asylums and similar uses.

(b) Use Group I-2: This use group shall include all buildings used for housing people suffering from physical limitations because of health or age, including among others, day nurseries, hospitals, sanitariums, infirmaries, orphanages and homes for aged and infirm.

(6) Use Group M - Mercantile Buildings

General: All buildings and structures, or parts thereof shall be classified in Use Group M, which are used for display and sales purposes involving stocks of goods, wares or merchandise incidental to such purposes and accessible to the public; including among others, retail stores, shops and salesrooms and markets. Highly combustible goods such as merchandise made of pyroxylin products, shall be limited to small quantities that do not constitute a high hazard; and if not so limited, the construction shall comply with the requirements of Use Group H.

(7) Use Group R - Residential Buildings

General: All buildings and structures, or parts thereof, shall be classified in Use Group R, in which families or households live, or in which sleeping accommodations are provided for individuals with or without dining facilities, including those that are classified as institutional buildings.

(a) Use Group R-1 structures: This use group shall include all hotel, motel and dormitory buildings arranged for the shelter and sleeping accommodations of more than 20 individuals.

(b) Use Group R-2 structures: This use group shall include all multiple family dwellings having more than two dwelling units and shall also include all dormitories, boarding and lodging houses arranged for shelter and sleeping accommodations of more than five and not more than 20 individuals.

(c) Use Group R-3 structures: This use group shall include all buildings arranged for the use of one or two family dwelling units, including not more than five lodgers or boarders per family.

(d) Use Group R-4 structures: This use group shall include all detached one or two family dwellings not more than three stories in height and their accessory structures. All such structures shall be designed in accordance with the requirements of this code for a Use Group R-3 structure.

(8) Use Group S - Storage Buildings

General: All buildings and structures, or parts thereof, shall be classified in Use Group S, which are used primarily for the storage of goods, wares or merchandise, except those of Use Group H that

involve highly combustible or explosive products or materials; including among others, warehouses, storehouses and freight depots.

- (a) List of moderate hazard uses. Buildings used for the storage of moderate hazard contents which are likely to burn with moderate rapidity but which do not produce either poisonous gases, fumes or explosives, including among others, the materials listed, shall be classified in Use Group S-1.

Bags, cloth, burlap and paper
Bamboo and rattan
Baskets
Belting, canvas and leather
Books and paper in rolls or packs
Boots and shoes
Buttons, including cloth covered, pearl or bone
Cardboard and cardboard boxes
Clothing, woolen wearing apparel
Cordage
Furniture
Furs
Glue, mucilage, paste and size
Horn and combs, other than celluloid
Leather, enameling or japanning
Linoleum
Livestock shelters
Lumber yards
Motor vehicle repair shops
Petroleum warehouses for storage of lubricating oils with a flash point of 200 degrees F. or higher
Photo engraving
Public garages and stables (Group 1)
Silk
Soap
Sugar
Tobacco, cigars, cigarettes and snuff
Upholstering and mattress manufacturing
Wax candle

- (b) List of low hazard uses: Buildings used for the storage of noncombustible materials and of low hazard wares that do not ordinarily burn rapidly shall be classified in Use Group S-2 unless otherwise classified, including among others, the materials listed.

Asbestos
Chalk and crayons
Food products
Glass
Ivory

Metals
Porcelain and pottery
Public garages (Group 2)
Talc and soapstones

B. Commercial-industrial type sprinkler system requirements

- (1) Where required: Fire suppression systems shall be installed and maintained in full operating condition in accordance with the provisions of the most recent edition of NFPA 13, Standard for the Installation of Sprinkler Systems.
 - (a) Sprinkler systems shall be installed in all new structures as indicated in this section or in existing structures under going alterations or expansion whereby the total costs for such alterations or expansion are 50 per cent or larger of the most recent property and structure evaluation or whereby an occupancy changes from one use group to another therefore indicating that the more restrictive requirements shall apply
 - (b) Use Group A-1: In all buildings or structures or portions thereof of Use Group A-1.
 - (c) Use Group A-2: In all buildings or structures or portions thereof of Use Group A-2.
 - (d) Use Group A-3: In all buildings or structures or portions thereof of Use Group A-3 when more than 9,000 square feet in area on all floors
 - (e) Stages in Use Group A: Stages of any size in buildings of Use Group A in the following locations:
 - (1.1) Over the stage
 - (2.2) Under the stage gridiron with side wall sprinkler heads rated at 135 degrees F. having heat baffle plates. The heads shall be installed around the entire perimeter of the stage except above the proscenium opening, at points not more than 30 inches below the gridiron, nor more than 6 inches below the baffle plate.
 - (3.3) Under all fly galleries
 - (4.4) Under the stage
 - (5.5) In all basements, cellars, workrooms, dressing rooms, store rooms and property rooms and

(6.6) In toilet, lounge and smoking rooms

(f) Use Group H: In all buildings or structures or portions thereof of Use Group H.

(g) Use Group I: In all buildings or structures or portions thereof of Use Group I.

(1.1) In hospitals of Types 1, 2A or 2B construction, the automatic fire suppression system may be omitted from operating, x-ray rooms, delivery rooms, cardiac and intensive care rooms and patient sleeping rooms not exceeding 450 square feet in area when each such room is protected by an automatic fire alarm system connected to a continuously attended station within the building and directly connected to the local Public Safety Dispatch Center. Note: Types 1, 2A or 2B construction shall be defined as indicated by the 1981 BOCA Basic Building Code.

(2.2) One story day nurseries housing 100 children or less with each room having an exit directly to the outside.

(3.3) Buildings of Use Group I-1 having an occupant load of less than six.

(4.4) In buildings of the Use Group I-1, the piping system may be dry provided a manually or automatically operated valve is installed at a continuously monitored location.

(h) Use Group M, B, S-1 and F: In all buildings or structures of Use Groups M, B, S-1 and F.

(1.1) When more than 12,000 square feet in area on all floors

(2.2) When more than three stories in height.

(i) Public garages: In all public garages.

(1.1) When more than 10,000 square feet in area.

(2.2) When more than 7,500 square feet in area and more than one story in height.

(3.3) When more than 5,000 square feet in area and more than two stories in height.

(4.4) When more than three stories in height.

(5.5) When located in buildings where the upper stories are designed for other uses.

(6.6) When located in any story that is more than 50 per cent below grade.

Exception: Open parking garages.

(j) Bus garages: In all bus garages.

(1.1) When required in Section 1.9.

(2.2) When used as passenger terminals for four or more buses.

(3.3) When used for storage or loading of four or more buses.

(k) Unlimited area buildings: In unlimited area buildings as required.

(1.1) One story school buildings of Use Group A-4 of Type 2, 3A or 3B construction may be unlimited in area when a direct exit to the outside of the building is equipped with an approved automatic fire suppression system throughout.

(2.2) Indoor participant sport areas such as tennis courts, skating rinks, swimming pools and equestrian clubs may be unlimited in area and exempt from the automatic fire suppression system requirements provided the requirements of Sections aa through dd are met.

(aa) Exits: Direct exits to the outside is provided for all the occupants of the recreation area.

(bb) Posting: The recreation area is conspicuously posted as to use and occupant load.

(cc) Fire alarm system: The building is equipped with a manual fire alarm system.

(dd) Fire suppression: All other areas are equipped with an automatic fire suppression system.

(l) Storage and workshop areas: In all portions of Use Groups A, B, I, R-2 occupied for storage, workshop or similar purposes.

Exceptions:

(1.1) Individual storage or workshop area located entirely within a dwelling unit.

(2.2) Storage and workshop rooms less than 50 square feet in area.

- (m) Use Group R: In all buildings or structures of Use Group R When more than three stories in height.
- (n) Windowless story: In every story, cellar or basement of all buildings where there is not provided at least 20 square feet of opening entirely above the adjoining ground level in each 50 lineal feet or fraction thereof of exterior wall in the story, cellar or basement on at least one side of the building. Openings shall have a minimum dimension of not less than 22 inches. Such openings shall be accessible to the fire department from the exterior and shall be unobstructed to allow firefighting and rescue operations from the exterior.

When openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet from the openings, the story shall be provided with an approved automatic fire suppression system or openings as specified above shall be provided on at least two sides of the exterior walls of the story. If any portion of a basement or cellar is located more than 75 feet from openings required in this section, the basement or cellar shall be provided with an approved automatic fire suppression system.

- (o) Painting rooms: In spray painting rooms or shops where painting, brushing, dipping or mixing is regularly conducted using flammable materials.
- (p) Trash rooms and chutes: In rooms or areas used for incineration, trash and laundry collection or similar uses; and at alternate floor levels and at the top of all chutes used in conjunction with these rooms or area.
- (q) Furnace rooms: In furnace rooms, boiler rooms and rooms for similar uses. Exception: Such rooms located entirely within and serving a single dwelling unit.
- (r) Alternate protection: In special use areas of buildings or structures, an automatic fire alarm system may be installed in lieu of a fire suppression system when approved by the fire prevention office and when such fire suppression system installation would be detrimental or dangerous to the specific use or occupancy.

(1.1) Telephone central office equipment buildings: Within telephone central office equipment buildings, the automatic fire suppression system may be omitted in the following rooms or areas when such rooms or areas are protected with an approved automatic fire alarm system.

(aa) Generator and transformer rooms

(bb) Communication equipment areas when such are separated from the remainder of the building by one hour fire resistance rated wall and two hour fire resistance rated floor/ceiling assemblies and are used exclusively for such equipment.

(s) Use Group T - Temporary and Miscellaneous Uses.

General: Structures and buildings of a temporary character and miscellaneous structures not classified in any specific use group shall be constructed, equipped and maintained to meet the requirements of this code commensurate with the fire and life hazard incidental to their use. Miscellaneous uses shall include all accessory buildings and structures used as private garages, sheds, fences and similar purposes.

(t) Doubtful Use Classification

General: When a building or structure is proposed for a use not specifically provided for in this code or the classification of which is doubtful, such building or structure shall be included in the use group which it most nearly resembles in respect to the existing or proposed life and fire hazard and it shall be so classified by the Fire Prevention Office.

(u) Mixed Use and Occupancy

(1.1) Two or more uses: When a building is occupied for two or more uses, not included in the same use group, one of the following shall apply

(aa) The provisions of the code applying to each use shall apply to such parts of the building as come within that use group; and if there are conflicting provisions, the requirements securing the greater public safety shall apply to the entire building.

Table 200
Fire Grading of Use Groups

Use Group	Fire Grading in Hours
A-1 Assembly, theaters	3
A-2 Assembly, night clubs	3
A-3 Assembly, recreation centers, lecture halls, terminals, restaurants	2
A-4 Assembly, churches, schools	1½
B Business	2
F Factory and industrial	3
H High hazard	4
I-1 Institutional, restrained	3
I-2 Institutional, incapacitated	2
M Mercantile	3
R-1 Residential, hotels	2
R-2 Residential, multifamily dwellings	1½
R-3 Residential, 1 and 2 family dwellings	1
S-1 Storage, moderate hazard	3
S-2 Storage, low hazard	2

(bb) The mixed uses shall be completely separated, both horizontally and vertically, by fire separation walls and floor/ceiling assemblies having a fire resistance rating corresponding to the highest fire grading prescribed in Table 200 for the separate uses. Each part of the building shall be separately classified to use.

