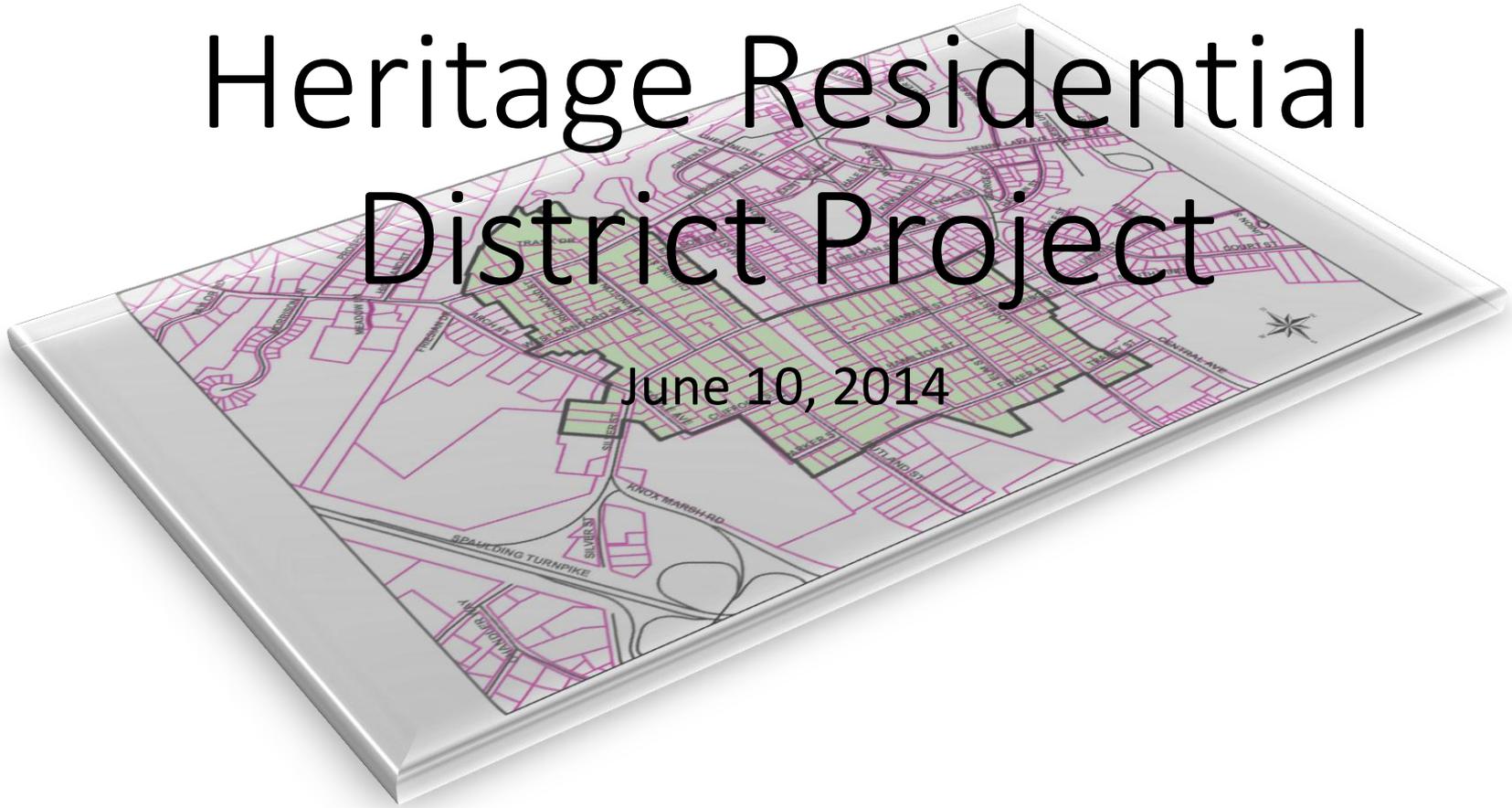


Heritage Residential District Project

June 10, 2014



Project Overview/Timeline

- 2013 Downtown Gateway Project
- November – public hearings
 - Citizen feedback
- Grant Funding
- Inventory
- Neighborhood Session – April 23rd
- Analysis
- Neighborhood Session – June 2nd
- Next Steps
 - Focus on Architectural/Design Standards Component

Project Goals

- Promote citizen participation in Planning
- Respect and support the heritage of the neighborhood
- Promote context sensitive development



