

CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: **Updating the Dover Zoning Ordinance**
Chapter: **170**

The City of Dover Ordains:

1. PURPOSE

The purpose of this ordinance is to amend Chapter 170 of the Code of the City of Dover, entitled Zoning, by updating the Code to reflect changes in the community, to provide more flexible land use regulations for properties located along the roadways that lead into downtown, to promote infill development along these roadways, to promote downtown economic growth and development, and to provide more flexible temporary sign regulations.

2. AMENDMENT

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

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Urban Density Multi-Residential (RM-U) District to Central Business District (CBD) an area of approximately 2.5 acres located along Broadway, consisting of lots 27-278*, 27-277*, 27-276*, 27-275*, 27-274*, 27-273*, 27-203*, 27-73*, 27-72*, 27-71*, 27-70*, 27-69*, 27-53*, and 27-67*”

* = only that portion of the lot within the RM-U District will be affected.

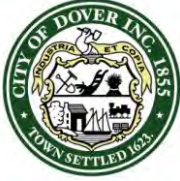
AND

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Medium Density Residential (R-12) District to Central Business District (CBD) an area of approximately 1.5 acres located along Broadway, consisting of lots 27-278*, 27-277*, 27-276*, 27-275*, 27-274*, 27-273*, 27-286A*, 27-291C*, 27-291A*, and 27-291D*”

* = only that portion of the lot within the R-12 District will be affected.

AND

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Thoroughfare Business (B-3) District to Central Business District (CBD) an area of approximately 10.3 acres located along Broadway, consisting of lots 27-286A*, 27-291C*, 27-291A*, 27-291D*, 27-292, 27-186, 27-185, 27-184, 27-170, 27-169, 27-205, 27-204, 27-203*, 27-75, 27-74, 27-73*, 27-72*, 27-71*,



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: **Updating the Dover Zoning Ordinance**
Chapter: **170**

27-70*, 27-69*, 27-68A, 26-7A*, 26-8*, 26-9*, 26-10, 26-11*, 26-12*, 24-1*, 24-2J*, and 24-2H*”

* = only that portion of the lot within the B-3 District will be affected.

AND

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Thoroughfare Business (B-3) District to Medium Density Residential (R-12) District an area of approximately 0.2 acres located along Broadway, consisting of lots 27-291B*, 27-187*, 27-183*, and 27-171*”

* = only that portion of the lot within the B-3 District will be affected.

AND

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Thoroughfare Business (B-3) District to Urban Density Multi-Residential (RM-U) District an area of approximately 0.2 acres located along Broadway, consisting of lots 27-206*, 27-202*, 27-76*, and 27-68”

* = only that portion of the lot within the B-3 District will be affected.

AND

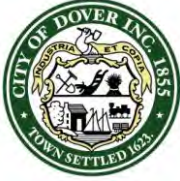
“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Restricted Industrial (I-1) District to Central Business District (CBD) an area of approximately 20.8 acres located along Broadway, consisting of lots 26-6, 26-7A*, 26-8*, 26-9*, 26-11*, 26-12*, 24-1*, and 24-2J*.”

* = only that portion of the lot within the I-1 District will be affected.

3. AMENDMENT

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

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Urban Density Multi-Residential (RM-U) District to Central Business District (CBD) an area of approximately 14.5 acres located along



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: **Updating the Dover Zoning Ordinance**
Chapter: **170**

Portland Avenue, consisting of lots 24-109*, 24-110*, 24-111*, 24-111A*, 24-114*, 24-115, 24-115A, 24-116A, 24-128, 24-128B, 24-129, 24-129-1, 24-129-2, 24-130, 24-131, 24-62, 24-64, 24-68C, 24-68, 24-69, 24-70, 24-71, 24-72, 24-73, 24-74, 24-75, 24-76, 24-77, and 26-28A”

* = only that portion of the lot within the RM-U District will be affected.

AND

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Cochecho Waterfront District (CWD) to Central Business District (CBD) an area of approximately 0.9 acres along Cochecho Street, consisting of lots 24-109*, 24-110*, 24-111*, 24-111A*, and 24-114*.”

* = only that portion of the lot within the CWD District will be affected.

4. AMENDMENT

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

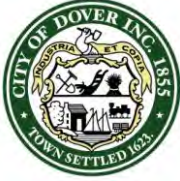
“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Urban Density Multi-Residential (RM-U) District to Central Business District (CBD) an area of approximately 5.3 acres located along Central Avenue, Trakey Street, and Locust Street, consisting of lots 15-81, 15-82, 15-83, 15-84, 15-85, 15-86, 15-87, 15-88, 15-89, 15-90, 15-91, 15-92, 15-93, 15-94, 15-95, 15-96, 15-97, 15-98, 15-99, 15-100, 15-106, 15-107, 15-108, 15-109, 15-110, 15-111, 15-112, and 15-112A”

AND

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Neighborhood Business (B-1) District to Central Business District (CBD) an area of approximately 3.5 acres located along Locust Street and Central Avenue south of Trakey Street, consisting of lots 15-103, 15-105, 15-113, 15-113A, and the portion of 15-102 that is within the B-1 District”

AND

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from the Office (O) District to Central Business District



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: **Updating the Dover Zoning Ordinance**
Chapter: **170**

(CBD) an area of approximately 9.179 acres located at Central Avenue and Locust Street, consisting of lots 15-67, 15-68, 15-69, 15-70, 15-72, 15-73, 15-74, 15-75, 15-76, 15-77, 15-78, 15-79, 15-80, 15-101, and the portion of 15-102 that is within the Office District.”

5. AMENDMENT

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

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Urban Density Multi-Residential (RM-U) District to Central Business District (CBD) an area of approximately 0.2 acres located along Central Avenue, consisting of that portion of lot 30-134 that is located within the RM-U District”

AND

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Office (O) District to Central Business District (CBD) an area of approximately 23.2 acres located along Central Avenue, consisting of lots 30-126, 30-120-1, 30-127, 30-129-1, 30-130, 30-131, 30-132, 30-133, 30-134*, 30-135, 30-136, 30-137, 30-138, 30-139, 29-2, 29-3, 29-4, 29-9, 29-10, 29-11, 29-12, 29-100, 29-16, 29-17, 29-19, 29-20, 28-7, 28-9A, 28-10, 28-11, 28-12, 28-12A, 28-13, 27-222, 27-223, 27-224, 27-225*, 27-226, 27-143, 27-227, 27-144, 27-145, 27-146, 27-147, 27-148, 27-149, and 27-150”

* = only that portion of the lot within the Office District will be affected.

AND

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Suburban Density Multi-Residential (RM-SU) District to Central Business District (CBD) an area of approximately 1.5 acres located along Central Avenue, consisting of lots 28-18, 28-18B, and the portion of 28-19 that is within the RM-SU District”

AND

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Thoroughfare Business (B-3) District to Central Business District (CBD) an area of approximately 2.6 acres located along Central



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: **Updating the Dover Zoning Ordinance**
Chapter: **170**

Avenue, consisting of the portions of lots 28-19 and 27-219 that are located within the B-3 District”

AND

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Thoroughfare Business (B-3) District to Medium Density Residential (R-12) District an area of approximately 0.1 acres located along Central Avenue, consisting of that portion of lot 28-20 that is located within the B-3 District”

AND

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Medium Density Residential (R-12) District to Central Business District (CBD) an area of approximately 0.5 acres located along Central Avenue, consisting of those portions of lots 27-219 and 27-225 that are located within the R-12 District.”

6. AMENDMENT

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

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Urban Density Multi-Residential (RM-U) District to Central Business District (CBD) an area of approximately 28 acres located along Silver Street and Central Avenue consisting of lots 11-4*, 11-5, 11-6, 11-7, 11-8, 10-165, 10-166, 10-167, 10-168, 10-169, 10-115, 10-116, 10-117, 10-88, 10-126A*, 12-125, 12-82, 12-80, 12-79, 12-78, 12-77, 12-76, 12-42, 12-41, 12-40, 12-39, 12-33, 12-32, 12-31, 12-25, 12-21, 12-20, 12-6, 12-5, 12-4, 12-3, 12-2, 12-1, 19-51, 19-50, 19-49, 19-48, 19-32, 19-31, 20-64, 20-63, 20-62, 20-61, 20-60”

* = only that portion of the lot within the RM-U District will be affected.

AND

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Medium Density Residential (R-12) District to Central Business District (CBD) an area of approximately 6.9 acres located along Silver



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

Street, consisting of lots 13-3, 12-126A*, 12-127, 12-128, 12-129, 12-148, 12-149, 12-151, 12-152, and 12-153.”

* = only that portion of the lot within the R-12 District will be affected.

7. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by is hereby amended by revising the Regulating Plan for the CBD Zone, referred to in Section 170-8, subsection B, to reflect the revised boundary of the Central Business District (CBD) per these amendments, and to depict the locations of the CBD General, Mixed Use, Residential, Downtown Gateway, and Transit Oriented Development sub-districts.