(cc) The mixed uses shall be completely separated by fire walls having a fire resistance rating corresponding to the highest fire grading prescribed in Table 200 for the separate uses. Each use group shall then comply with the provisions of this code applicable to that group.

(2.2) Incidental uses: Where the use is supplemental to the main use of the building and the area devoted to such use does not occupy more than 10 per cent of the area of any floor, the building shall be classified according to the main use. Where the incidental use is a higher hazard than the main use it shall be constructed and segregated by fire resistance rated construction as required in Section t. (1.1).

C. Domestic-Residential Sprinkler Systems: Use of sprinkler systems in residential, business, mercantile and assembly occupancies.

(1) This section applies to single family and multi-family residential, business, mercantile and assembly occupancies with a maximum of three stories in height. A story is defined as that portion of a building included between the upper surface of the floor and the upper surface of the floor or roof next above.

(2) In structures as described in Section (3) below, a combination fire protection sprinkler system shall be a minimum requirement so as to satisfy the intent of this code. A combination fire protection system for the purposes of this section means that the sprinkler system and the domestic water system utilize the same (common) service water supply pipe to the premises.

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"(a) Multi-Family

New multi-family (two or more units) structures, regardless of the form of ownership (ie. rental, condominium, townhouses, etc.) and fire wall separation (may not be classified independently for the purposes of this code) that are not required to have a commercial or industrial type sprinkler system in accordance with the most recent edition of NFPA 13 or existing structures undergoing major alterations or expansion such that it increases the number of individual residential units to two or more, or existing structures undergoing substantial rehabilitation, alteration or expansion which exceeds fifty (50) percent of the gross floor area.

(b) Business, Assembly and Mercantile

New business, assembly and/or mercantile (light and ordinary hazard groups 1 and 2 structures), regardless of the form of ownership (ie. rental, condominium, etc.) and fire wall separation (may not be classified independently for the purposes of this code) that are not required to have a commercial or industrial type sprinkler system in accordance with the most recent edition of NFPA 13, or existing structures undergoing substantial rehabilitation, alteration or expansion which exceeds fifty (50) percent of the gross floor area."

(4) System design and installation requirements

(a) All sprinklers shall be Underwriters Laboratories listed residential fast response for residential use and Underwriters Laboratories listed residential-commercial fast response for business, mercantile and assembly.

(b) Only listed and approved Factory Mutual or Underwriters Laboratories materials shall be used in sprinkler systems.

Exception: Listing may be waived for tanks, pumps, hangers, water flow detection devices, water flow valves, check valves and gauges.

(c) All systems shall be tested for leakage as follows:

(1.1) Hydrostatically tested prior to sprinkler head and dry wall installation in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems, if Fire Department connection required.

- (2.2) Tested for leakage at normal operating water pressure prior to day wall installation of not required to be hydrostatically tested.
- (3.3) Tested for leakage at normal operating water pressure after sprinkler head installation.

(d) Water Supply

- (1.1) General provisions. Every automatic sprinkler system shall have at least one automatic water supply. When stored water is used as the sole source of supply for residential applications only, the minimum quantity shall equal the water demand rate times 10 minutes. All other applications (light and ordinary hazard) shall require at least 30 minutes of water quantity.
- (2.2) Multipurpose piping system. A piping system serving both sprinkler and domestic needs shall be acceptable when:
 - (aa) Residential Use: In common water supply connections serving more than one dwelling unit, five gallons per minute is added to the sprinkler system demand in addition to any domestic demand so as to determine the size of common piping and the size of the total water supply requirements.
 - (bb) Business, mercantile and assembly: Common water supply connections serving the structure shall be calculated in accordance with the domestic demand in addition to the sprinkler demand.

(3.3) Valves and drains

Each system shall have the components as per C(5)(i), a single control valve arranged to shut off both the domestic and sprinkler systems, and a separate shut off valve for the domestic system only.

Exception #1: The sprinkler system piping may have a separate control valve where supervised by one of the following methods.

- (aa) Central station, proprietary, or remote station alarm service.

(bb) Local alarm service which will cause the sounding of an audible signal at a constantly attended point, or

(cc) Locking the valves open.

Exception #2: A separate shutoff valve is not required for the domestic water supply in multipurpose piping systems.

(4.4) Piping

Pipe or tube and fittings used in sprinkler systems shall be of materials listed for such applications by Factory Mutual and/or Underwriters Laboratories. The chemical properties, physical properties and dimensions of the materials shall be designed to withstand a working pressure of not less than 175 psi.

Joints for the connection of copper tube shall be brazed.

Exception: Soldered joints (95-5 only) may be used for wet-pipe copper tube systems only.

(5.5) Piping Support

Piping shall be supported from structural members. This code contemplates support methods comparable to those used in accordance with the most recent edition of the BOCA Basic Plumbing Code. Piping laid on open joists or rafters shall be secured to minimize lateral movement.

(6.6) Sprinklers

Residential: Listed residential sprinklers shall be used. The sprinklers shall be fusing temperatures not less than 35° F. above maximum expected ambient temperature.

Mercantile, business and assembly: Listed residential or fast response commercial type sprinklers with a wall spray pattern shall be used. The sprinklers shall have fusing temperatures not less than 35° F. above maximum expected ambient temperature. Operated or damaged sprinklers shall be replaced with sprinkler having the same performance characteristics as original equipment.

(7.7) Painting and Ornamental Finishes: Sprinkler frames may be factory painted or enameled as ornamental finish in accordance with the requirements of 3.4.4.8, otherwise sprinklers shall not be painted and any sprinklers which have been painted, except for factory applied coatings, shall be replaced with new listed sprinklers.

(8.8) Ornamental finishes shall not be applied to sprinkler by anyone other than the sprinkler manufacturer and only sprinklers listed with such finishes shall be used.

(9.9) Alarms

Local water flow alarms shall be provided on all sprinkler systems. An accepted water flow switch, bell and/or horn-strobe combination shall be installed. Equipment shall be in accordance with Section 3.5.12.

(e) System Design

(1.1) Design Discharge: The system shall provide a discharge of not less than 18 gallons per minute to any single operating sprinkler and not less than 13 gallons per minute to the number of design sprinklers. If the design discharge area is to be increased, the gallonage per sprinkler shall meet the criteria as outlined in each manufacturers specification sheet.

(2.2) Number of Design Sprinklers: The number of design sprinklers shall include all sprinklers within a compartment to a maximum of four sprinklers. Calculations must be provided to show the following: Sprinkler flow at highest elevation, most hydraulically remote sprinkler water supply within the building.

(aa) For rooms or areas with no more than 1 and 2 sprinklers, calculate to flow 1 and 2 sprinklers.

(bb) For rooms or areas with 3 sprinklers, calculate to flow 3 sprinklers.

(cc) For rooms or areas with 4 or more sprinklers, calculate to flow 4 sprinklers.

- (dd) Single family, two family and town house condominiums with separate individual sprinkler systems shall follow a design criteria of Item A above.

The definition of compartment for use in determining the number of design sprinklers is a space which is completely enclosed by walls and a ceiling. The compartment enclosure may have openings to an adjoining space if the openings have a minimum linted depth of 8 inches from the ceiling.

- (3.3) Water Demand The water demand for the system shall be determined by multiplying the design discharge by the number of design sprinklers.

- (4.4) Sprinkler Coverage:

- (aa) Residential sprinklers shall be spaced so that the maximum area protected by a single sprinkler does not exceed 144 square feet or in accordance with the manufacturers design criteria.

The maximum distance between sprinklers shall not exceed 12 feet on or between pipelines and the maximum distance to a wall or partition shall not exceed 6 feet. The minimum distance between sprinklers within a compartment shall be 8 feet. Greater coverage may be achieved if Underwriters Laboratories listed as such.

The minimum operating pressure of any sprinkler shall be in accordance with the listing information of the sprinkler and provide the minimum flow rates as specified previously.

Application rates, design areas, areas of coverage, and minimum design pressures other than those specified may be used with special sprinklers which have been listed for such specific residential installation conditions.

- (bb) Mercantile, assembly and business shall comply with "A" above or with the listing requirements for fast response commercial sprinkler heads.

- (f) Position of Sprinklers

- (1.1) Pendent sprinklers shall be positioned so that the deflectors are within 1 to 4 inches from the ceiling.

Exception: Special residential and fast response sprinklers shall be installed in accordance with the listing limitations.

- (2.2) Sidewall sprinklers shall be positioned in accordance with the listing limitations.

Exception: Maximum distance from the ceiling to the heat collector not to exceed 4 1/2 inches.

- (3.3) Sprinklers shall be positioned so that the response time and discharge are not unduly affected by obstructions such as ceiling slope, beams or light fixtures.

Dropped escutcheons shall be used if sprinkler is obstructed by light fixtures or beams. The installer may use additional sprinklers for areas where obstructions block spray pattern.

When ceiling fans are used, sprinklers shall be located so that the fan blade does not interfere with the spray pattern. Relocation of sprinkler shall still conform to spacing requirements. Rooms exceeding 9x9 feet with ceiling fans shall have a minimum of 2 sprinklers.

(g) System Types

- (1.1) Wet-pipe systems. A wet pipe system shall be used when all piping is installed in areas not subject to freezing. No anti-freeze solution or any other type of additive shall be allowed in any combination sprinkler system.
- (2.2) Dry-pipe systems. Where system piping is located in unheated areas subject to freezing, a dry-pipe system shall be used. Only copper tubing with brazed fittings and steel tubing shall be used in dry-pipe systems.

(h) Pipe Sizing

- (1.1) Piping shall be designed in accordance with (e) (1.1) and (e) (2.2). If more than one design discharge is required, the pipe sizing procedure shall be repeated for each design discharge.

Exception: When piping is sized hydraulically, calculations shall be made in accordance with the methods described in NFPA 13, Standard for the Installation of Sprinkler Systems.

- (2.2) Minimum pipe size shall be 3/4 inch for copper, blazemaster, and polybutelene, and 1 inch for steel.
- (3.3) To size piping for systems connected to a city water supply, the following approximate method is acceptable:
- (aa) Establish system flow rate in accordance (e).
 - (bb) Determine water pressure in the street.
 - (cc) Select pipe sizes.
 - (dd) Deduct meter pressure losses if any.
 - (ee) Deduct pressure loss for elevation. (Building height above street in feet X 0.434-psi.)
 - (ff) Deduct pressure losses from city main to control valve (manifold assembly including any backflow prevention if required) by the total lengths of pipe in feet.
 - (gg) Deduct pressure losses for piping within building by the total length in feet of each size of pipe between the control valve (manifold assembly) and the farthest sprinkler.
 - (hh) Deduct valve and fitting pressure losses. Count the valves and fittings from the control valve to the highest-hydraulically most remote point. Determine the equivalent length for each valve and fitting and add these values to obtain the total equivalent length for each pipe size. Multiply the equivalent length for each size by the factors for the pipe used and total these values.
 - (ii) In multi-level buildings, steps A through G shall be repeated to size piping for each floor.
 - (jj) If the remaining pressure is less than the operating pressure established by the testing laboratory for the sprinkler being used, a re-design is necessary. If this pressure is higher than required, smaller piping may be used when justified by calculations.
 - (kk) The remaining piping shall be sized the same as the piping to the farthest sprinkler unless smaller sizes are justified by calculations.

