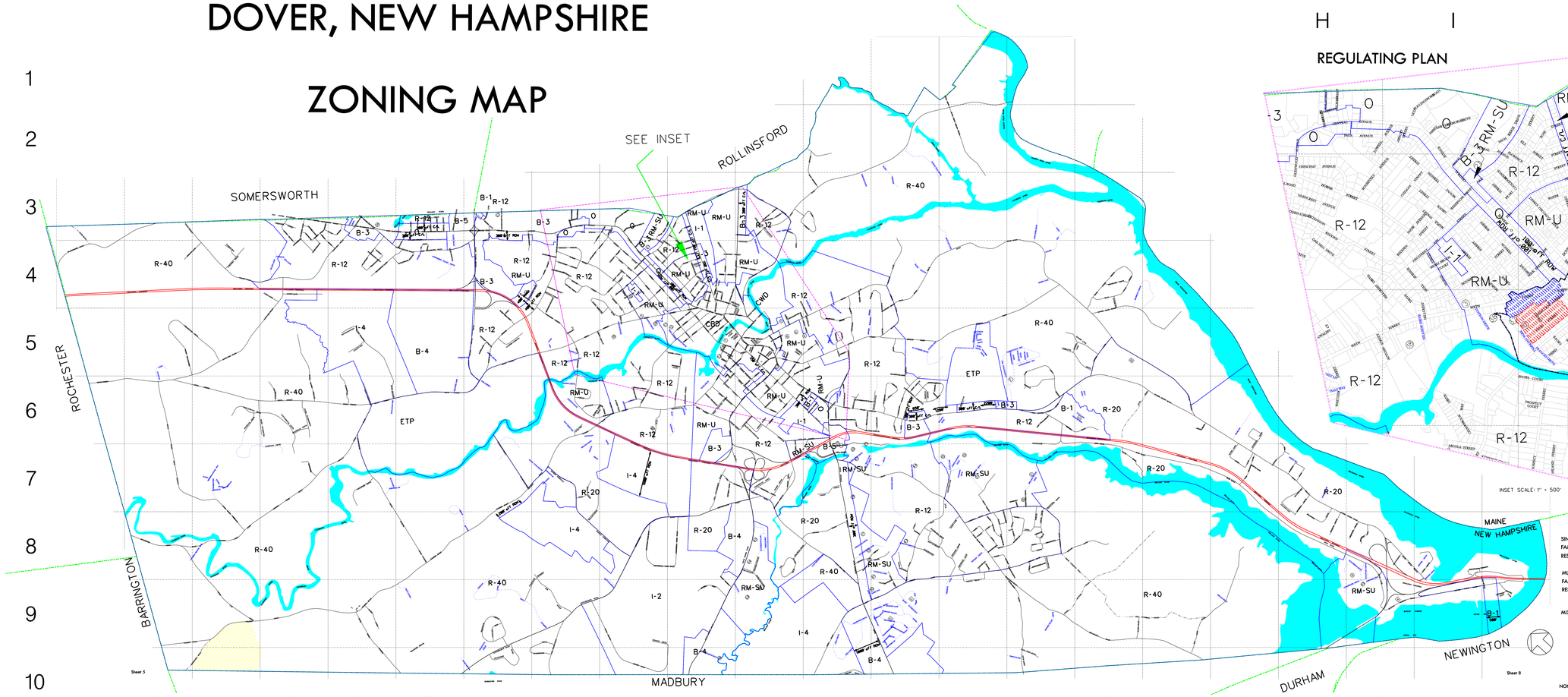
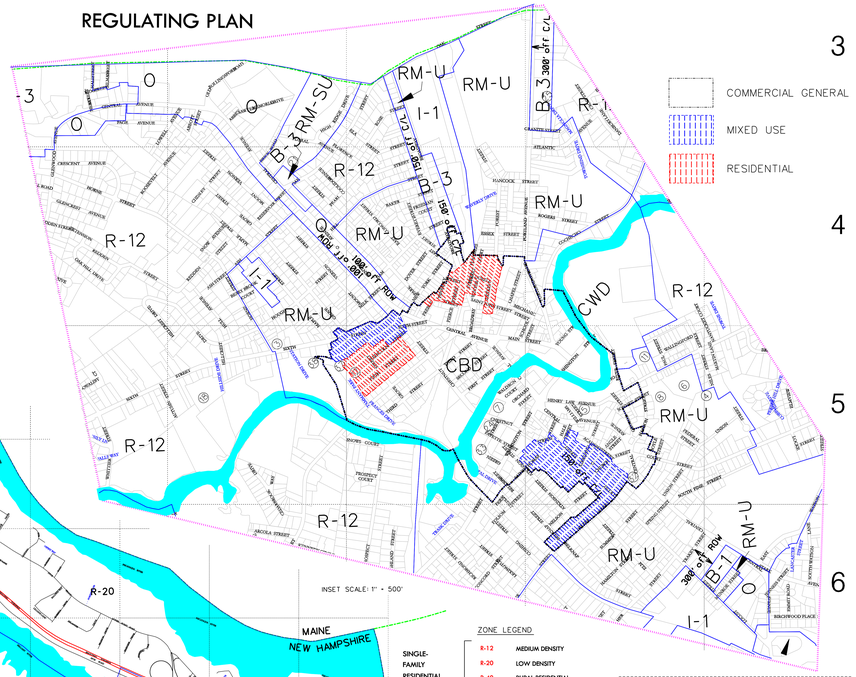
DOVER, NEW HAMPSHIRE