[SEE REGULATING PLAN AT END OF DOCUMENT]

8. AMENDMENT

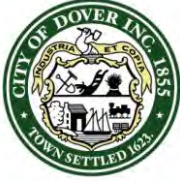
Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Central Business District – General Sub-District Table by amending the following language as follows:

- “New construction resulting in additional square footage or an increase in residential units must comply with parking standards **for the new portion of the building only.**”
- “New parking spaces shall be screened from the street **with a masonry wall, see Section 170-20(F)(4).**”
- “Unpaved ground area along the frontage shall be planted with **appropriate groundcover or shrubs; flowering vegetation**; no bare ground is permitted.”
- “Sidewalks shall be concrete **or brick**, a minimum of 5 feet wide.”
- “Street furniture shall include 1 bench for every **75 100** feet of Frontage.”

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Central Business District – Mixed Use Sub-District Table by amending the following language as follows:

- “New construction resulting in additional square footage or an increase in residential units must comply with parking standards **for the new portion of the building only.**”



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: **Updating the Dover Zoning Ordinance**
Chapter: **170**

- “New pParking spaces shall be screened from the street **with a masonry wall, see Section 170-20(F)(4).**”
- “Unpaved ground area along the frontage shall be planted with **appropriate groundcover or shrubs; flowering vegetation**; no bare ground is permitted.”
- “Sidewalks shall be concrete **or brick**, a minimum of 5 feet wide.”
- “Street furniture shall include 1 bench for every **100 30** feet of Frontage.”

9. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by adding a new Central Business District – Downtown Gateway Sub-District Table that reads as follows:

[SEE TABLE AT END OF DOCUMENT]

10. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by adding a new Central Business District – Transit Oriented Development Sub-District Table that reads as follows:

[SEE TABLE AT END OF DOCUMENT]

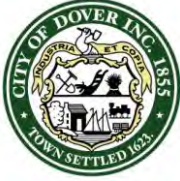
11. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-20 “Central Business District Regulations”, to read as follows:

“A. Purpose and Intent

The City of Dover Central Business District (CBD) follows the premises of context sensitive zoning. This ~~form-based code~~ **context sensitive zoning** is intended to foster a vital ~~main street downtown~~ **both for itself and for its adjacent NEIGHBORHOODS and major roadways leading into the downtown** through a lively mix of uses— with SHOPFRONTS, sidewalk cafes, and other commercial uses at street level, overlooked by canopy shade trees, upper story residences and offices.

Redevelopment within the ~~Central Business District (CBD)~~ shall be regulated by ~~this form-based code~~ **these context sensitive zoning regulations**, in order to achieve the



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

City's vision set forth in the 2007 update to the Land Use Chapter of the Master Plan, adopted by the PLANNING BOARD on November 13, 2007.

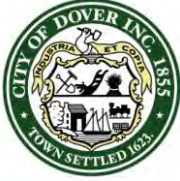
~~The form based code was~~ **These context sensitive zoning regulations were originally** developed through a citizen-based discussion process regarding the design for the improvement of all properties in the ~~Central Business District designated areas.~~ **CBD.** To allow further refinement consistent with individual areas, the district has been divided into sub-districts, with special requirements for each sub-district to allow for context sensitive development along ~~corridors and~~ **NEIGHBORHOODS alike.** ~~roadways and~~ **NEIGHBORHOODS alike.** **In 2012-2013, using a similar citizen-based process, these context sensitive zoning regulations were extended to the major roadways that lead into downtown, identified as the Downtown Gateway Sub-district.**

All of the areas within the CBD share a common goal of increased emphasis on the form and placement of STRUCTURES, and a decreased emphasis on the function(s) contained within them. As such this Article sets careful and clear controls on BUILDING form—with broader parameters on BUILDING use—so as to shape clear, attractive PUBLIC SPACES (good streets, NEIGHBORHOODS and parks) with a healthy mix of uses. With proper urban form, a greater integration of BUILDING uses is natural and comfortable.

Wherever there appears to be a conflict between the form based code and other sections of the Zoning Ordinance (as applied to a particular development), the requirements specifically set forth in this section shall prevail. For development standards not covered herein, the other applicable sections in the City of Dover Code shall be used as the requirement.

B. Conditional Use Permit

- (1) Conditional use approval for relief from the standards herein may be granted by the Planning Board (RSA 674:21 II) after proper public notice and public hearing provided that the proposed project complies with the following standards:
 - (a) That both public and private BUILDINGS and landscaping shall contribute to the physical definition of RIGHTS OF WAY as CIVIC SPACES.
 - (b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.



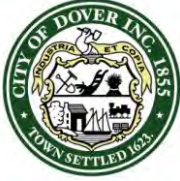
CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: **Updating the Dover Zoning Ordinance**
Chapter: **170**

- (c) That the design of streets and BUILDINGS shall reinforce safe environments, but not at the expense of accessibility.
 - (d) That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.
 - (e) That BUILDINGS shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
 - (f) That CIVIC BUILDINGS and public gathering places shall be provided as locations that reinforce community identity and activity.
 - (g) That CIVIC BUILDINGS shall be distinctive and appropriate to a role more important than the other BUILDINGS that constitute the fabric of the city.
 - (h) That the preservation and renewal of historic BUILDINGS shall be facilitated.
 - (i) That the harmonious and orderly evolution of urban areas shall be secured—through **advanced by the adoption of these regulations-proposed building and/or use.**
- (2) **Conditional use approval for relief from the use standards herein may be granted by the Planning Board (RSA 674:21 II) after proper public notice and public hearing provided that the proposed project complies with the following standards:**
- (a) **The requested use shall be compatible with abutting uses and the surrounding neighborhood.**
 - (b) **The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.**
 - (c) **The requested use will not result in objectionable noise or odor which would constitute a nuisance.**
- (2)(3) Conditional use approval shall be subject to a formal agreement between the PLANNING BOARD and the APPLICANT. Said agreement shall be recorded at the Strafford County Registry of Deeds.



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: **Updating the Dover Zoning Ordinance**
Chapter: **170**

C. Sub-districts

(1) The REGULATING PLAN for the CBD shall locate the boundaries for the following sub-districts:

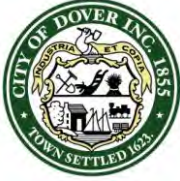
- (a) General
- (b) Mixed Use
- (c) Residential
- (d) Transit Oriented Development (TOD)**
- (e) Downtown Gateway**

D. Standards and regulations

(1) The standards for use and dimensions to be utilized within the CBD are shown on the tables at the end of the section. Included in each table are the following areas:

- (a) District Purpose
- (b) LOT Occupation Regulations
- (c) Diagram of BUILDING HEIGHT
- (d) Diagram of BUILD TO LINES
- (e) Special Regulations
- (f) Permitted Uses

(2) Where BUILDINGS exist on LOTS adjacent to a proposed BUILDING, the proposed BUILDING may match the more conforming of the adjacent BUILDINGS' SETBACKS and HEIGHTS rather than match the provisions of this code, through the issuance of a conditional use permit.



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

(3) General Guiding Principles for Building Placement

(a) The goal of the BUILDING HEIGHT and BUILD TO LINE standards is the creation of a healthy and vital public realm through good STREET space.

~~(a) General Guiding Principles~~

~~(i)~~**(b)** BUILDINGS are aligned and close to the STREET.

~~(ii)~~**(c)** The STREET is a coherent space, with consistent BUILDING forms on both sides of the STREET, creating a clear PUBLIC SPACE and community identity.

~~(iii)~~**(d)** BUILDINGS oversee the STREET (and SQUARE) with active fronts contributing to a vital and safe PUBLIC SPACE.

~~(iv)~~**(e)** Property lines are physically defined by BUILDINGS or STREET WALLS.

~~(v)~~**(f)** BUILDINGS are designed for an urban feel and situation. Views are directed to the STREET and the garden/courtyard, not toward the neighbors. However within the STREET wall alcoves or small courtyards are permitted to allow for seating and public access.

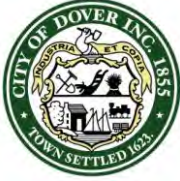
~~(vi)~~**(g)** Vehicle storage, garbage and mechanical equipment are kept away from the STREET.

~~(vii)~~**(h)** Within the General ~~and~~, Mixed Use, **and TOD** sub-districts, new retail and commercial activities are located on the GROUND FLOOR. Residential activity is not.

(i) In the Downtown Gateway residential may be located on the GROUND FLOOR, however new retail and commercial activities are encouraged to be developed.

~~(viii)~~**(j)** Parking (not including on-street parking) should be away from the STREETS and shared by multiple owners/users.

~~(ix)~~**(k)** Historic character should be preserved and enhanced by context sensitive construction.



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

E. STREETScape

(1) ~~The Sites within the CBD sites~~ shall be developed so that BUILDINGS are placed at or near the STREET, along the outer edge of their sites and so as to ensure the unity of those STREETS. Furthermore, ~~the standards demonstrate the relationship between the STREET and LOTS. Finally,~~ these standards establish an environment that encourages and facilitates pedestrian activity. **The *Dover Streetscape Standards* will serve as a reference document for many of the elements below.**

(2) General Principles and Intent

(a) The STREETScape

(i) The STREET and BUILDING façade receives more attention than the rest of the BUILDING.