- (4.4) To size piping for systems with an elevated tank, pump or pump-tank combination, determine the pressure at the water supply outlet and proceed through steps (cc), (gg), (hh), (ii), (jj), (kk), of (3.3).
- (5.5) Piping Configurations. Piping configurations may be looped, gridded, straight run or combinations thereof.
- (6.6) When a dead-end system is used, the sprinkler system shall be isolated from the domestic water system by not less than a dual action spring loaded check valve or equivalent that conforms to ASSE Standard 1024, and provides the flow requirement of the system without exceeding the allowable pressure drop of the standard or the system, whichever is less. The system components as indicated previously shall be a mandatory requirement and all parts thereof shall be acceptable to the Administrative Authority (City of Dover Fire Prevention Office). The mandatory pressure reducing valve (as part of the system components) shall be regulated at 125 psi. A Watts W.T.S. 530C50 or equivalent, reseating pressure relief valve shall be used on all domestic sprinkler systems.

Exception:

1. One check valve may be omitted when a back flow (dual check valve assembly) is required by the local water jurisdiction.
2. A back flow (dual check valve assembly) shall be required in all instances where a fire department connection is installed. (Note: Where the structure would normally not require a back flow preventer but a fire department connection is required, the dual check valves may be omitted where the back flow preventer is installed in place thereof.)
3. In low pressure areas only, where residual pressure or flow GPM's do not meet minimum requirements, one head must flow minimum 18 GPM with a 41 PSI residual; two heads must flow minimum 30 GPM's with a 30 PSI residual, unless otherwise Under-Writers Laboratories listed. A circulating system may be used. The terminal end of the sprinkler supply shall be tied directly into the supply to a regularly used water closet or other approved fixture. Branch lines shall not exceed 25 feet on any circulating system. The dual check valves (two in series) requirement is waived on such systems.

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(7.7) If the sprinkler system is designed for more than one living unit, all shut-off's in the system shall be secured with lock and key in the open position. A sign on the valves should read "Fire Department should be notified when valves are turned off and when turned back on." All shut-off's shall be readily accessible at all times.

"(8.8) If the sprinkler system is designed for mercantile, assembly or business, then the requirement of 7.7 shall also apply."

(9.9) If the sprinkler system is designed for more than one unit, and separate electric service is used for each unit, the alarm switch with bell (horn-strobe) shall be on the "house electric meter." Where Town House type condominiums are constructed, a fire resistive construction of a least one hour shall be utilized between each living unit with a separate riser, flow switch (system components) and outside bell (horn-strobe) installed.

Exception: A single system-riser may be utilized where: #1. Access is provided to all control valves for fire service and, #2. All system piping, sprinkler heads, valves and components are controlled under the authority of the condominium association and is included as such with the Article of Covenants. A copy of the Article of Covenants shall be forwarded containing this information to the Bureau of Fire Prevention.

(10.10) A supply line to the sprinkler system shall be tapped off the water service line at a point that would be downstream (customer side of meter) of any back flow preventer the water purveyor might subsequently require in the service line to contain the domestic system from the public mains.

"(11.11) All mechanical rooms (furnace, water heater, etc.) shall have 200 to 212 degree standard sprinklers."

(12.12) All spacing of sprinklers, in relation to obstruction such as fireplaces and heaters, shall be to the sprinkler manufacturer's requirements.

(13.13) All sprinkler piping in unheated areas shall be protected from freezing. Where attached garages are unheated, a dry pendent type commercial sprinkler head

shall be used where the sprinkler piping is to remain wet at all times.

- (14.14) All commercial (assembly, mercantile and business) structures shall be required to have an acceptable 1½ inch fire department connection in an easily accessible location. All residential structures with 20 or more sprinkler heads on a single type system shall be required to have an acceptable 1½ inch fire department connection in an easily accessible location.

(i) Location of Sprinklers

Sprinklers shall be installed in all areas.

Exception #1: Sprinklers may be omitted from small closets where the least dimension does not exceed 3 feet and the area does not exceed 24 square feet and the walls and ceiling are surfaced with noncombustible materials.

Exception #2. Sprinklers may be omitted from open attached porches, carports and similar structures.

Exception #3. Sprinklers may be omitted from attics and crawl spaces which are not used or intended for living purposes or storage.

- (j) All condominiums shall have the following wording in the recorded Declaration of Covenants and a copy of the document shall be provided to the City of Dover Fire Prevention Office:

"Sprinkler System. In the event that any unit should be equipped with a sprinkler system, nothing shall be hung from the sprinkler comprising a part of the system, nor shall any such sprinklers, wiring, or components be painted, covered, or otherwise changed, tampered with or altered.

"Prior to any alteration, amendment, modification or change thereof, he/they will submit such alteration, amendment, modification or change to the City of Dover Fire Prevention Office for approval and agrees to comply with all domestic sprinkler requirements of said Fire Prevention Office."

- " (k) The installer of domestic sprinkler systems shall attend a familiarization seminar presented by the City of Dover Fire Prevention Office. This seminar is mandatory for all prospective domestic sprinkler installers. Prior to the installation of any sprinkler system within the City of Dover, a set of detailed plans shall be forwarded to the Fire Prevention Office prior to the issuance of a permit."

(1) The sprinkler installer shall certify the flow and PSI requirement at the highest elevation farthest condition from sprinkler water supply in the building. Certification of flow and leakage tests shall be acceptable to the Fire Prevention Office.

(m) Prior to the occupancy of any structure utilizing a domestic-residential sprinkler system, a certificate of occupancy must be issued by the building inspection department with a sign off from the Bureau of Fire Prevention. Occupancy of any structure prior to the completion of said sprinkler system and the issuance of said certificate of occupancy permit shall be cause for dislodgment.

(5) Levels of Protection

(a) The responsibility for properly maintaining a sprinkler system is the obligation of the owner or manager who shall understand the sprinkler system operation.

(1.1) Any sprinkler heads located in areas subject to damage shall be protected with a cage or other acceptable device.

(2.2) Refer to Appendix A for additional information.

- (b) When a tank is used for domestic and fire protection purposes, a low water alarm actuated when the water level falls below 110 per cent of the minimum quantity as required per the discharge design and domestic usage requirements.
- (c) Decorative painting of a residential sprinkler is not to be confused with the temperature identification colors as referenced in 3-16.6 of NFPA 13-1983, Standard for the Installation of Sprinkler Systems.
- (d) Alarms connected to the water flow devices shall be sufficient intensity to be clearly audible in all bedrooms over background noise levels with all intervening doors closed. The tests of audibility level shall be conducted with all household equipment which may be in operation at night in full operation. Examples of such equipment are window air conditioners and room humidifiers.
- (e) The following shall provide guidance for location of sprinklers near ceiling obstructions. Where beams, light fixtures, sloped ceilings and other obstructions occur, additional sprinklers may be necessary to achieve proper response and distribution. Guidance may be obtained from the manufacturer.

Maximum Distance from
Sprinkler Deflector to Bottom
of Ceiling Obstruction

Distance from Sprinkler to Side of Ceiling Obstruction	Maximum Distance from Sprinkler to Bottom of Ceiling Obstruction
6 in. or less	not permitted
6 in. to less than 1 ft.	0 in.
1 ft. to less than 2 ft.	1 in.
2 ft. to less than 2 ft. 6 in.	2 in.
2 ft. 6 in. to less than 3 ft.	3 in.
3 ft. to less than 3 ft. 6 in.	4 in.
3 ft. 6 in. to less than 4 ft.	6 in.
4 ft. to less than 4 ft. 6 in.	7 in.
4 ft. 6 in. to less than 5 ft.	9 in.
5 ft. to less than 5 ft. 6 in.	11 in.
5 ft. 6 in. to less than 6 ft.	14 in.

- (f) Definition - As indicated throughout Section C. light and ordinary hazard structures shall follow the criteria as defined in NFPA 13-1983, Standard for the Installation of Sprinkler Systems.

- (g) When approved plastic piping is used in domestic sprinkler systems, all threaded fittings used for testing purposes shall be of CPVC, PVC or Copper. (No black iron nipples shall be used on plastic female fittings for testing purposes.)
- (h) All sprinkler head threads are to receive either a coating of Teflon liquid dope (acceptable to the plastic being utilized) or a second wrapping of Teflon tape prior to installation.
- (i) All domestic sprinkler systems may be installed by personnel who have attended the seminar required by Section 109-29. C. (4) (K) without special licensing, i.e. (licensed plumber, licensed sprinkler installer.) However, the final connection to the water supply shall be completed by a licensed master plumber who has also been familiarized by the Bureau of Fire Prevention.
- (j) At least three spare sprinklers of each type utilized, temperature rating and orifice size used in the system shall be kept on the premises. When fused sprinklers are replaced by the owner, fire department or others, care shall be taken to assure that the replacement sprinkler has the same operating characteristics.
- (k) Items required on drawing for domestic sprinklers
 - (1.1) Sprinklered under City of Dover sprinkler requirements.
 - (2.2) Layout indicating head location, pipe layout, location of cut off, tie in, switch, bell; location of commode if used for circulating; location of bleeder valve and line; 1½ inch fire department connection.

 - (3.3) Description notes: Fill out blanks and attach A through T to all drawings.
 - (aa) Type head _____
 () pendant () sidewall () both
 - (bb) Type of pipe _____
 - (cc) Type of fastening of pipe _____
 - (dd) Type of back flow is used _____

- (ee) Size of main line from street _____
(ff) Size of main sprinkler line _____
(gg) Size of branch line _____
(hh) Type & degree of heads
in mechanical room _____
-

- (ii) Note: No branch lines are to exceed 25 feet on circulating system.
(jj) Flow test of sprinkler system to be certified before dry wall.
(kk) Copy of hydraulic calculations to be provided.
(ll) Calculations to be based on GPM flow test highest elevation worst condition.
(mm) If separate calculations for each group of buildings, note on drawings and calculations.
(nn) Pipe in attic shall be laid as close as possible to ceiling.
(oo) Escutcheons shall be used when heads are near light fixtures or beams so that spray pattern is not obstructed or 2 heads are to be used.
(pp) Any changes in these drawings or in the event any unfinished rooms are contemplated, all changes shall be submitted for approval.
(qq) Mechanical rooms to have 200 to 212 degrees commercial type sprinkler heads.
(rr) No exposed piping to sprinklered areas.
(ss) Piping is to be protected from freezing.
(tt) All sprinkler drops are to be screwed in place with no nails utilized.

(1) Required items for valves and manifold assembly.

