



**CITY OF DOVER**

## CITY OF DOVER - ORDINANCE

Posted: March 8 2022

Ordinance Title: Land Subdivision Regulations Amendments  
Chapter: 157

1. Chapter 157 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Section 10, “Application submittal and review”, Subsection B to read as follows.

[Amended 1-14-2020]

- B. “Included with the application shall be the names and mailing addresses of all abutters owners, applicants, and professionals, as indicated in City records. The Planning Department, for a fee outlined in the Fee Schedule, will create a list of names and addresses of all abutters obtained from City records or the Strafford County Registry of Deeds not more than five calendar days before the date of filing for the applicants review and verification.”~~The names of all abutters shall be obtained from City records not more than five calendar days before the date of filing. In addition to the abutters list, three duplicate sets of adhesive mailing labels for all abutters shall be submitted for use by staff in preparing verified mailings.”~~

2. Chapter 157 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Section 16, “Application submittal and review”, Subsection B to read as follows.

[Amended 1-14-2020]

- B. “Included with the application shall be the names and mailing addresses of all owners, applicants, and professionals assisting with the application. The Planning Department, for a fee, outlined in the Fee Schedule, will create a list of the names and addresses of all abutters obtained from City records or the Strafford County Registry of Deeds not more than five calendar days before the date of filing for the applicants to review.”

[Amended 1-14-2020; 7-27-2021]

3. Chapter 157 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Section 17, “Application submittal and review for minor lot line adjustments and boundary agreements”, Subsection B to read as follows.

- B. “Included with the application shall be the names and mailing addresses of all owners, applicants, and professionals assisting with the application. The Planning Department, for a fee, outlined in the Fee Schedule will create a list of the names and addresses of all abutters obtained from City records or the Strafford County Registry of Deeds not more than five calendar days before the date of filing for the applicants to review and verify.”~~abutters as indicated in City records. The names of all abutters shall be obtained~~



**CITY OF DOVER**

# CITY OF DOVER - ORDINANCE

Posted: March 8 2022

Ordinance Title: Land Subdivision Regulations Amendments  
Chapter: 157

~~from City records or the Strafford County Registry of Deeds not more than five calendar days before the date of filing. In addition to the abutters list, three duplicate sets of adhesive mailing labels for all abutters shall be submitted for use by staff in preparing verified mailings.”~~

[Amended 1-14-2020]

4. Chapter 157 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Article IV, “Open Space Subdivisions”, subsection 21, subsection F, to read as follows:

“Dimensional requirements.

Zoning District	Minimum Lot Size for Subdivision Lots (square feet)	Minimum Frontage for Subdivision Lots (feet)	Minimum Buffer Along Frontage <sup>1</sup> (feet)
R-40	20,000	40	100
R-20	12,000	30	100
R-12	8,000	20	100

<sup>1</sup> Does not apply to an existing house on the lot, if part of the total lot yield.

[Amended 5-24-2016]

Zoning District	Minimum Distance Around Individual Units in Clusters		Minimum Building Setbacks for Subdivision Lots <sup>1</sup>	
	Street Sides of Units (feet)	Between Units (feet)	Abutting a Street (feet)	Abutting a Lot Line (feet)
R-40	20	30	20	20
R-20	15	25	15	15
R-12	10	20	10	10

<sup>1</sup> Outbuildings shall follow underlying zoning.

(1) If a portion of a parcel of land is covered by a zoning district in which an open space subdivision is not permitted, this portion shall not be included in a proposed open space subdivision.

(2) If a parcel of land is covered by more than one of the R-40, R-20 or R-12 Zoning Districts, and more than 50% of the parcel lies in the more restrictive district, the more restrictive regulations shall apply to the entire parcel.

(3) Frontage requirements shall not apply to cluster subdivisions. Nevertheless, paved access suitable for emergency vehicles, and approved by the Planning Board, shall provide access from a City street or state highway to each of the units with the subdivision. All accessways shall be



**CITY OF DOVER**

## CITY OF DOVER - ORDINANCE

Posted: March 8 2022

Ordinance Title: Land Subdivision Regulations Amendments  
Chapter: 157

privately owned and comply with the private drive standards specified in Chapter [153](#), Site Review Regulations, of the Code of the City of Dover.

(4) Notwithstanding the dimensional requirements outlined above, structures or dwelling units in a proposed open space subdivision must maintain the following minimum buffer distances from existing structures, dwelling units and external boundaries:

Zoning District	Minimum Distance from Existing Structures or Dwelling Units (feet)	Minimum Distance from External Boundaries (feet)
R-40	100	50
R-20	75	40
R-12	50	30

(a) For the purposes of the external boundary buffers required above, the buffer areas shall be considered an undisturbed natural area for the purpose of shielding the development from abutting properties. The external boundary buffer shall be preserved or established to comply with the perimeter landscaping standards in § [157-35F](#).

[Amended 12-18-2012]