(ii) STREETScape elements, such as ~~brick~~ pavers, benches and waste-bins must be consistent within a project and adjacent properties **where these elements are present.**

(iii) PUBLIC ART is encouraged.

(b) FRONTS AND REARS

(i) BUILDING facades are the public "face" of every BUILDING. Owners are encouraged to place planters and window boxes with flowering plants and/or climbing vines along the area in front of their BUILDINGS.

(ii) The private, REAR portions of the LOTS₂ allow commercial operators to utilize these spaces as efficient working environments unseen by the public and allow residents to have private and semi-private (for apartment and condominium BUILDINGS) OPEN SPACE.

(a) OFF STREET PARKING

(i) Parking provided for a project shall be screened from the STREET



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

by a masonry STREET WALL at least four (4) feet in height.

(ii) Parking shall be considered accessory and shall not be the principal use of a lot.

(3) Minimum Standards

~~Unless~~ **In addition to any regulations set forth in the CBD** sub-district tables ~~indicate additional or replacement regulations and the Dover Streetscape Standards~~, development shall follow the regulations outlined below:

~~(a) The STREETScape~~

Subsections (a), (b), and (c) shall only apply to new construction and/or renovations that will result in a 50% or more increase in the value of the property, as determined by a licensed New Hampshire appraiser.

(a) STREET TREES/Landscaping

- (i) Each STREET shall have canopy shade trees (STREET TREES). STREET TREES shall be planted at an average spacing not greater than twenty-five (25) to thirty (30) feet on center (measured per BLOCK FACE). The planting area's minimum dimension shall be not less than five (5) feet. At planting, trees shall be ~~at least four (4) to four two and a half (42.5) to three (3) inches in diameter (four (4) feet above grade) and at least twelve (12) feet in overall HEIGHT.~~ **shall meet the American Nursery Standards for height. The tree species used shall be selected from the City of Dover's approved list of STREET TREES.**
- (ii) Any unpaved ground area fronting the LOTS (to the curb) shall be planted with groundcover or flowering vegetation.

(b) SIDEWALKS

- (i) SIDEWALKS shall be **made of brick or concrete and shall be a** minimum of five (5) feet wide.

(c) STREET FURNITURE



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: **Updating the Dover Zoning Ordinance**
Chapter: **170**

(i) Benches - Benches will have backs and arm rests. **See sub-district tables for spacing requirements.**

(a) ~~For each project, one (1) bench will be provided for every one hundred (100) feet of FRONTAGE on a project.~~

(ii) Waste Bins - At a minimum, one (1) waste bin will be provided at each BLOCK CORNER.

(iii) Bike Racks – At a minimum, one (1) bike rack shall be required per non-residential project.

(d) Lighting

(i) **Materials and equipment chosen for lighting fixtures should be durable, energy efficient and weather well. Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution.**

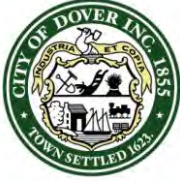
(ii) **At the front of the building, exterior lights shall be mounted between six (6) feet and fourteen (14) feet above the adjacent grade.**

(iii) **Floodlights or directional lights may be used to illuminate parking garages and working (maintenance) areas, but must be shielded or aimed in such a way that they do not shine into other LOTS, or the STREET. Floodlighting shall not be used to illuminate building walls (i.e. no up-lighting), except in the TOD sub-district.**

(iv) **Site lighting shall be of a design and height so as to illuminate only the LOT.**

(v) **No flashing, traveling, animated, or intermittent lighting shall be visible from the STREET on the exterior of any building, whether such lighting is of temporary or long-term duration.**

(e) Mechanical Equipment



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

- (i) **The following shall not be stored or located within any STREET, and be screened from view from the STREET: Air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, and the like may not be stored or located within any area considered a front yard under this Code.**
- (ii) **Roof mounted equipment shall be screened from view from the STREET.**

F. Architectural Standards

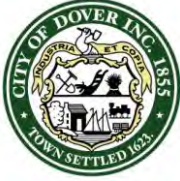
The following standards are optional (**except where noted on sub district sheets**) and may be utilized by the APPLICANT. An APPLICANT's election not to submit to architectural standards shall not adversely prejudice the application.

(1) General Principles and Intent

(a) Tradition

- (i) These standards favor BUILDINGS that are traditional in design in a broad sense. They specify an architectural language of load-bearing walls and regional materials that help define building base and cornice. These standards encourage details, such as column and pier spacing, window proportions, entry level, roof or cornice configurations, storefronts, and overhangs.
- (ii) The intent behind these standards is to reinforce the existing character and historic nature of Dover's central business district. However, modern BUILDINGS that are sensitive to that character may be permitted as well.
- (iii) All building materials to be used shall express their specific properties. **For example, stronger and heavier materials (masonry) support lighter materials (wood).**

(b) Energy Efficiency and Environmental Conservation



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: **Updating the Dover Zoning Ordinance**
Chapter: **170**

- (i) LEED (Leadership in Energy and Environmental Design) standards, or an equivalent standard (or such others as may succeed them), are encouraged to be incorporated into the building design.

(c) PUBLIC SPACE

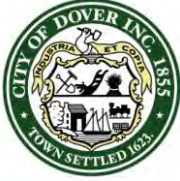
- (i) Many of these standards apply only in conditions that enhance and define the PUBLIC SPACE. These controls concentrate on the public space/views from the public space and minimize interference in the private realm.

(2) Building Walls (Exterior)

- (a) Building walls should reflect and complement the traditional materials and techniques of Dover's architecture. They should express the construction techniques and structural constraints of traditional, long-lasting, building materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) support lighter materials (wood).
- (b) Building materials shall be context sensitive and shall reflect a consistency to be found within the sub-district.
 - (i) Brick, stone or masonry building materials are encouraged for exterior walls.

(3) Roofs and PARAPETS

- (a) Roofs and PARAPETS should demonstrate a commonsense recognition of the climate by utilizing appropriate pitch, drainage, and materials.
- (b) BUILDINGS without visible roof surfaces and overhanging eaves may have a cornice projecting horizontally between six (6) and twelve (12) inches beyond the building walls. For BUILDINGS three stories or taller, the cornice projection shall increase an additional six (6) and twelve (12) inches per STORY.



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

(c) Skylights and roof vents are permitted only on the roof plane opposite the primary STREET or when shielded from the STREET view by the building's PARAPET wall.

(d) Overly elaborate, “postmodern” and/or “high-tech” designs are discouraged-, **where in conflict with existing architecture.** However, ornamentation which contributes to the character of the building is encouraged. BUILDING designs need to reflect the adjacent massing. Ornamentation should be consistent with that used in the neighborhood of BUILDINGS to reinforce the fabric and richness of the community.

(e) Green roof technologies are encouraged. Vegetative cover should be considered for flat roofs and solar panels should be considered for integration into pitched roof STRUCTURES

(4) Street Walls

(a) STREET WALLS establish a clear edge to the STREET in locations where the BUILDINGS do not. The CBD requirements include masonry walls that define outdoor spaces and separate the STREET from the private realm (parking LOTS, trash cans, gardens, and equipment). All STREET WALL facades shall be as carefully designed as the building façade, with the finished side out, i.e. the “better” side facing the STREET.

(5) Windows and Doors

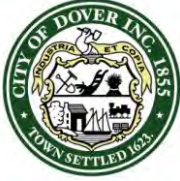
(a) Windows should be divided by multiple, **vertical** panes of glass. This helps the window “hold” the surface of the façade, rather than appearing like a “hole” in the wall (an effect produced by a large single, **horizontal** sheet of glass).

(b) Principal building entrances shall be clearly visible from the primary front street and create a safe and inviting space.

~~(6) Lighting and Mechanical Equipment~~

~~(a)~~

~~(b) STREET LIGHTS:~~



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

- ~~(i) In order to minimize light pollution, light should be directed downward to the immediate area being lighted and away from any living quarters.~~
- ~~(ii) Lights shall be located sixteen (16) feet above grade with a maximum average spacing (per BLOCK FACE) of sixty (60) feet on center~~
- ~~(iii) Floodlights or directional lights (maximum seventy-five (75) watt bulbs) may be used to illuminate parking garages and working (maintenance) areas, but must be shielded or aimed in such a way that they do not shine into other LOTS, or the STREET.~~
- ~~(iv) Floodlighting shall not be used to illuminate building walls (i.e. no up-lighting), except in the Mill sub-district.~~

~~(e) Mechanical Equipment~~

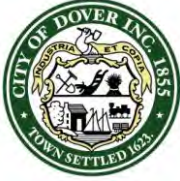
- ~~(i) The following shall not be stored or located within any STREET, and be screened from view from the STREET:~~
 - ~~a. Air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, and the like may not be stored or located within any area considered a front yard under this Code.~~
 - ~~(ii) Roof mounted equipment shall be screened from view from the STREET.~~

G. Incentives for Architectural Standards

- (1) Any plan that demonstrates reasonable use of the optional architectural standards defined in Section F, may apply for the following ~~incentives~~ **incentive**:

(a) Fast track review

The Planning Director shall give preference to projects in setting the Planning Board agendas and in other review processes.