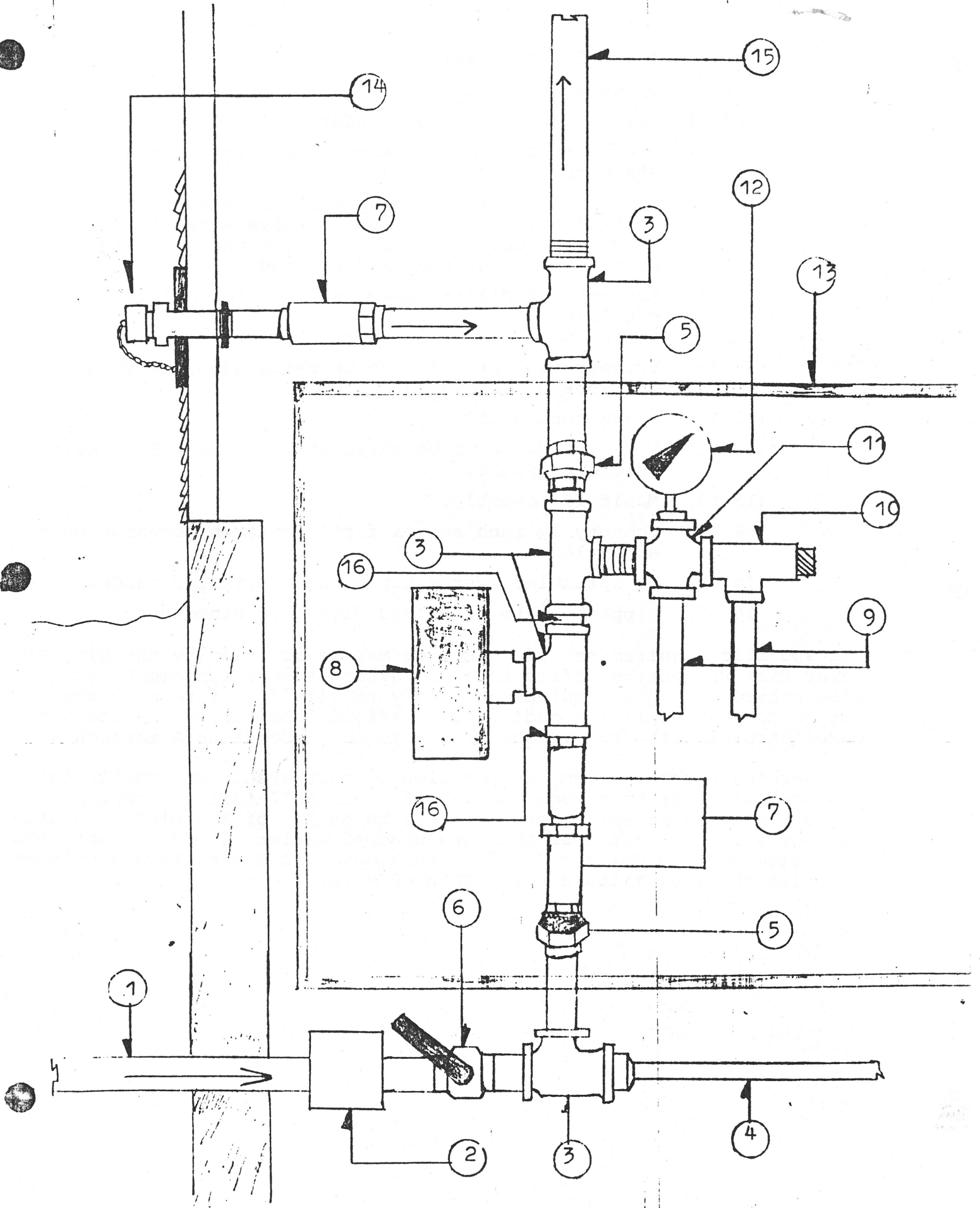
Key

- (1.1) Incoming water supply from street line or other
(2.2) Gate valve, meter assembly, (and possibly back flow preventer) as required by local water purveyor.

- (3.3) Iron pipe "T (Tee).
- (4.4) Domestic supply.
- (5.5) Union with iron pipe standard.
- (6.6) One quarter turn full port gate valve. (iron pipe standard)
- (7.7) Watts 601 (iron pipe standard) check valve or equivalent. Note: a double valve assembly (back flow preventer) shall be required where a fire department connection is utilized.
- (8.8) McConnell & Miller FS4-3F series flow switch or equivalent.
- (9.9) Drains to be piped to outside of structure.
- (10.10) Pressure relief valve to be Watts 530C50 with $\frac{1}{2}$ inch fittings or equivalent.
- (11.11) Cross connection.
- (12.12) Pressure gauge to be rated at least 25 P.S.I. over static pressure.
- (13.13) Manifold assembly.
- (14.14) Century $1\frac{1}{2}$ inch swivel fire department connection or equivalent.
- (15.15) To sprinkler system piping and sprinkler heads.
- (16.16) Nipple length to extend five pipe diameters.

- D. The specific requirements of this code may be modified by the City of Dover Fire Prevention Office to allow alternative arrangements that will secure as nearly equivalent safety to life from fire as practical but in no case shall the modification afford less safety to life than compliance with the provisions as set forth in Sections A through C.
- E. Any person, persons, firm, corporation or partnership who shall violate any provisions of this code (Article IV) or shall fail to comply with any of the requirements thereof, shall be guilty of a violation punishable by a fine of not less than one hundred dollars (\$100) or not more than five hundred dollars (\$500). Each day that a violation continues to exist shall constitute a separate offense."

Typical layout for Domestic Sprinkler System



"Appendix A

A minimum monthly maintenance program should include the following:

- (1.1) Visually inspect all sprinklers to ensure against obstruction of spray.
- (2.2) Inspect all valves to assure that they are open.
- (3.3) Test all water flow devices.
- (4.4) The alarm system, if installed, should be tested.
- (5.5) Pumps, where employed, should be operated.
- (6.6) The pressure of air used with dry systems should be checked.
- (7.7) Water level in tanks should be checked.
- (8.8) Care should be taken to see that sprinklers are not painted either at the time of installation or during subsequent re-decoration. When painting sprinkler piping or painting in areas next to sprinklers, the sprinklers may be protected by covering with a bag which should be removed immediately after painting has been finished. "

Section 3. Takes Effect. This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

APPROVED AS TO FORM:

Scott E. Woodman
Scott E. Woodman
City Attorney

RECORDED BY:

David E. Earle
David E. Earle
City Clerk

Jesse Andrew Galt
Jesse A. Galt
Mayor

SPONSORED BY:

Thomas P. Duffy, Jr.
Councilmember Thomas P. Duffy, Jr.

1st Reading October 23, 1986

Public Hearing November 20, 1985

Ordinance Comm November 13, 1985

2nd Reading December 5, 1985

Adopted April 23, 1986

Effective April 26, 1986

Workshop Session November 20, 1985

Third Reading April 23, 1986

PASSAGE OF ORDINANCE
5-86
CITY OF DOVER, N.H.
This is an official notice that the Dover City Council adopted the following ordinance at the regular council meeting held on April 23, 1986
ORDINANCE 8/86 CHAPTER 109 FIRE PREVENTION AND LIFE SAFETY
Copies of the above ordinance are available in the City Clerk's Office for review. This ordinance shall take effect upon passage and publication of the public notice as required by RSA 47:18.
David E. Earle
City Clerk

CHAPTER 21
ZONING

Section 1. Purpose. The purpose of this ordinance is to amend Chapter 21 of the Municipal Code of Ordinances, 1977.

Section 2. Amendment. Chapter 21, entitled Zoning, of the Municipal Code of Ordinances, 1977, is hereby amended by altering the official Zoning Map of the City of Dover, referred to in Section 21:3.2 of said chapter as follows:

"21:3.2 Zoning Map.

To amend the official Zoning Map, City of Dover, dated May 25, 1979, by rezoning the following area from its present district classification as R-20 (Low Density Residential) to I-1 (Restricted Industrial): That area of land designated on Assessor's Map H, Lot 35."

Section 3. Takes Effect. This ordinance shall take effect upon passage and publication of public notice as required by RSA 47:18.

INTRODUCED BY

James H. McAdams, Councilman

APPROVED AS TO FORM:

1st Reading 12/10/80
Public Hearing 12/17/80
2nd Reading 12/17/80
Adopted 12/17/80
Effective 12/19/80

**PASSAGE OF
ORDINANCE 20-80
City of Dover, N.H.
Amendment to
Chapter 21
Zoning**
This is an official notice that the Dover City Council passed this ordinance at the Special Council Meeting held on December 17, 1980 regarding the Zoning Change of Lot 35 on the Assessor's Map H. This changes the Zoning from R-20 (Low Density Residential) to I-1 (Restricted Industrial). A copy of this ordinance is available in the Office of The City Clerk, Municipal Building, Dover, N.H. This ordinance shall take effect upon passage and publication of the public notice as required by RSA 47:18.
Rosemarie Twardus
Deputy City Clerk
12/18/80

ald Mitchell
or

ed: December 3, 1980

18-84

ORDINANCE ~~14-7/11/84~~
CHAPTER 170
ZONING

THE CITY OF DOVER ORDAINS:

Section 1. Purpose. The purpose of this ordinance is to amend Chapter 170 of the Code of Dover, entitled Zoning.

Section 2. Amendment. Chapter 170, entitled Zoning, of the Code of Dover is hereby amended by altering the official Zoning Map of the City of Dover, referred to in Section 170:8 of said Chapter as follows:

"170:8 Zoning Map

To amend the official Zoning Map of the City of Dover, dated May 25, 1979 by rezoning the following area from its present district classification RM-8 (High Density Multi-Residential) to RM-10 (Medium Density Multi-Residential): That land area designated on Assessors Map 19, Lots 11-41, 41A and 42-62. Assessors Map 20, Lots 12, 13, 14, 14A, 15-36, 37, 40, 41, 42, 43, 43A, 44-48, 52, 53, 55, 59-76, 79-80, 80A, 81-110, 110A, 111 and Assessors Map 22, Lots 3-9.

Section 3. Takes Effect. This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

APPROVED AS TO FORM:

Scott E. Woodman

Scott E. Woodman
City Attorney

SPONSORED BY:

Jesse Andrew Galt

Councilman Jesse Andrew Galt

RECORDED BY:

Carol E. Salava

Carol E. Salava
City Clerk

Robert L. Whiting

Robert L. Whiting
Mayor

REGULAR COUNCIL MEET
Galt moved seconded

PASSAGE OF ORDINANCES

15-84, 16-84, 17-84, 18-84
CITY OF DOVER, NH

This is an official notice that the Dover City Council adopted the following ordinances at the regular council meeting held on August 8, 1984

ORDINANCE 15-84, CHAPTER 170, ZONING (Growth Management District II-Weeks Traffic Circle)

ORDINANCE 16-84 CHAPTER 170, ZONING (Sixth Street Area)

ORDINANCE 17-84, CHAPTER 170, ZONING (Stark Ave/Lancaster St. area)

ORDINANCE 18-84, CHAPTER 170, ZONING (Henry Law/Court/So. Pine area)

Copies of the above ordinances are available in the office of the City Clerk City Hall for review. These ordinances shall take effect upon passage and publication of the public notice as required by RSA 47:18.

Carol E. Salava
City Clerk

8/11/84

1st Reading July 11, 1984

Public Hearing AUGUST 8, 1984

Ordinance Comm July 30, 1984

2nd Reading Aug 8, 1984

Adopted Aug 8, 1984

Effective Aug 11, 1984

1984

Adopted on vote of 9 to 0.