ZONING MAP



REGULATING PLAN



COMMERCIAL GENERAL

MIXED USE

RESIDENTIAL

ZONE LEGEND

SINGLE-FAMILY RESIDENTIAL	R-12	MEDIUM DENSITY
	R-20	LOW DENSITY
	R-40	RURAL RESIDENTIAL
MULTI-FAMILY RESIDENTIAL	RM-SU	SUBURBAN MULTI-RESIDENTIAL
	RM-U	URBAN DENSITY MULTI-RESIDENTIAL
MIXED USE	O	OFFICE
	CBD	CENTRAL BUSINESS
	CWD	COCHECHO WATERFRONT
NON-RESIDENTIAL	B-1	NEIGHBORHOOD BUSINESS
	B-3	THOROUGHFARE BUSINESS
	B-4	HOTEL/RETAIL
	B-5	COMMERCIAL/RETAIL DISTRICT
	I-1	RESTRICTED INDUSTRIAL
	I-2	INDUSTRIAL
	I-4	ASSEMBLY AND OFFICE
	ETP	EXECUTIVE AND TECHNOLOGY PARK

OVERLAY DISTRICTS

CONSERVATION (SECTION 170.27)
WETLANDS PROTECTION (SECTION 170.27.1)
TRANSFER OF DEVELOPMENT RIGHTS SECTION 170.27.2)
URBAN RENEWALL (SECTION 170.28)
RIVERFRONT RESIDENTIAL (SECTION 170.28.1)
RESIDENTIAL COMMERCIAL MIXED USE (SECTION 170.28.2)
GROUNDWATER PROTECTION (SECTION 170.28.3)
SCENIC ROAD OVERLAY (SECTION 170.28.4)
HAZARDOUS WASTE LANDFILL CONSERVATION (SECTION 170.28.5)
TELECOMM. FACILITIES (SECTION 170.28.6)

NOTE:

THE I-1 ZONE IN THE AREA BOUNDED BY HORNE, HOUGH, ASH AND MAPLE STREETS INCLUDES ONLY LOTS 8, 18, 19 AND 19A ON ASSESSOR'S MAP NO. 30 EXCEPT THAT AREA IS OF LOT NO. 8 WHICH COMES WITHIN A DISTANCE OF 100' (FEET) FROM THE EASTERN BOUNDARY OF HORNE ST THAT AREA IS IN ZONE RM-U.

CERTIFICATE OF ADOPTION

THIS ZONING MAP, WITH ALL EXPLANATORY MATTER HEREON, WAS ADOPTED AS PART OF THE ZONING ORDINANCE OF THE CITY OF DOVER NH. ON _____, 2009, AND IS HEREBY CERTIFIED TO BE THE OFFICIAL ZONING MAP OF THE CITY OF DOVER, NH.