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: **Updating the Dover Zoning Ordinance**
Chapter: **170**

- (2) Reasonable use shall be considered demonstration of at least six (6) of the criteria or items mentioned under Section F. These criteria/items will be listed on a waiver application form.

H. Administration

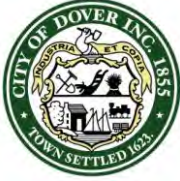
- (1) ~~The CBD district exists like every other district and development within is intended to be reviewed and approved as any other district. Any appeals of this section shall be treated as any other zoning appeal and shall~~ **Deviations from the requirements herein may be requested by application to the Planning Board for a conditional use permit (see Section B). Administrative appeals from this section may** be directed to the Zoning Board of Appeals (as outlined in 170 – 52). Projects submitted shall follow the process outlined with Chapter 149, Site Plan Review, of the City of Dover Code.

- (2) Any redevelopment within the CBD is exempt from Wetlands Regulations as described and administered in this Chapter.”

12. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-32 “Sign Review and Regulations”, by revising subsection E “Signs permitted in CBD and CWD Zones”, subsection 3, as follows:

- 3) Temporary ~~SIDEWALK/A frame~~ **SIGNS Signs. Temporary SIGNS may be erected subject to the following regulations.**
- a) Temporary ~~SIDEWALK/A frame~~ **SIGN signs require a temporary sign permit. The permit permits** shall remain in effect for a period of one (1) year, **and can be renewed on an annual basis.**
 - b) One (1) ~~SIDEWALK/A frame~~ **temporary SIGN** shall be permitted per each **PRINCIPAL BUILDING, or per tenant if the PRINCIPAL BUILDING or BUILDINGS have multiple tenants.** ~~portion thereof under separate ownership, regardless of the number of individual tenants within said BUILDING. BUILDINGS with an excess of one hundred (100) feet of STREET FRONTAGE shall be permitted one (1) additional SIDEWALK SIGN.~~
 - e) ~~No SIGN shall be permitted on a city SIDEWALK or public right of way unless a five (5) foot, clear passageway can be maintained at all times.~~
 - d) ~~All SIDEWALK SIGNS shall be assigned a specific geographical location by the Zoning Administrator.~~



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

ce) **For temporary signs located on a City SIDEWALK or within a public right-of-way:**

- i) A certificate of insurance in the amount of one hundred thousand dollars (\$100,000) (bodily injury/property damage) shall be filed ~~with the Zoning Administrator~~ **as part of the temporary sign permit application** to assure sufficient liability coverage of the APPLICANT.
- ii) ~~f) — A hold-harmless certification letter shall be filed with the Building Inspector~~ **as part of the temporary sign permit application** to relieve the City of Dover from bodily injury and property damage liability.
- ~~g) — All SIDEWALK SIGNS shall conform to the mill motif design criteria (Subsection P).~~
- iii) ~~h) — SIDEWALK SIGNS shall only be displayed during business hours.~~
- iv) **A five (5) foot, clear passageway must be maintained at all times.**
- v) **SIGNS shall be located in front of the building occupied by the business or in front of the space occupied by the business if the business is located in a multi-tenant building.**
- vi) **Demonstration of compliance with the mill motif design criteria (Subsection O, subparagraph 4) shall be filed as part of the temporary sign permit application. To meet this requirement, the applicant must demonstrate compliance with at least 4 of the 8 following criteria:**
 - 1. **No more than one (1) lettering style shall be permitted per SIGN.**
 - 2. **Light-colored letters on a dark background are preferred. Dark letters on a light back ground shall only be permitted if it compliments the BUILDING's color composition.**
 - 3. **Product trademarks are discouraged; however, trade SIGNS (e.g., a shoe for a cobbler, a mortar and pestle for a druggist) are preferred.**
 - 4. **Letter styles shall be limited to the classic genre, i.e., Copper plate Gothic, Times, Franklin Gothic, Benton, Clarendon, Haas Helvetica, Folio Caravelle Medium, Windsor, and Times Roman.**
 - 5. **No more than three (3) colors are preferred, including black white. Lettering shall preferably be one (1) color.**
 - 6. **Colors used in SIGNAGE should relate to the color composition of the BUILDING material and be compatible with them.**



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: **Updating the Dover Zoning Ordinance**
Chapter: **170**

7. **Traditional materials, such as wood, glass, brass, bronze or iron, are preferred. The use of plastic, aluminum and vinyl will only be permitted if styled and composed to imitate wood or iron.**
8. **Wooden SIGNS shall be constructed of dense, clear wood that adapts to engraving/carving and paint or stain. Ordinary plywood will not withstand exposure; therefore, only overlay, exterior or marine plywood shall be permitted.**

13. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-32 “Sign Review and Regulations”, by revising subsection F “Signs permitted in B-3 Thoroughfare Business District”, subsection 2, as follows:

- 2) Temporary SIGNS. Temporary SIGNS may be erected ~~in the B-3 Thoroughfare District to advertise newly located businesses provided that the following guidelines are met~~ **subject to the following regulations:**
 - a) ~~Temporary SIDEWALK/A-frame SIGN permits shall remain in effect for not more than six (6) months.~~
 - b) ~~Only one temporary SIGN shall be permitted per new business.~~
 - e) ~~The property owner shall be required to execute a hold harmless certification letter in a form approved by the City Attorney for the purpose of indemnifying and holding the City harmless from any liability due to the use or existence of any such temporary SIGN. All such agreements shall be kept on file in the Department of Planning and Community Development Office.~~
 - a) **Temporary signs require a temporary sign permit. The permit shall remain in effect for a period of one (1) year, and can be renewed on an annual basis.**
 - b) **One (1) temporary SIGN shall be permitted per each PRINCIPAL BUILDING, or per tenant if the PRINCIPAL BUILDING or BUILDINGS have multiple tenants.**
 - c) **For temporary signs located on a City SIDEWALK or within a public right-of-way:**
 - i) **A certificate of insurance in the amount of one hundred thousand dollars (\$100,000) (bodily injury/property damage) shall be filed as part of the temporary sign permit application to assure sufficient liability coverage of the APPLICANT.**



CITY OF DOVER

CITY OF DOVER – ORDINANCE

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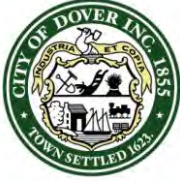
Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: **Updating the Dover Zoning Ordinance**
Chapter: **170**

- ii) **A hold-harmless certification letter shall be filed as part of the temporary sign permit application to relieve the City of Dover from bodily injury and property damage liability.**
- iii) **SIGNS shall only be displayed during business hours.**
- iv) **A five (5) foot, clear passageway must be maintained at all times.**
- v) **SIGNS shall be located in front of the building occupied by the business or in front of the space occupied by the business if the business is located in a multi-tenant building.**

14. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-32 “Sign Review and Regulations”, by revising subsection K “Signs permitted in the B-5 Commercial/Retail District”, subsection 2, as follows:

- 2) Temporary SIGNS. Temporary SIGNS may be erected subject to the following regulations:
 - a) ~~Only one (1) temporary SIGN shall be permitted per new business.~~
 - b) ~~The property owner shall be required to execute a hold harmless certification letter in a form approved by the City Attorney for the purpose of indemnifying and holding the City harmless from any liability due to the use or existence of any such temporary SIGN. All such agreements shall be kept on file in the Department of Planning and Community Development Office.~~
 - a) **Temporary signs require a temporary sign permit. The permit shall remain in effect for a period of one (1) year, and can be renewed on an annual basis.**
 - b) **One (1) temporary SIGN shall be permitted per each PRINCIPAL BUILDING, or per tenant if the PRINCIPAL BUILDING or BUILDINGS have multiple tenants.**
 - c) **For temporary signs located on a City SIDEWALK or within a public right-of-way:**
 - i) **A certificate of insurance in the amount of one hundred thousand dollars (\$100,000) (bodily injury/property damage) shall be filed as part of the temporary sign permit application to assure sufficient liability coverage of the APPLICANT.**
 - ii) **A hold-harmless certification letter shall be filed as part of the temporary sign permit application to relieve the City of Dover from bodily injury and property damage liability.**
 - iii) **SIGNS shall only be displayed during business hours.**



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

- iv) **A five (5) foot, clear passageway must be maintained at all times.**
- v) **SIGNS shall be located in front of the building occupied by the business or in front of the space occupied by the business if the business is located in a multi-tenant building.**

15. TAKES EFFECT

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

AUTHORIZATION

Approved as to Funding: Daniel R. Lynch Sponsored by: Michael Weeden, Councilor
Finance Director Planning Board Representative

Approved as to Legal Form: Anthony Blenkinsop
City Attorney

Recorded by: Karen Lavertu
City Clerk

DOCUMENT HISTORY:

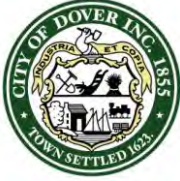
First Reading Date:	Public Hearing Date:
Approved Date:	Effective Date:

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YEA	NAY
Mayor		
Deputy Mayor Robert Carrier		
Councilor Edward Spueller, Ward 1		
Councilor William Garrison, Ward 2		
Councilor Michael Crago, Ward 3		
Councilor Dorothea Hooper, Ward 4		
Councilor Catherine Cheney, Ward 5		

Document Created by: Planning Department
Document Posted on: October 8, 2013

Amendments 2013 (v 1)
Page 23 of 24



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted October 8, 2013

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: **Updating the Dover Zoning Ordinance**
Chapter: **170**

Councilor Michael Weeden, Ward 6		
Councilor Karen Weston, At Large		
Total Votes:		
Resolution does does not pass.		