17-84

ORDINANCE # 17-84

CHAPTER 170
ZONING

THE CITY OF DOVER ORDAINS:

Section 1: Purpose. The purpose of this ordinance is to amend Chapter 170 of the Code of Dover, entitled Zoning.

Section 2: Amendment. Chapter 170, entitled Zoning, of the Code of Dover is hereby amended by altering the official Zoning Map of the City of Dover, referred to in Section 170:8 of said Chapter as follows:

"170:8 Zoning Map
To amend the official Zoning Map of the City of Dover, dated May 25, 1979 by rezoning the following area from its present district classification RM-8 (High Density Multi-Residential) to R-12 (Medium Density Residential): That land area designated on Assessors Map 19, Lots 63, 64, 65, 65A and 66.

Section 3. Takes Effect. This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

APPROVED AS TO FORM:

Scott E. Woodman

Scott E. Woodman
City Attorney

SPONSORED BY:

Jesse Andrew Galt

Councilman Jesse Andrew Galt

RECORDED BY:

Carol E. Salava

Carol E. Salava
City Clerk

Robert L. Whiting

Robert L. Whiting
Mayor

PASSAGE OF ORDINANCES
 11-11, 11-14, 11-14, 11-14
 CITY OF DOVER, NH

This is an official notice that the Dover City Council adopted the following ordinance at the regular council meeting held on August 8, 1984:

ORDINANCE 17-84, CHAPTER 170, ZONING (South Main, Spruce, Clark, E. Weeks, Trade Center)

ORDINANCE 17-84, CHAPTER 170, ZONING (Sixth Street Area)

ORDINANCE 17-84, CHAPTER 170, ZONING (Clark Ave/Lanester St Area)

ORDINANCE 17-84, CHAPTER 170, ZONING (Henry Law/Court Sq. The area)

Copies of the above ordinance are available in the office of the City Clerk City Hall for review. These ordinances shall take effect upon passage and publication of the public notice as required by RSA 47:18.

City Clerk

1st Reading July 11, 1984

Public Hearing Aug 8, 1984

Ordinance Comm July 30 1984

2nd Reading Aug 8, 1984

Adopted Aug 8, 1984

Effective Aug 11, 1984

REGULAR COUNCIL MEETING HE
Mone moved seconded by Pet

ted on vote of 9 to 0.

ORDINANCE # 16-84

CHAPTER 170
ZONING

THE CITY OF DOVER ORDAINS:

Section 1. Purpose. The purpose of this ordinance is to amend Chapter 170 of the Code of Dover, entitled Zoning.

Section 2. Amendment. Chapter 170, entitled Zoning, of the Code of Dover is hereby amended by altering the official Zoning Map of the City of Dover, referred to in Section 170:8 of said Chapter as follows:

"170:28 Zoning Map
To Amend the official zoning map of the City of Dover, dated May 25, 1979 by rezoning the following area from its present district classification RM-12 (Low Density Multi-Residential) to R-12 (Medium Density Residential): That area of land designated on Assessors Map 34."

Section 3. Takes Effect. This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

APPROVED AS TO FORM:

Scott E. Woodman

Scott E. Woodman
City Attorney

SPONSORED BY:

Jesse Andrew Galt

Councilman Jesse Andrew Galt

1st Reading July 11, 1984

Public Hearing Aug 8, 1984

Ordinance Comm 7-30-84

2nd Reading Aug 8, 1984

Adopted Aug 8, 1984

Effective Aug 11, 1984

RECORDED BY:

Carol E. Salava

Carol E. Salava
City Clerk

Robert L. Whiting

Robert L. Whiting
Mayor

PASSAGE OF ORDINANCES
 15-84, 16-84, 17-84, 18-84
CITY OF DOVER, NH
 This is an official notice that the Dover City Council adopted the following ordinances at the regular council meeting held on August 8, 1984:
 ORDINANCE 15-84, CHAPTER 170, ZONING (Growth Management District - 8-Weeks Traffic Circle)
 ORDINANCE 16-84, CHAPTER 170, ZONING (Sixth Street Area)
 ORDINANCE 17-84, CHAPTER 170, ZONING (Stark Ave/Lancaster St. area)
 ORDINANCE 18-84, CHAPTER 170, ZONING (Henry Law/Court/So. Pine area)
 Copies of the above ordinances are available in the office of the City Clerk, City Hall for review. These ordinances shall take effect upon passage and publication of the public notice as required by RSA 47:18.
 Carol E. Salava
 City Clerk
 8/11/84

REGULAR COUNCIL MEETING HELD
Galt moved seconded by Croc

ed on vote of 9 to 0.

CHAPTER 170
ZONING

THE CITY OF DOVER ORDAINS:

Section 1. Purpose. The purpose of this ordinance is to amend Chapter 170 of the Code of the City of Dover, entitled Zoning. Specifically, this amendment serves to replace the Thoroughfare Business District, B-3, that governs land use along the westerly side of Central Avenue (between Ash and Reservoir Streets) with an Office District, O. The depth of the Office District will be extended to coincide with the properties rear and side property lines.

Section 2. Amendment. Chapter 170, entitled Zoning, of the Code of the City of Dover is hereby amended by altering the official zoning map of the City of Dover, referred to in Section 170-8 of said chapter as follows:

170-8 Zoning Map

To amend the official zoning map of the City of Dover, dated May 25, 1979, by rezoning the following area from its present split district classification B-3, R-12 to O (Office District): That area of land designated on Assessor's Map 29, Lots 2,3,4,5,6,9 and 10. Map 3). Lot 140."

Section 3. Takes Effect. This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

APPROVED AS TO FORM:

Scott E. Woolhan
Scott E. Woolhan
City Attorney

RECORDED BY:

Carol E. Salava
Carol E. Salava
City Clerk

Raymond F. Hennessey
Raymond F. Hennessey
Mayor

Typed: June 29, 1983

PASSAGE OF ORDINANCES
23-83, 24-83 and 25-83 & EMERGENCY 26-83

This is an official notice that the Dover City Council passed the following ordinances at the regular council meeting held August 10, 1983.

ORDINANCE 23-83, CHAPTER 170, ZONING This extends the depth of the office district along Central Ave. between Abbott St. and Reservoir St.

ORDINANCE 24-83, CHAPTER 170, ZONING This replaces the medium density residential district, R-12, of land along Central Ave. from Abbott St. to Glenwood Ave. with an office district, and also extends the depth of the office district.

ORDINANCE 25-83, CHAPTER 170, ZONING This replaces the thoroughfare business district, B-3, along Central Ave. between Ash and Reservoir St. with an office district, and also extends the depth of the office district.

EMERGENCY ORDINANCE 26-83, CHAPTER 147-A, Emergency Ordinance for appropriation of funding for Belt Filter Press

Copies of the above ordinances are available in the office of the City Clerk, Municipal Building. These ordinances shall take effect upon passage and publication of the public notice as required by RSA 47:18.

Carol E. Salava
City Clerk

8/13/83

SPONSORED BY

Raymond F. Hennessey
Raymond F. Hennessey, Mayor
By Request

FIRST READING July 13, 1983

PUBLIC HEARINGS AUG 10 1983

ORDINANCE COMMITTEE Aug 8, 83

SECOND READING AUG 10 1983

ADOPTED Aug 10, 1983

EFFECTIVE Aug 13, 1983

CHAPTER 170

ZONING

THE CITY OF DOVER ORDAINS:

Section 1. Purpose. The purpose of this ordinance is to amend Chapter 170 of the Code of the City of Dover, entitled Zoning. Specifically, this amendment serves to replace the Medium Density Residential District, R-12, that governs land use along the westerly side of Central Avenue from Abbott Street to Glenwood Avenue with an Office District, O. The depth of the Office District will be extended to coincide with the rear property boundaries of Central Avenue fronting properties.

Section 2. Amendment. Chapter 170, entitled Zoning, of the Code of the City of Dover is hereby amended by altering the official zoning map of the City of Dover, referred to in Section 170-8 of said chapter as follows:

"170-8 Zoning Map

To amend the official zoning map of the City of Dover, dated May 25, 1979, by rezoning the following area from its present zoning district Medium Density Residential, R-12 to O (Office District): That area of land designated on Assessor's Map 37, Lots, 26, 26A, 27, 28, 29, 30, 31, 32, 32A, 33, 34, 34A, 35A, 35, 36, 37, 62, 63, 64."

Section 3. Takes Effect. This ordinance shall take effect upon passage and publication of notice as required by RSA 47:13.

SPONSORED BY

Raymond F. Hennessey
Raymond F. Hennessey, Mayor
By Request

FIRST READING July 13, 1983

PUBLIC HEARING AUG 10 1983

ORDINANCE COMMITTEE AUG 8, 83

SECOND READING AUG 10 1983

ADOPTED AUG 10, 1983

EFFECTIVE AUG 13, 1983

APPROVED AS TO FORM:

Scott E. Woodman
City Attorney

RECORDED BY:

Carol E. Salava
City Clerk

Raymond F. Hennessey
Mayor
Typed: June 29, 1983

PASSAGE OF ORDINANCES 23-83, 24-83 and 25-83 & EMERGENCY 26-83

This is an official notice that the Dover City Council passed the following ordinances at the regular Council meeting held August 10, 1983.

ORDINANCE 23-83, CHAPTER 170, ZONING This extends the depth of the office district along Central Ave. between Abbott & Reservoir St.

ORDINANCE 24-83, CHAPTER 170, ZONING This replaces the medium density residential district, R-12, of land along Central Aven. from Abbott St. to Glenwood Ave. with an office district, with an office district depth of the office district.

ORDINANCE 25-83, CHAPTER 170, ZONING This replaces the thoroughfare business district, B-3, along Central Ave. between Ash and Reservoir St. with an office district, and also extends the depth of the office district.

EMERGENCY ORDINANCE 26-83, CHAPTER 147-A, Emergency Ordinance for appropriation of funding to Belt Filter Press

Copies of the above ordinances are available in the office of the City Clerk, Municipal Building. These ordinances shall take effect upon passage and publication of the public notice as required by RSA 47:13.

Carol E. Salava
City Clerk

8/13/83

CHAPTER 170

ZONING

THE CITY OF DOVER ORDAINS:

Section 1; Purpose. The purpose of this ordinance is to amend Chapter 170 of the Code of the City of Dover, entitled Zoning. Specifically, this amendment serves to extend the depth of the Office District, O, to the rear property lines of those parcels fronting onto Central Avenue between Abbott and Reservoir Streets.

Section 2. Amendment. Chapter 170, entitled Zoning, of the Code of the City of Dover is hereby amended by altering the official zoning map of the City of Dover, referred to in Section 170-8 of said chapter as follows:

170-8 Zoning Map

To amend the official zoning map of the City of Dover, dated May 25, 1979, by rezoning the following area from its present split district classifications, O, R-12, to O (Office District: That area of land designated on Assessor's Map 29, Lots 11,12,16,17,18,19,20,21,22,23, 24,25,100 and 101."