SIGNED: _____ CERTIFIED: _____

CITY CLERK NOTARY PUBLIC

SCALE: 1" = 1000'

DISTRICT SUMMARY

	R-40	R-20	R-12	RM-SU	RM-U	B-1	B-3	B-4	B-5	I-1	I-2	I-4	ETP	O	CWD
LOT OCCUPATION															
Min. Lot Size*	40,000 SF	20,000 SF	12,000 SF	20,000 SF	10,000 SF	10,000 SF	20,000 SF	5 ac	20,000 SF	40,000 SF	20,000 SF	5 ac	3 ac	10,000 SF	0
Frontage (feet)	150	125	100	100	80	100	125	400	125	200	150	400	0	100	0
Lot Coverage	10%	30%	30%	40%	40%	50%	50%	33%*	50%*	50%	50%	33%*	33%*	50%	75%*
SETBACKS - PRINCIPAL BUILDING (FEET)															
		Neighborhood	Neighborhood		Neighborhood										
Front/Abut a Street	40	Av	Av	50	15	50	75*	50	50	50	35*	75*	50*	12	0*
Side Setback	25	20	15	20	15	10	12	75*	12	15	10	75*	50*	10	0
Rear Setback	30	30	30	20	15	15	15	75*	15	25	10	75*	50*	15	0*
SETBACKS - OUTBUILDING/ACCESSORY USE (FEET)															
		Neighborhood	Neighborhood		Neighborhood										
Front/Abut a Street	40	Av	Av	50	15	50	75*	75	50	50	35*	75*	50*	12	0*
Side Setback	10	10	10	10	10	10	10	10	10	10	10	10	10	10	0
Rear Setback	10	10	10	10	10	10	10	10	10	10	10	10	10	10	0
BUILDING HEIGHT (FEET)															
Principal Building	35	35	35	40	40	40	40	55	40	50*	50*	40*	55	65	55
Outbuilding	35	35	35	40	40	40	40	55	40	40	40	55	55	40	55

* = see full table for associated footnote.

LEGEND

- SPAULDING TURNPIKE
- STATE/US HIGHWAYS
- CITY STREETS
- CLASS SIX HIGHWAY
- PRIVATE STREETS
- ZONING BOUNDARY

APARTMENTS / CONDOMINIUMS

BELLAMY COURT	L-7	WOODLAND CROSSING	I-6
BELLAMY WOODS	O-7	SIXTH STREET STATION	I-5
BLACK LODGE	I-6	BELLAMY RIVER VILLAGE	T-8
CENTRAL TOWERS	K-4	CENTRAL TOWER COMMONS	K-4
CENTRAL TOWERS	K-4	CENTRAL COMMONS	M-4
COCHECO COURT	K-6	MILLSTONE	L-7
COCHECO PARK	J-6	SOUTHWOOD VILLAGE	M-8
CROSSTBROOK	K-6	WINGATE COVE	M-7
DAVIS PARK	J-4		
DAVIS FARM	K-7		
DOVER BLUFF	K-6		
DOVER STATION	J-5		
DUNKS BRIDGE	L-6		
EDGEWOOD GARDEN APTS	K-6		
FORESTS LANDING	N-7		
GREENFIELD COMMONS	O-7		
HEMLOCK FOREST	L-6		
HILLSIDE	I-6		
HILLTOP LANE	I-6		
MILL COURT	N-7		
OAK TERRACE	I-4		
OLD ENGLISH VILLAGE	G-9		
REDDEN GARDENS	L-8		
RIVERVIEW	J-5		
SOHO CIRCLE	K-3		
SOUTH PINE APTS	K-5		
TEN COMMANDMENTS	L-7		
THE GARRISON	L-7		
THE MEADOWS	K-8		
THE PADDOCK	M-8		
TIDE MILL	K-6		
TUTTLE SQUARE	K-6		
WALDRON TOWERS	J-5		
WESTGATE ARMS	K-8		
WHITE CLIFFS	K-8		
WINCHESTER ARMS	E-3		

MOBILE HOME PARKS

BAYVIEW PARK	T-8
GORDONS TRAILER PARK	G-9
JENSONS TRAILER PARK	M-9
RIVERSIDE TRAILER PARK	M-8
SUNNYBROOK TRAILER PARK	M-8
DOVER BROOK TRAILER PARK	G-8

* (P) = PRIVATE ROAD

** (H) = CLASS SIX HIGHWAY