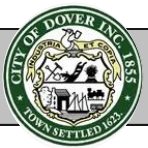
ORDINANCE BACKGROUND MATERIAL:

The City of Dover was awarded \$50,000 by New Hampshire Housing through a competitive grant process to examine the zoning regulations in and around the roadways that lead into downtown. The goal of the project, titled the “Gateway Rezoning Study”, was to ensure that the roadways are zoned to provide opportunities for robust growth and a mixture of uses in order to create a seamless transition from Dover's more suburban residential areas to the urban core. The roadways that were the focus of the project include portions of Central Avenue, Broadway, Portland Avenue, Sixth Street, and Silver Street.

Over the course of several months, the Planning Department and the City’s consultant, Jeffrey H. Taylor and Associates, performed on the ground inventories of all the gateways and engaged in substantial public outreach including:

- mailings to all residents, property owners and business owners within the gateways,
- conducting stakeholder interviews with property owners, developers, design professionals, city officials, and transportation and housing advocates,
- conducting design sessions in March and February where participants were asked to share their thoughts on how the gateways should change over time, and
- developing two on-line surveys the first of which was a general survey about the gateways and received 126 responses, and the second of which focused on the detailed concept designs that were produced at the design sessions showing ways the gateways might be redeveloped in the future.

The consultant used the data obtained from the research and public outreach phases of the project to draft proposed zoning regulations for the gateways. Note that Sixth Street was removed from the project based on the public feedback received.



Statement of Purpose

This is an area ripe for redevelopment. This area west of Chestnut Street was once the home of coal yards, warehouses, and other supporting structures for the rail line that passes through it. The rail line will be the key to its future success as well. In combination with the associated bus terminal, transportation is the key to future development here. It is envisioned that this could be an area of very dense development along the banks of the Cocheco River. In terms of the size and height of buildings, densities approaching those of the Mill District are possible. A wide variety of uses is intended here, with residences dominating upper levels, and retail and commercial activity dominating lower levels.

Dimensional Regulations

Principal Building	
Lot Size	NA
Minimum Lot Coverage	75% - 100%
Frontage Build-Out	80% min
Front Primary Build-To	0 ft min - 0 ft max
Front Secondary Build-To	0 ft min - 0 ft max
Side Setback	10 ft min, 25 ft max
Rear Setback	0 ft min, 25ft max
Outbuilding/Accessory	
Front Setback	Not permitted
Side Setback	Not permitted
Rear Setback	Not permitted
Private Frontages	
	See table xxxx
Common Yard	Not permitted
Porch and Fence	Not permitted
Terrace / Lightwell	Not permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Building Height	
Principal Building	4 story max, 2 story min
Outbuilding/Accessory	2 story max

Special Regulations

Parking Location Standards (See 170-44) - New construction resulting in additional square footage or an increase in residential units must comply with parking standards for the new portion of the building only.

- Parking spaces may be located off-site within 1,000 feet of the proposed use
- Parking spaces may be leased from the City or a private landowner
- Parking spaces shall be screened from the street with a masonry wall, see section 170-20F
- One space per residential unit

Ground Floor Standards

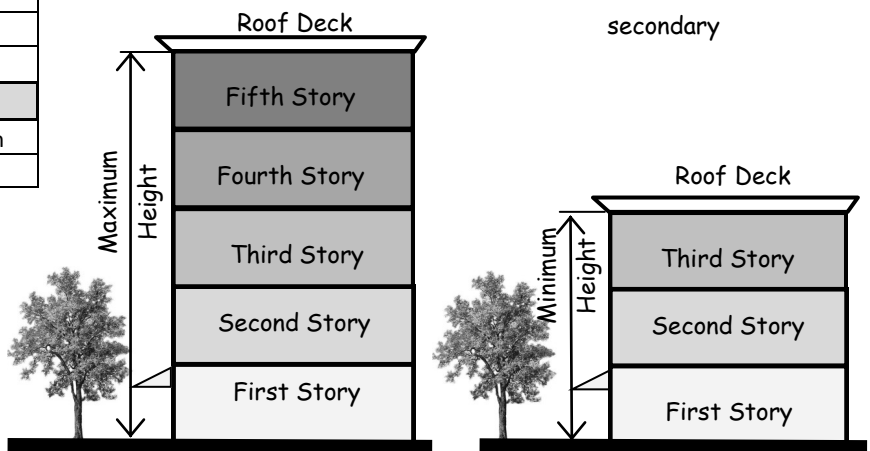
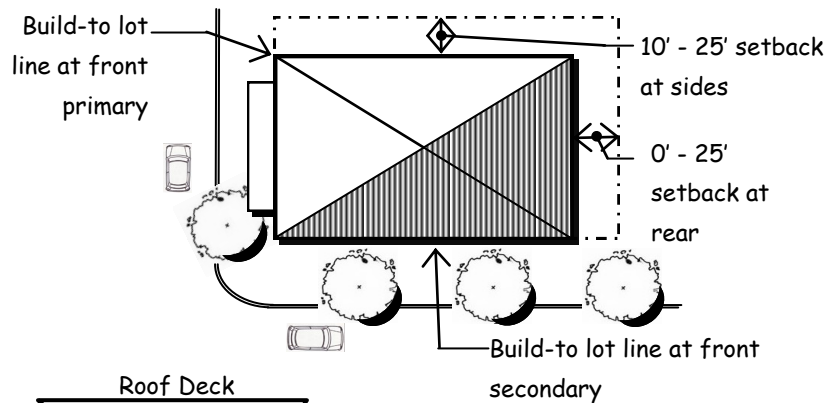
- No less than 30% of the façade shall be windows
- A pedestrian entrance shall be required at the street side or front façade
- No more than 80% of any street façade shall be for parking and must follow Architectural Standards

Streetscape Standards (See 170-20 E) - All elements must be consistent within a project.

- Street trees shall be planted at an average spacing of 25 to 30 feet on center
- Unpaved ground area along the frontage shall be planted with appropriate groundcover or shrubs for the space, no bare ground is permitted
- Sidewalks shall be concrete or brick, a minimum of 5 feet wide
- Street furniture shall include:
 - * 1 bench for every 50 feet of frontage,
 - * At least 1 waste bin at each block corner,
 - * 1 bike rack per non-residential project.

Architectural Standards (See 170-20 F)

- Exterior walls shall be brick, stone, or masonry
- LEED standards or an equivalent standard are encouraged
- Drive-in Services not permitted
- All other standards are optional and may be utilized by the applicant



Principal Building Heights

*CUP may be used to adjust standards

Permitted Uses—Central Business District

Uses	General	Mixed Use	Residential	Downtown Gateway	TOD
Residential	Permitted, but not on ground floor, except in an existing use	Permitted, but not on ground floor except in existing structures	Permitted	Permitted, buildings of four or more units on ground floor allowed only if Architectural Standards are followed.	Permitted but not on ground floor, except as an existing use.
Lodging	Permitted	Permitted, up to 12 rooms w/stays up to 14 days	Permitted, up to 12 rooms w/stays up to 14 days	Permitted, up to 12 rooms, 13+ rooms if Arch Standards followed.	Permitted
Professional Services & Offices	Permitted	Permitted	Via CUP	Permitted	Permitted
Eating and Drinking Establishments	Permitted	Not Permitted	Via CUP	Permitted	Permitted
Retail/ Personal Services	Permitted	Permitted	Via CUP	Permitted	Permitted
Industrial	Not Permitted	Not Permitted	Not Permitted	Permitted on Broadway via CUP	Not Permitted
Civic	Permitted	Permitted	Permitted	Permitted	Permitted
Other	Via CUP	Via CUP	Via CUP	Via CUP	Via CUP

For CUP see (170-20 B)

TOD Signage Regulations






- a. Two signs permitted per tenant, per lot. Maximum total sign area is 1 sf. for each if. of business frontage. Size may be increased if Mill Motif (170-32P) is adhered to.
- b. Freestanding signs are not permitted.
- c. Projecting signs shall have a maximum size of 24 sf. With a min ht. to bottom of sign of 10 ft. above ground/sidewalk and a max ht. above ground of 25 ft.
- d. Wall/Awning sign shall have a max size of 40 sf.
- e. Temporary signs are permitted as per 170-30 (E) (3)