Section 3. Takes Effect. This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

SPONSORED BY

Raymond F. Hennessey
Raymond F. Hennessey, Mayor
By Request

APPROVED AS TO FORM:

Scott E. Woodman
Scott E. Woodman
City Attorney

RECORDED BY:

Carol E. Salava
Carol E. Salava
City Clerk

Raymond F. Hennessey
Raymond F. Hennessey
Mayor

Typed: June 29, 1983

PASSAGE OF ORDINANCES
23-83, 24-83 and 25-83 & EMERGENCY 28-83

This is an official notice that the Dover City Council passed the following ordinances at the regular council meeting held August 10, 1983.

ORDINANCE 23-83, CHAPTER 170, ZONING This extends the depth of the office district along Central Ave. between Abbott & Reservoir St.

ORDINANCE 24-83, CHAPTER 170, ZONING This replaces the medium density residential district, R-12, of land along Central Ave. from Abbott St. to Glenwood Ave. with an office district, and also extends the depth of the office district.

ORDINANCE 25-83, CHAPTER 170, ZONING This replaces the thoroughfare business district, B-3, along Central Ave. between Abbott and Reservoir St. with an office district, and also extends the depth of the office district.

EMERGENCY ORDINANCE 28-83, CHAPTER 147-A, Emergency Ordinance for appropriation of funding for Belt Filter Press. Copies of the above ordinances are available in the office of the City Clerk, Municipal Building. These ordinances shall take effect upon passage and publication of the public notice as required by RSA 47:18.

Carol E. Salava
City Clerk

8/13/83

FIRST READING July 13, 1983
PUBLIC HEARING AUG 10 1983
ORDINANCE COMMITTEE Aug 8, 83
SECOND READING AUG 10 1983
ADOPTED Aug 10, 1983
EFFECTIVE Aug 13, 1983

CHAPTER 21
ZONING

THE CITY OF DOVER ORDAINS:

Section 1. Purpose. The purpose of this ordinance is to amend Chapter 21 of the Municipal Code of Ordinances, entitled Zoning Ordinance.

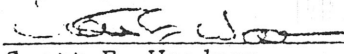
Section 2. Amendment. Chapter 21, entitled Zoning, of the Municipal Code of Ordinances, 1977, is hereby amended by altering the official zoning map of the City of Dover, referred to in Section 21:3.2 of said chapter as follows:

"21:3.2 Zoning Map


To amend the official zoning map of the City of Dover, dated May 25, 1979, by rezoning the following area from its present district classification RM-8 (High Density Multi-Residential) and I-2 (Industrial District) to CWD (Cocheco Waterfront District): That area of land designated on Assessor's Map 23, Lots, 1,2,3,3A,4,5,7,8, 9,10,11,11A,11B,13; and Map 24, Lots 105,105A, 106,107, 108,109A,112,113,114,115,133,134,135,135A,136,137,138, 139,140,141,142." Refer to attachment.

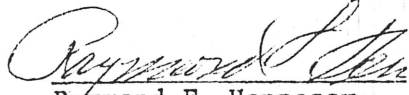
Section 3. Takes Effect; This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

APPROVED AS TO FORM:


Scott E. Woodman
City Attorney

RECORDED BY:


Carol E. Salava
City Clerk


Raymond F. Hennessy
Mayor

PASSAGE OF ORDINANCES
City of Dover, NH
This is an official notice that the Dover City Council passed the following ordinances at the regular council meeting held April 27, 1983

ORDINANCE 12-83, CHAPTER 21, ZONING This ordinance creates the Cocheco Waterfront District.


ORDINANCE 13-83, CHAPTER 20-A, SITE REVIEW This ordinance establishes the site design criteria for the Cocheco Waterfront District.

ORDINANCE 14-83, CHAPTER 21, ZONING This ordinance contains the zoning map amendments that define the Cocheco Waterfront District.

Copies of the above ordinances are available in the City Clerk's office. These ordinances shall take effect upon passage and publication of the public notice as required by RSA 47:18.

Carol E. Salava
City Clerk
4-30-83

SPONSORED BY


Councilman Arnold W. Peters

FIRST READING 3/30/83
PUBLIC HEARING 4-27-83
ORDINANCE COMMITTEE 4-25-83
SECOND READING 4-27-83
ADOPTED 4-27-83
EFFECTIVE 4-30-83

CHAPTER 21
ZONING

9 G

THE CITY OF DOVER ORDAINS:

Section 1: Purpose. The purpose of this ordinance is to amend Chapter 21 of the Municipal Code of Ordinances, entitled Zoning Ordinance.

Section 2. Amendment. Chapter 21, entitled Zoning, of the Municipal Code of Ordinances, 1977, is hereby amended by altering the official zoning map of the City of Dover, referred to in Section 21:3.2 of said Chapter as follows:

"21:3.2 Zoning Map

To amend the official zoning map of the City of Dover, dated May 25, 1979, by rezoning the following area from its present district classification I-2 (Heavy Industrial District) to UMUD (Urban Multiple Use District): That area of land designated on Assessor's Map 16, Lots: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 13A, 13B, 13C, 14, 30, 30A, 31, 32, 33, 34, 35, 36, 36A, 37 and 38." Refer to attachment.

Section 3. Takes Effect. This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

SPONSORED

APPROVED AS TO FORM:

Arnold W. Peters
Councilman Arnold W. Peters

Scott E. Woodman
Scott E. Woodman
City Attorney

FIRST READING March 9, 1983

RECORDED BY:

Carol E. Salava
Carol E. Salava
City Clerk

PUBLIC HEARING 3/20/83

ORDINANCE COMMITTEE 3-22-83

SECOND READING 3/20/83

ADOPTED 3-30-83

EFFECTIVE 4-2-83

PASSAGE OF ORDINANCES
City of Dover, NH

This is an official notice that the Dover City Council passed the following ordinances at the regular council meeting held March 30, 1983

- ORDINANCE 2-83, CHAPTER 30, FIRE PREVENTION CODE
- ORDINANCE 3-83, CHAPTER 21, ZONING
- ORDINANCE 4-83, CHAPTER 21 ZONING
- ORDINANCE 5-83, CHAPTER 21 ZONING
- ORDINANCE 6-83, CHAPTER 20-A SITE REVIEW
- ORDINANCE 7-83, CHAPTER 21 ZONING
- ORDINANCE 8-83, CHAPTER 21 ZONING

Copies of the above ordinances are available in the City Clerk's office. These ordinances shall take effect upon passage and publication of the public notice as required by RSA 47:18.

Carol E. Salava
City Clerk
4/2/83

Typed: March 2, 1983

URBAN MULTIPLE USE DISTRICT REGULATIONS

OBJECTIVES: To provide large-scale properties (Pacific Mills, Clarostat, Sawyer Mills, etc.) with a wider range of development opportunities. This objective is consistent with Dover's Economic Development Policies (1981).

PROPOSAL: To rezone those properties abutting Mill and Charles Streets from Heavy Industrial I-2 to Urban Multiple Use Zone.

USE

REGULATIONS: Banks, commercial parking facilities, eating and drinking establishments, commercial recreation facilities, personal service establishments, offices, theaters, retail sales and professional services, service clubs, warehousing and wholesaling facilities, restricted manufacturing, multi-family residential, hotel, profit educational institution, public utility, clinic.

DIMENSIONAL

REGULATIONS: No required minimum lot size; No required frontage standard; No required frontyard setback standard; No required side or rear yard setback standards; No required height restrictions.

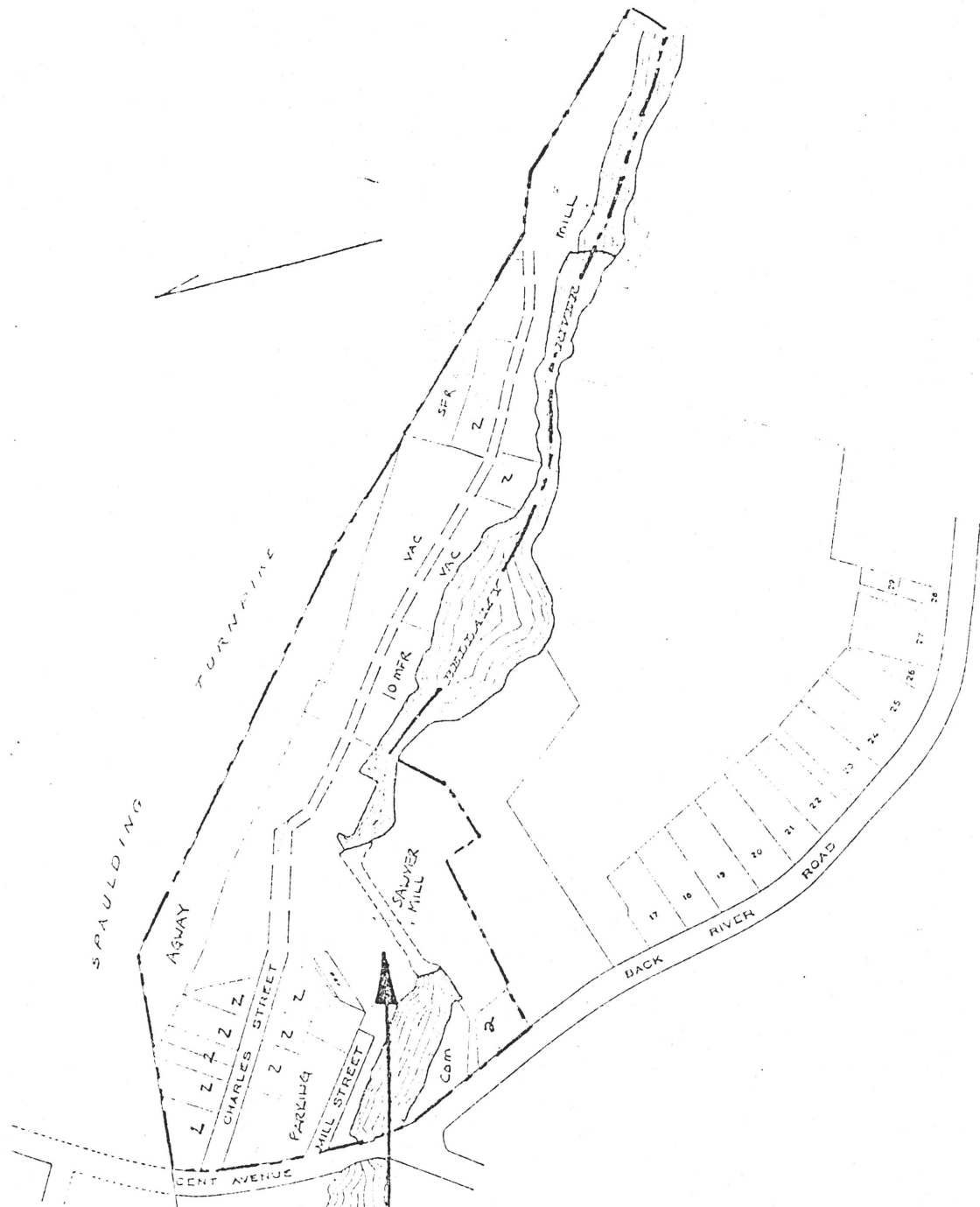
GENERAL

- CONDITIONS:
1. Density standards for multi-family development shall be set at 600 square feet of land area per unit.
 2. Minimum floor area of individual residential units shall be 600 square feet.
 3. The Site Review Ordinance shall be amended for the purpose of establishing special regulations governing development within the newly created Urban Multiple-Use Zone. New regulations include:
 - a. Any development activity involving the establishment of ten (10) or more multi-family residential units within the Urban Multiple Use District will be required to receive Site Review approval.
 - b. Any development activity involving the introduction of new industrial and/or manufacturing activity requiring the use of 15,000 square feet or more will be required to receive Site Review approval.