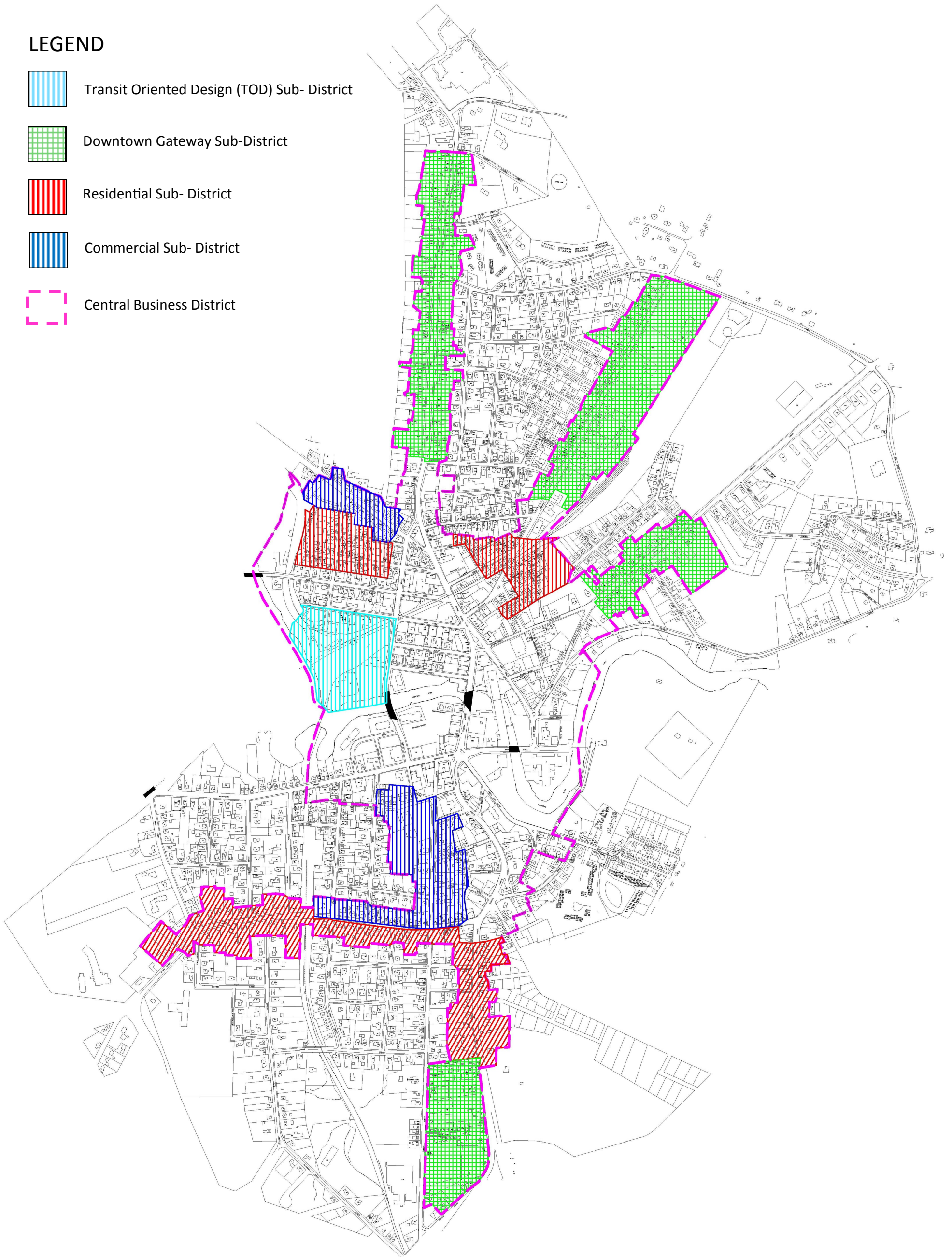
Adult Bookstore, Video Store or Adult Cabaret

[Added 10-20-93 by Ord. No. 28-93]
shall be subject to the following conditions:

- a. An Adult Bookstore, Video Store or Cabaret shall be at least 500 feet from a parcel of land containing an existing residential use.
- b. An Adult Bookstore, Video Store or Cabaret shall be at least 1000 feet from a parcel of land containing a school, church, community park or public recreational area.
- c. No adult Bookstore, Video Store or Cabaret shall be permitted within 1000 ft. of an existing similar use.
- d. The proposed use shall comply with all other state statutes, and city ordinances and codes.

LEGEND

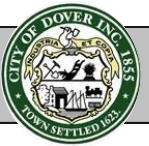
-  Transit Oriented Design (TOD) Sub- District
-  Downtown Gateway Sub-District
-  Residential Sub- District
-  Commercial Sub- District
-  Central Business District



City of Dover, New Hampshire

Regulating Map

10/2013



Statement of Purpose

A gateway is an area that marks a transition point where you move from one existing condition to another. In terms of land use, Gateways generally indicate transition points from a less developed area (the highway, the rural landscape, etc.) to a more formal, densely developed urban core (multi-story buildings, civic buildings, etc.). In Dover the primary Downtown Gateways (Central Avenue north and south of the downtown core, Broadway, and Portland Avenue) are generally dominated by commercial activity, with buildings of a lower height than those located downtown. Some residual residential activity occurs occasionally as stand-alone buildings, but frequently residential activity is located above ground floor commercial uses. A modest distance between the building and the street exists, with a fair amount of landscaping.

Dimensional Regulations

Principal Building	
Lot Size	NA
Minimum Lot Coverage	50%
Frontage Build-Out	60% min
Front Primary Build-To	5 ft min - 20 ft max
Front Secondary Build-To	5 ft min - 20 ft max
Side Setback	5 ft min
Rear Setback	0 ft min
Outbuilding/Accessory	
Front Setback	20' min + bldg setback
Side Setback	5' min
Rear Setback	10' min
Private Frontages	
Common Yard	permitted
Porch and Fence	permitted
Terrace / Lightwell	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	not permitted
Building Height	
Principal Building	4 story max, 2 story min
Outbuilding/Accessory	2 story max

Special Regulations

Parking Location Standards (See 170-44) - New construction resulting in additional square footage or an increase in residential units must comply with parking standards for the new portion of the building only.

- Parking spaces may be located off-site within 1,000 feet of the proposed use
- Parking spaces may be leased from the City or a private landowner
- Parking spaces shall be screened from the street with a masonry wall, see Section 170-20(F)(4)

Ground Floor Standards

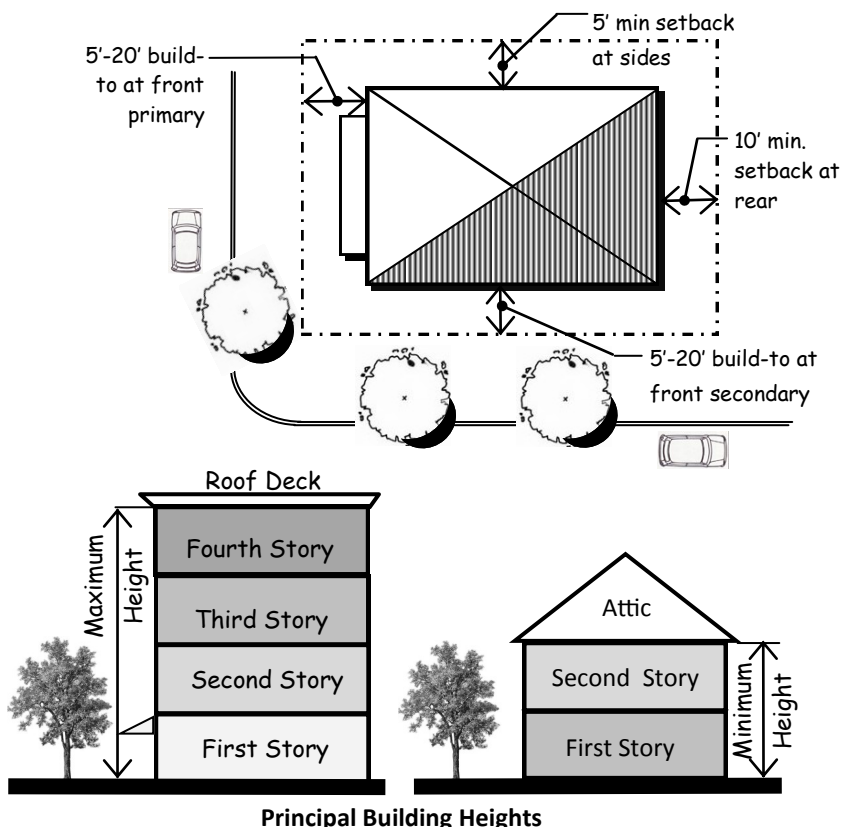
- No less than 30% of the façade shall be windows
- A pedestrian entrance shall be required at the street side or front façade
- Residential uses permitted; buildings with more than 4 units are required to follow architectural standards, see section 170-20F

Streetscape Standards (See 170-20 (E)) - All elements must be consistent with Dover Streetscape Standards.

- Street trees shall be planted at an average spacing of 25 to 30 feet on center
- Unpaved ground area along the frontage shall be planted with appropriate groundcover or shrubs; no bare ground is permitted
- Sidewalks shall be concrete and a minimum of 5 feet wide
- Street furniture shall be provided as follows:
 - * 1 bench for every 100 feet of frontage
 - * At least 1 waste bin at each block corner
 - * 1 bike rack per non-residential project
- Lighting and mechanical equipment standards per sect 170-20 E

Architectural Standards (See 170-20 (F))

- LEED standards or an equivalent standard are encouraged
- No Drive-in Service permitted
- Standards must apply for residential buildings with 4 units or more
- All other standards are optional and may be utilized by applicant



*CUP may be used to adjust standards

Permitted Uses - Central Business District

Uses	General	Mixed Use	Residential	Downtown Gateway	TOD
Residential	Permitted, but not on ground floor, except in an existing use	Permitted, but not on ground floor except in existing structures	Permitted	Permitted, buildings of four or more units on ground floor allowed only if Architectural Standards are followed.	Permitted but not on ground floor, except as an existing use.
Lodging	Permitted	Permitted, up to 12 rooms w/stays up to 14 days	Permitted, up to 12 rooms w/stays up to 14 days	Permitted, up to 12 rooms, 13+ rooms if Arch Standards followed.	Permitted
Professional Services & Offices	Permitted	Permitted	Via CUP	Permitted	Permitted
Eating and Drinking Establishments	Permitted	Not Permitted	Via CUP	Permitted	Permitted
Retail/ Personal Services	Permitted	Permitted	Via CUP	Permitted	Permitted
Industrial	Not Permitted	Not Permitted	Not Permitted	Permitted on Broadway via CUP	Not Permitted
Civic	Permitted	Permitted	Permitted	Permitted	Permitted
Other	Via CUP	Via CUP	Via CUP	Via CUP	Via CUP

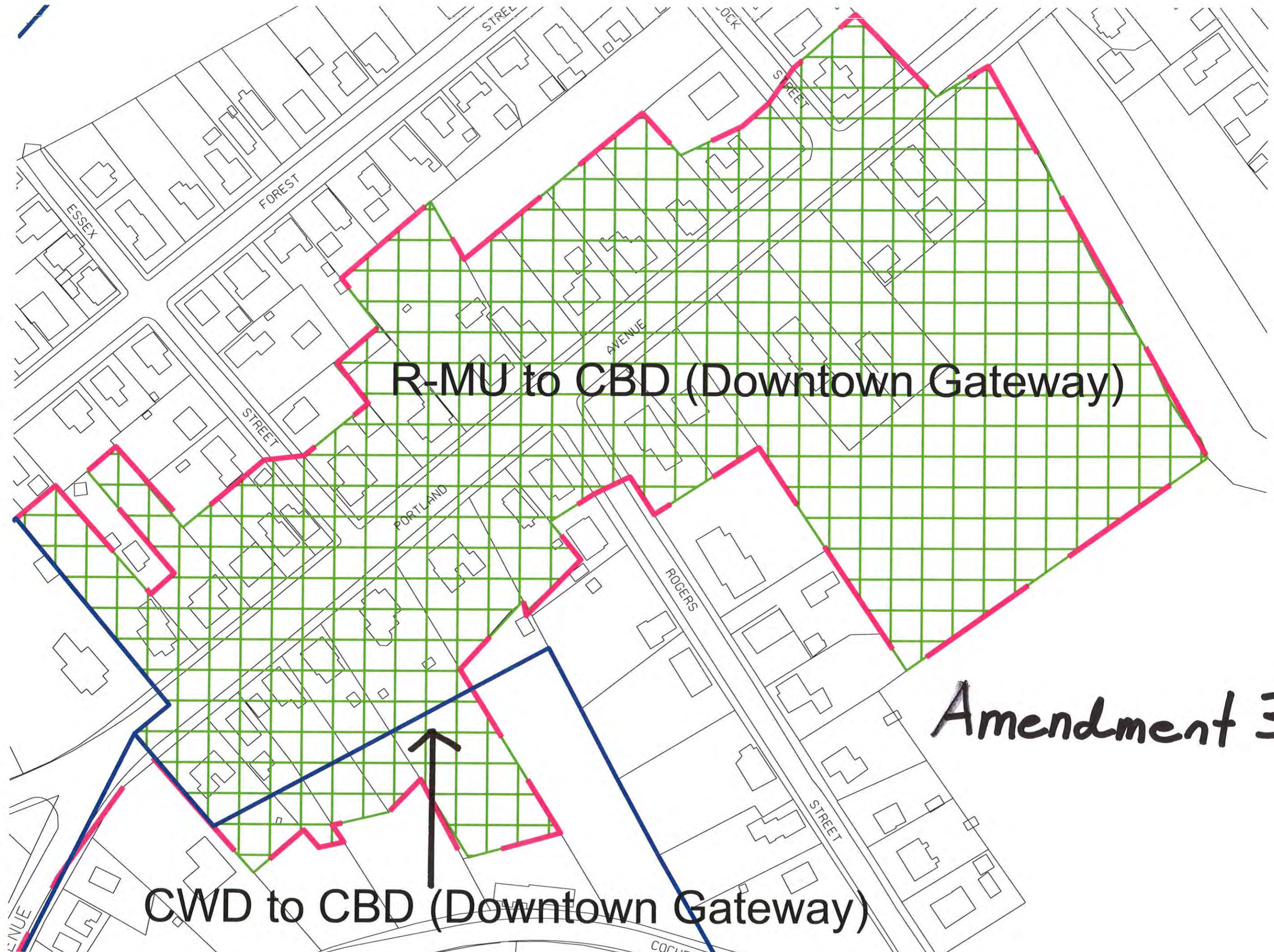
For CUP see (170-20 B)

Downtown Gateway Signage Regulation

- Two signs per tenant permitted.
- Total sign area permitted is 24 sf, .
- One freestanding sign permitted per property; 5 ft. max height from ground.
- Temporary signs are permitted per 170-32.E.3 (mill motif not required).
- Internally lit signs are not permitted.
- No sign illumination is permitted after 9:00 PM

Amendment 2

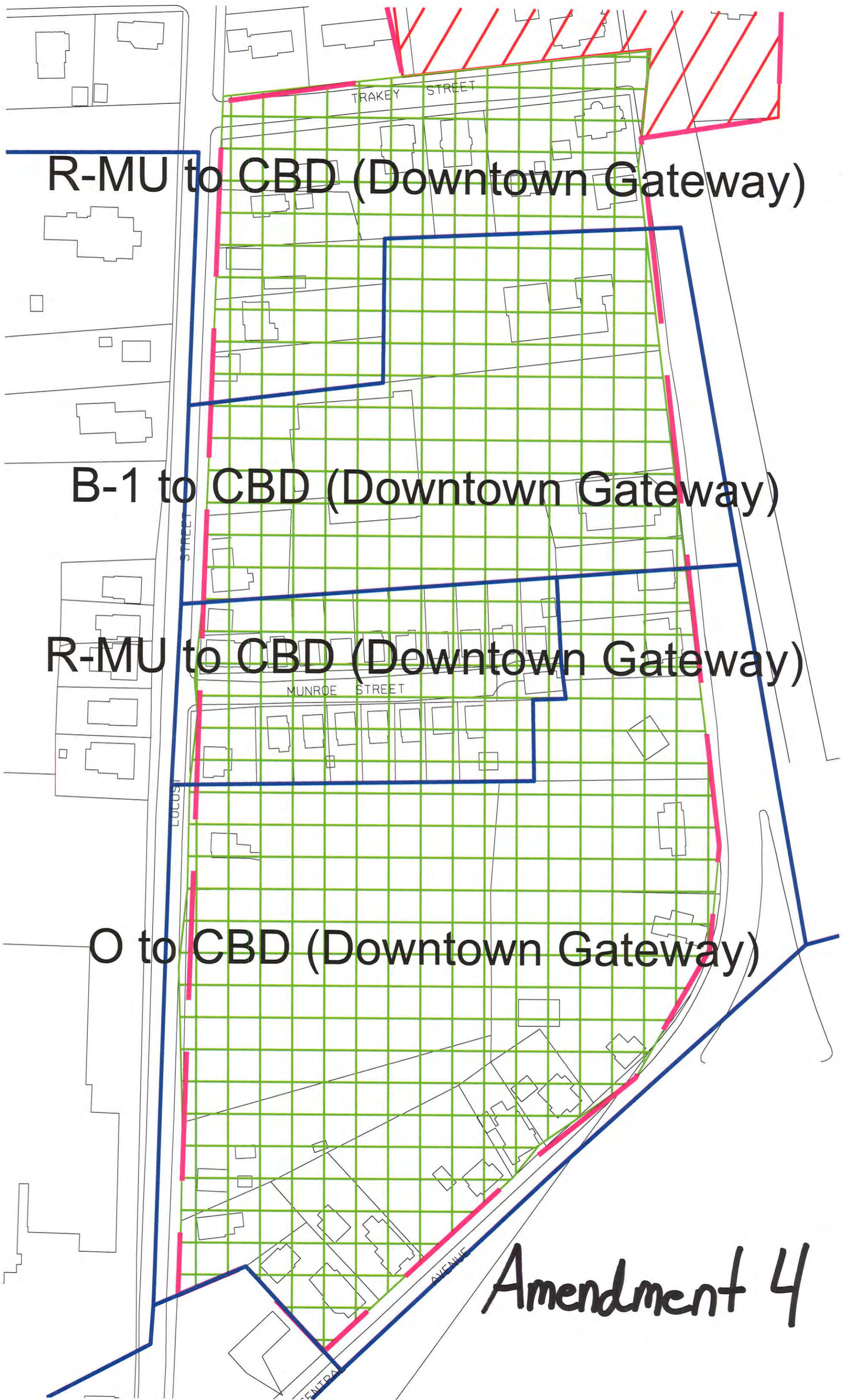




R-MU to CBD (Downtown Gateway)