DISCUSSION: The industrial zoning district, I-2, controls the use of land and defines the range of redevelopment options available to the owner's of the Sawyer Mills Complex and other adjacent properties.

Consequently, only the most inappropriate uses are permitted (heavy manufacturing, open storage, fuel storage, etc.) while more stable and economically feasible readaptive uses (residential, office, personal service, recreational) are prohibited. Given these circumstances, it is evident that the existing zoning regulations are in direct conflict with the City's recently enacted Economic Development Policies (I,4-VII, 2-X, 1-X, 3-X, 4), as they obstruct the promotion of multiple use and adaptive reuse of underutilized business/industrial properties in the downtown area.

In order for the Sawyer Mills Complex and other urban tracts to become a marketable commodity and attractive for adaptive reuse, the existing industrial zone must be repealed and replaced by a multiple use zone. Such a zone shall incorporate all of the principle uses now permitted in the Central Business District along with performance-restricted multi-modal residential, warehousing, wholesaling and light industrial uses. This action will serve to reinforce the City's Economic Development Policies by affording landowners a much greater flexibility in determining their tract's highest and best use, thereby increasing the tract's marketability, its range of redevelopment applications, and the potential for increased City-accrued tax revenues.



To rezone
 from I-2
 to Urban
 Multiple Use
 District

CHAPTER 21

ZONING

THE CITY OF DOVER ORDAINS:

Section 1. Purpose. The purpose of this ordinance is to amend Chapter 21 of the Municipal Code of Ordinances, entitled Zoning Ordinance.

Section 2. Amendment. Chapter 21, entitled Zoning, of the Municipal Code of Ordinances, 1977, is hereby amended by altering the official zoning map of the City of Dover, referred to in Section 21:3.2 of said chapter as follows:

"21:3.2 Zoning Map

To amend the official zoning map of the City of Dover, dated May 25, 1979, by rezoning the following area from its present district classification I-2 (Heavy Industrial District) and B-2 (Central Business District) to UMUD (Urban Multiple Use District): That area of land designated on Assessor's Map 2, Lots 35,35A,36, 37 and 37A; Map 3, Lots 63,63A,63B,64,65,66 and 67; Map 23, Lot 14." Refer to attachment.

Section 3; Takes Effect: This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

SPONSORED BY

APPROVED AS TO FORM:

Scott E. Woodman
Scott E. Woodman
City Attorney

RECORDED BY:
Carol E. Salava
Carol E. Salava
City Clerk

Raymond F. Hennessy
Raymond F. Hennessy
Mayor

Typed: March 1, 1983

Arnold W. Peters
Councilman Arnold W. Peters

FIRST READING March 9, 1983

PUBLIC HEARING March 30, 1983

ORDINANCE COMMITTEE 3-22-83

SECOND READING March 30, 1983

ADOPTED 3-30-83

EFFECTIVE 4-2-83

PASSAGE OF ORDINANCES
City of Dover, NH

This is an official notice that the Dover City Council passed the following ordinances at the regular council meeting held March 30, 1983

ORDINANCE 2-83, CHAPTER 30, FIRE PREVENTION CODE
ORDINANCE 3-83, CHAPTER 21, ZONING
ORDINANCE 4-83, CHAPTER 21 ZONING
ORDINANCE 5-83, CHAPTER 21 ZONING
ORDINANCE 6-83, CHAPTER 20-A SITE REVIEW
ORDINANCE 7-83, CHAPTER 21 ZONING
ORDINANCE 8-83, CHAPTER 21 ZONING

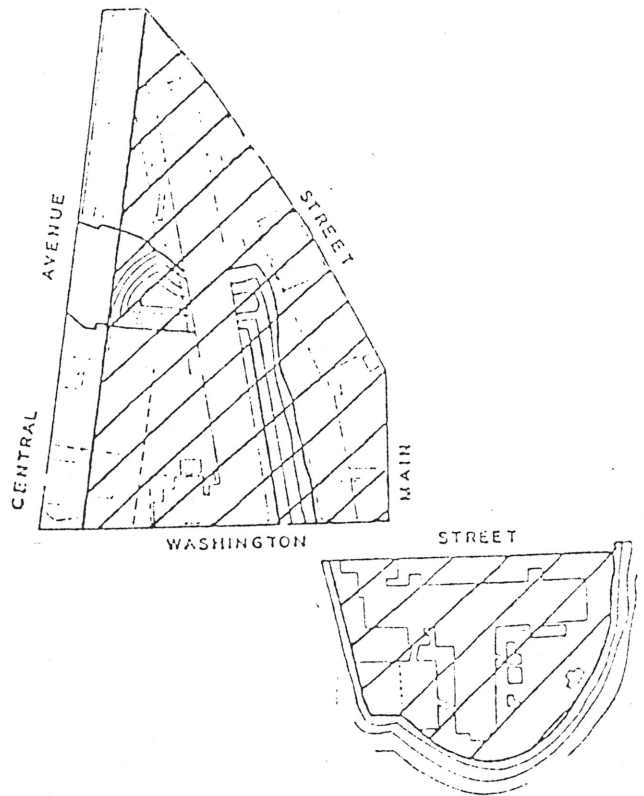
Copies of the above ordinances are available in the City Clerk's office. These ordinances shall take effect upon passage and publication of the public notice as required by RSA 47:18.

Carol E. Salava
City Clerk
4/2/83

PROPOSAL: To rezone that land located between Central Avenue, Washington Street, and Main Street from Unrestricted Industrial/Central Business, to a new zone Urban Multiple Use District.

OBJECTIVES: To provide downtown properties (Pacific Mills Complex, Clarastat, etc.) with a wider range of mixed use opportunities, pursuant to the Dover Economic Development Policies (1981).

USE REGULATIONS: Banks, commercial parking facilities, eating and drinking establishments, commercial recreation facilities, personal service establishments, offices, theaters, retail sales and professional services, service clubs, warehousing and wholesaling facilities, restricted manufacturing multi-family residential, hotel, profit educational institution, public utility, clinic.



DIMENSIONAL REGULATIONS: No required minimum lot size.
No required frontage standard.
No required frontyard setback standard.
No required side or rear yard setback standards.
No required height restrictions.

GENERAL
CONDITIONS:

1. Density standards for multi-family development shall be set at 600 square feet of land area per unit.
2. Minimum floor area of individual residential units shall be 600 square feet.
3. The Site Review Ordinance shall be amended for the purpose of establishing special regulations governing development within the newly created Urban Multiple-Use Zone. New regulations include:
 - a. Any development activity involving the establishment of ten (10) or more multi-family residential units within the Urban Multiple Use District will be required to receive Site Review approval.
 - b. Any development activity involving the introduction of new industrial and/or manufacturing activity requiring the use of 15,000 square feet or more will be required to receive Site Review approval.

DISCUSSION:

The subject area supports two zoning districts. The principle district is I-2, unrestricted Industrial, with the balance zoned B-2, Central Business District.

The industrial zoning district, I-2, situated in the heart of Dover's Downtown Business District, controls the use of land and defines the range of redevelopment options available to the owner's of the Pacific Mills Complex and other adjacent properties.

Consequently, only the most inappropriate uses are permitted (heavy manufacturing, open storage, fuel storage, etc.) while more stable and economically feasible readaptive uses (residential, office, personal service, recreational) are prohibited. Given these circumstances, it is evident that the existing zoning regulations are in direct conflict with the City's recently enacted Economic Development Policies (I, 4 - VII, 2 - X, 1 - X, 3 - X, 4), as they obstruct the promotion of multiple use and adaptive reuse of underutilized business/industrial properties in the downtown area.

In order for the Pacific Mills Complex and other urban tracts to become a marketable commodity and attr active for adaptive reuse, the existing industrial zone must be repealed and replaced by a multiple use zone. Such a zone shall incorporate all of the principle uses now permitted in the Central Business District along with performance-restricted multi-modal residential, warehousing, wholesaling and light industrial uses. This action will serve to reinforce the City's Economic Development Policies by affording landowners a much greater flexibility in determining their tract's highest and best use, thereby increasing the tract's marketability, its range of redevelopment applications, and the potential for increased City-accrued tax revenues.

In addition to the Zoning Ordinance regulations and due to the immediate proximity of the Cocheco River, two environmentally related development regulations factor into this subject's development scenario. First, the City has enacted a Flood Hazard Ordinance pursuant to our commitment to the National Flood Insurance Program. Consequently, all those parcels located adjacent to the Cocheco River lie within the designated Flood Hazard Zone and as such, the future development of these properties is extensively regulated. Moreover, the Flood Hazard Ordinance's regulations supercede those of the base zoning district.

Secondly, there exists a Conservation Zone which serves as an overriding zoning district, whereby all development activities within 75 feet of the Cocheco River's mean high water table are prohibited. The impact of this overriding district is devastating when considering the City's new economic policy of promoting the development of urban-situated waterfront properties along the Cocheco River.

In order to permit these waterfront properties the opportunity to develop, the City must enact progressive "incentive" zoning and development regulations that afford landowners and private developers much greater flexibility in determining the land's highest and best use. This in turn would result in an increase in the land's marketability, its range of redevelopment applications, and the potential for substantial City-accrued tax revenues.

To this end, a rezoning of all those properties located between Portland Street, Cocheco Street and the Cocheco River is being recommended herein. Not just will the permitted land uses be overhauled, but provisions for a lifting of the Conservation Zone will be recommended, given the developer's compliance to certain restrictive performance standards.

CHAPTER 21

ZONING

THE CITY OF DOVER ORDAINS:

Section 1. Purpose. The purpose of this ordinance is to amend Chapter 21 of the Municipal Code of Ordinances, entitled Zoning Ordinance.

Section 2. Amendment. Chapter 21, entitled Zoning, of the Municipal Code of Ordinances, 1977, is hereby amended by altering the official zoning map of the City of Dover, referred to in Section 21:3.2 of said chapter as follows:

"21:3.2 Zoning Map

To amend the official zoning map of the City of Dover, dated May 25, 1979, by rezoning the following area from its present district classification RM-3 (High Density Multi-Residential) to B-2 (Central Business District): That area of land designated on Assessor's Map 3, Lots 1,1A,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16, 17,18,19,22,22A,31,30,26,27,25,24,23,41 and 40 and Map 24, Lots 94,95,96,97,98,99,100,101,102,103,104 and 104A." Refer to attachment.