CWD to CBD (Downtown Gateway)

Amendment 3



R-MU to CBD (Downtown Gateway)

B-1 to CBD (Downtown Gateway)

R-MU to CBD (Downtown Gateway)

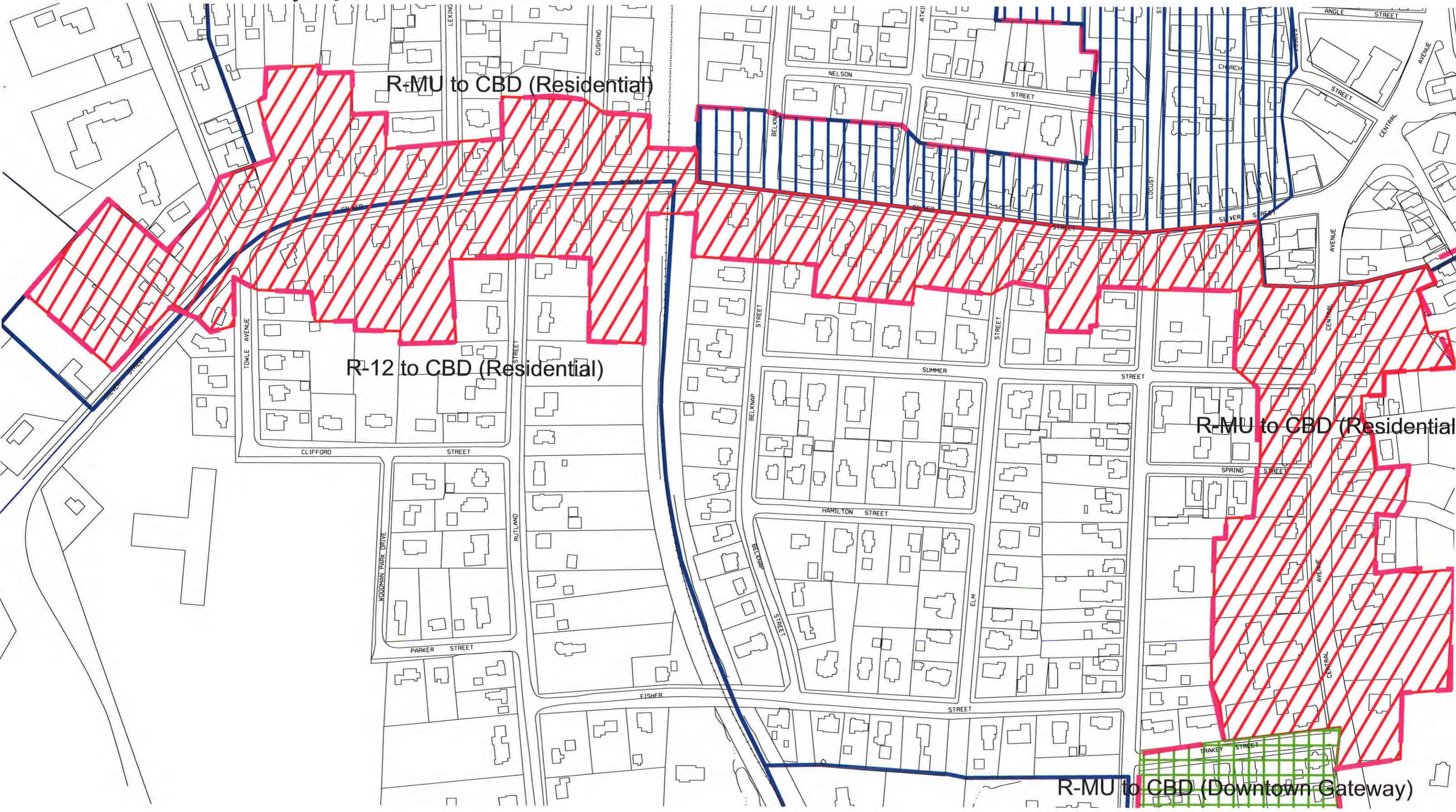
O to CBD (Downtown Gateway)

Amendment 4

Amendment 5



Amendment 6



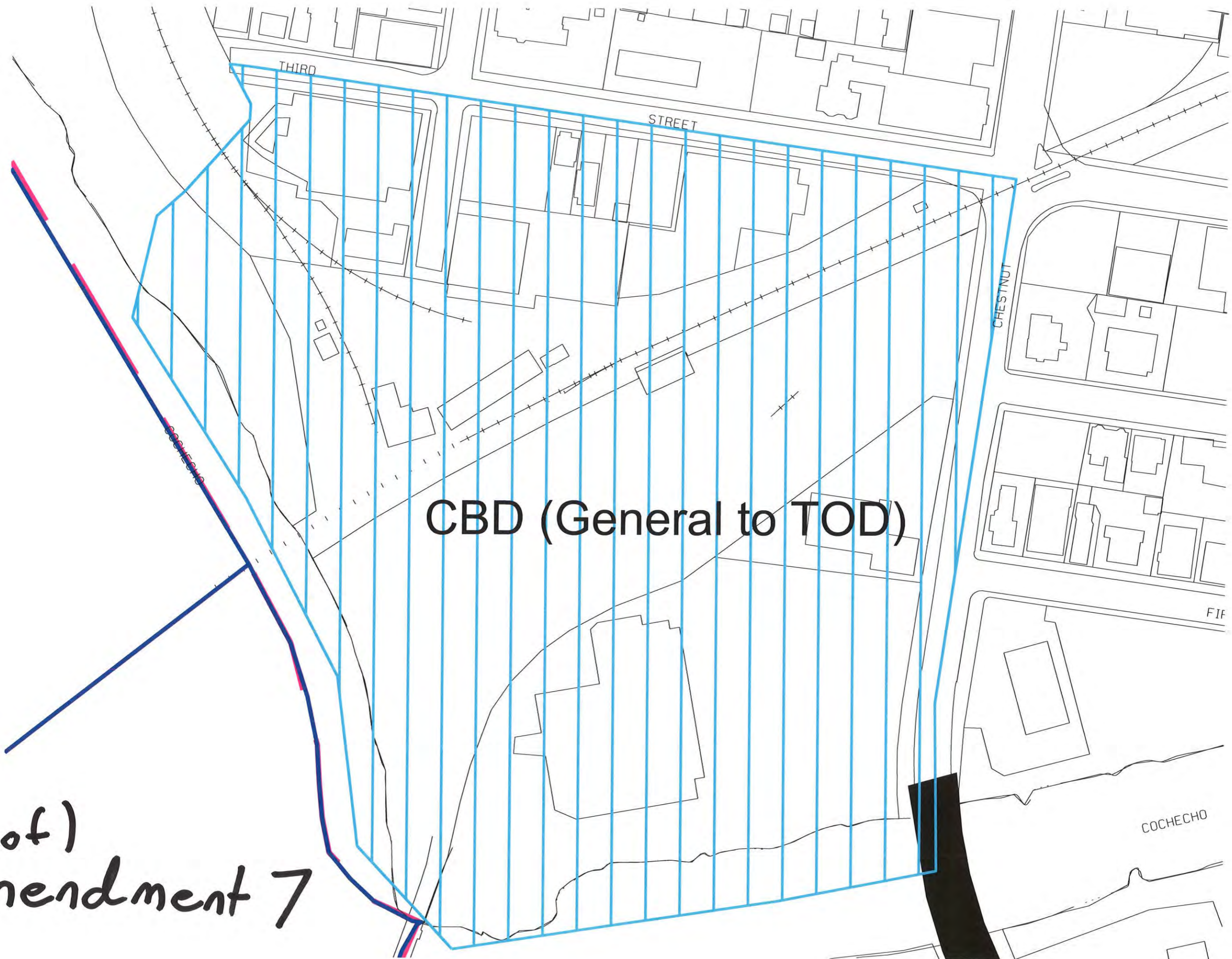
R-MU to CBD (Residential)

R-12 to CBD (Residential)

R-MU to CBD (Residential)

R-MU to CBD (Downtown Gateway)

*(Part of)
Amendment 7*



CBD (General to TOD)