Section 3. Takes Effect. This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

SPONSORED BY

APPROVED AS TO FORM:

Scott E. Woodman
Scott E. Woodman
City Attorney

RECORDED BY:

Carol E. Salava
Carol E. Salava
City Clerk

Raymond F. Hennessy
Raymond F. Hennessy
Mayor

Typed: March 1, 1983

PASSAGE OF ORDINANCES
City of Dover, NH

This is an official notice that the Dover City Council passed the following ordinances at the regular council meeting held March 30, 1983

ORDINANCE 2-83,
CHAPTER 30, FIRE PREVENTION CODE

ORDINANCE 3-83,
CHAPTER 21, ZONING

ORDINANCE 4-83,
CHAPTER 21 ZONING

ORDINANCE 5-83,
CHAPTER 21 ZONING

ORDINANCE 6-83,
CHAPTER 20-A SITE REVIEW

ORDINANCE 7-83,
CHAPTER 21 ZONING

ORDINANCE 8-83,
CHAPTER 21 ZONING

Copies of the above ordinances are available in the City Clerk's office. These ordinances shall take effect upon passage and publication of the public notice as required by RSA 47:18.

Carol E. Salava
City Clerk

4/2/83

Arnold W. Peters
Councilman Arnold W. Peters

FIRST READING March 9, 1983

PUBLIC HEARING March 30, 1983

ORDINANCE COMMITTEE 3-22-83

SECOND READING March 30, 1983

ADOPTED 3-30-83

EFFECTIVE 4-2-83

PROPOSAL:

To extend the depth of the Central Business District, B-2 in an easterly direction from its existing depth of 150 feet parallel to Main Street to the northerly side of Portland Street and the southerly side of Portland Avenue. School and Mechanic Streets will be included in this rezoning.

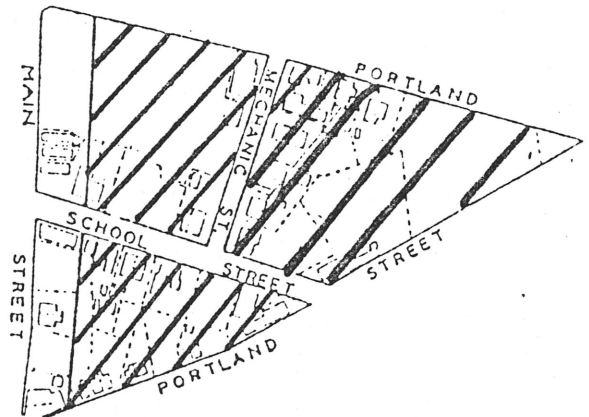
OBJECTIVE:

To create a logical extension of the Main Street commercial district, thereby increasing the marketability of parcels within the subject area by permitting greater flexibility in development options

DISCUSSION:

The subject area is zoned RM-8, Medium Density Multi-Family Residential, and lies adjacent to the recently reconstructed Main Street commercial enclave.

This neighborhood supports the largest concentration of sub-standard housing in the City of Dover, with 8 units being determined to be structurally deteriorated and unworthy of rehabilitation. Land and building underutilization is high, with numerous vacant buildings dotting the streetscape along with an equal number of vacant building sites. These conditions exist, not as a result of improper zoning, but in large part due to the fact that the declining nature of the sub-tract gives the property owner no incentive to improve his/her property.



In addition to the residential components of this sub-tract, a significant land area supports non-conforming commercial uses, i.e. The Janetos Shopping Center; and other commercial uses exist nearby, St. Jean's Social Club, Dover House of Pizza, etc. Given the size of the land area and the character of the surrounding land uses, the RM-8 zoning designation is not appropriate and should be reconfigured to exclude these areas.

The opportunity exists here to impact those market mechanisms that tend to promote the status quo of capital disinvestment within the subject tract by encouraging the introduction of higher income producing uses. A rezoning of portions of the sub-tract to permit the rehabilitation of existing buildings for multiple re-use (offices, professional, personal service,

retail, residential) will result in an efficient, if not logical extension of the Main Street commercial enclave. Such a rezoning will be the necessary first step in a multi-based strategy for this area revitalization that would include infrastructural improvements, Federally-assisted housing rehabilitation assistance and City-assisted technical and marketing assistance.

Chapter 21
Zoning

THE CITY OF DOVER ORDAINS:

Section 1. Purpose. The purpose of this ordinance is to amend Chapter 21 of the Municipal Code of Ordinances, entitled Zoning Ordinance.

Section 2. Amendment. Chapter 21, entitled Zoning, of the Municipal Code of Ordinances, 1977, is hereby amended by altering the official zoning map of the City of Dover, referred to in Section 21:2.2 of said chapter as follows:

"21:2.2 Zoning Map

To amend the official zoning map of the City of Dover, dated May 25, 1979, by rezoning the following area from its present district classification as RM-10 (Medium Density Multi-Residential) to B-2 (Central Business): That area of land designated on Assessor's Map 1, Lots 1, 2, 3, 8, 9, 10, 11, 12, 13, 14, 15, 20, 22, 23, and by rezoning the following area from its present district classification as O (Office) to B-2 (Central Business): That area of land designated on Assessor's Map 2, Lots 2, 3, 4, 6A, 7, 8A and 9." Refer to attachment.

Section 3. Takes Effect. This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

SPONSORED BY

Arnold W. Peters
Councilman Arnold W. Peters

APPROVED AS TO FORM:

Scott E. Woodman
Scott E. Woodman
City Attorney

FIRST READING 12/8/82

PUBLIC HEARING 12/22/82

ORDINANCE COMMITTEE 12/13/82

RECORDED BY:

Carol E. Salava
Carol E. Salava
City Clerk

SECOND READING 12/22/82

ADOPTED 12-22-82

EFFECTIVE 12-28-82

Raymond F. Hennessey
Raymond F. Hennessey
Mayor

Typed: December 1, 1982

PASSAGE OF ORDINANCES
City of Dover, NH

This is an official notice that the Dover City Council passed the following ordinances at the regular council meeting held December 22, 1982.

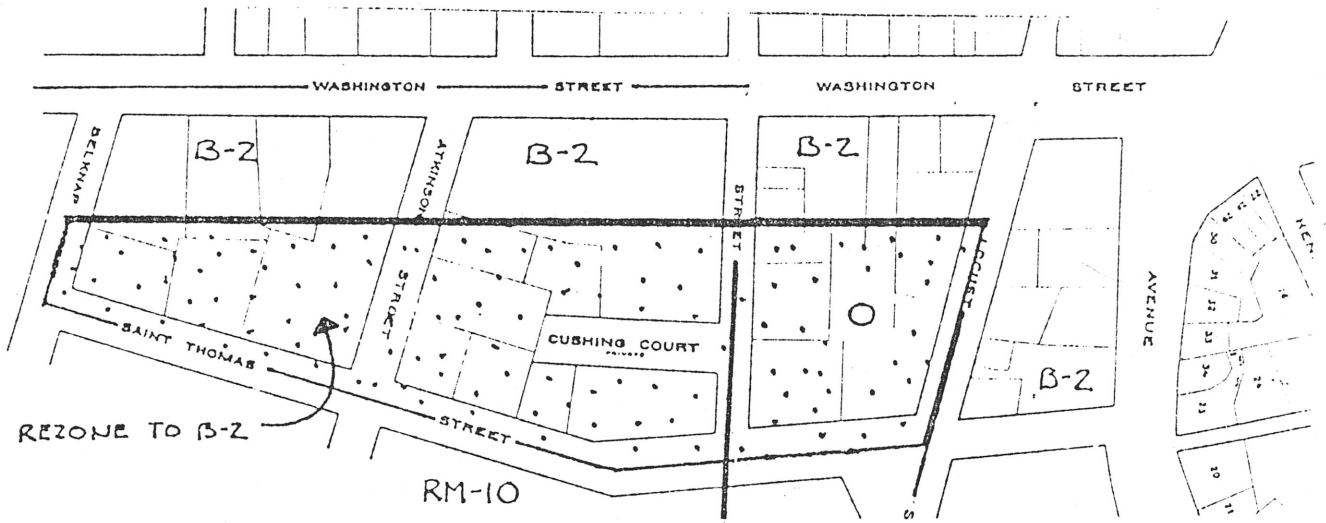
ORDINANCES 22-82, 23-82, 24-82, 25-82, 26-82, CHAPTER 21, ZONING

Copies of the above ordinance are available in the City Clerk's Office. This ordinance shall take effect upon passage and publication of the public notice as required by RSA 47:18.

Carol E. Salava
City Clerk
December 28, 1982

PROPOSAL: To realign the depth of the Central Business Zoning District, B-2, on the southerly side of Washington Street between Belknap, St. Thomas and Locust Streets. Refer to map below.

OBJECTIVES: To increase the reserves of land within the immediate urban core capable of supporting commercial/service useage and to extend the depth of the B-2 zoning district so that those businesses situated beyond the district's arbitrary zoning boundary (100') will no longer be considered non-conforming.



DISCUSSION: The subject area proposed for rezoning supports a mixture of non-conforming commercial/service uses (eleven parcels, commercial residential uses (three) and vacant parcels (three) scheduled for commercial development. Moreover, two zoning districts, RM-10 and Office, control the area's land use. This minor realignment encourages the highest and best utilization of that land area immediately adjacent to the urban core, without compromising the integrity of nearby public and residential uses.

Chapter 21
Zoning

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Section 2. Amendment. Chapter 21, entitled Zoning, of the Municipal Code of Ordinances, 1977, is hereby amended by altering the official zoning map of the City of Dover, referred to in Section 21:2.2 of said chapter as follows:

"21:2.2 Zoning Map

"To amend the official zoning map of the city of Dover, dated May 25, 1979, by rezoning the following area from its present district classification as RM-8 (High Density Multi-Residential) to B-2 (Central Business): That area of land designated on Assessor's Map 3, Lots 43,44,45, 55, 56, and 61 and Map 4, Lots 3, 4, 5, 6, 7, 8, 9, 15, 19, 22, 24, 25, 26 and 30." Refer to attachment.

Section 3. Takes Effect. This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

SPONSORED BY

Arnold W. Peters
Councilman Arnold W. Peters

APPROVED AS TO FORM:

Scott E. Woodman
Scott E. Woodman
City Attorney

FIRST READING 12/8/82

PUBLIC HEARING 12/22/82

RECORDED BY:

Carol E. Salava
Carol E. Salava
City Clerk

ORDINANCE COMMITTEE 12/13/82

SECOND READING 12/22/82

ADOPTED 12-22-82

EFFECTIVE 12-28-82

Raymond F. Hennessey
Raymond F. Hennessey
Mayor

Typed: December 1, 1982

PASSAGE OF ORDINANCES
City of Dover, NH

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ORDINANCES 22-82, 23-82, 24-82, 25-82, 26-82, CHAPTER 21, ZONING

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Carol E. Salava
City Clerk
December 28, 1982

PROPOSAL:

To extend the Central Business Zoning District, B-2, in an easterly direction from its existing depth of 150 feet parallel to Central Avenue to the westerly side of Preble Street, the northerly side of Broadway (to the B & M Railroad bridge) and approximately to the rear of those properties situated on St. John Street. Refer to map below.

OBJECTIVES:

To increase the reserves of land within the immediate urban core capable of supporting commercial/service use and to extend the depth of the B-2 zoning district so that those businesses situated beyond the district's arbitrary zoning boundary (150') will no longer be considered non-conforming.

DISCUSSION:

Approximately 80% of the land area and thirteen (13) of the area's nineteen (19) parcels presently support land uses considered non-conforming by zoning standards. The proposed realignment of zoning boundaries would correct this situation without causing an undue hardship/impact on adjacent properties.