Heritage Zoning vs Historic District

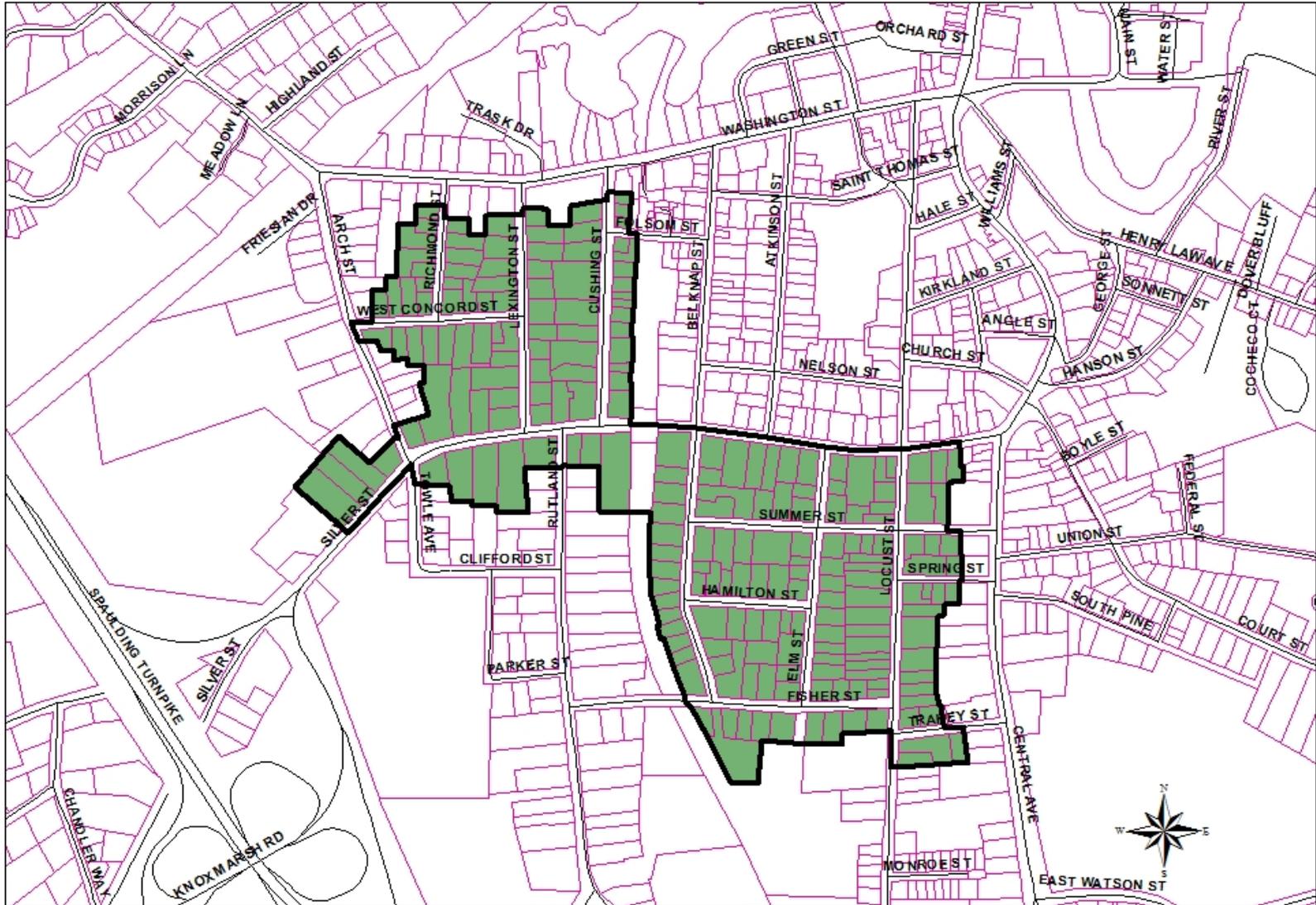
Heritage

- Advisory
- Promote character of homes/neighborhoods
- Guides change, reuse and reinvestment in the neighborhood
- Promotes adaptive reuse of existing structures for residential uses in a manner that also protects their historical and architectural character

Historic District

- Regulatory
- Council must set up a design review board
- Board creates a district that is laid out and separate and distinct from other neighborhoods
- Standards are created by Board and enforced by City, through the Board and staff

Heritage Residential District Original Proposed Boundary



HRD Draft Purpose

“These historic, primarily residential neighborhoods surrounding the Silver Street area exhibit a rare collection of interesting architecture. While primarily Victorian and characterized by wide porches, bay windows, steep roofs, and intricate and involved woodwork, there are noteworthy Colonial buildings as well. In both instances their original occupants were likely community leaders, whether early tavern keepers, or later senior managers and foremen from the mill facilities that lined the Cochecho River, as well as other community professionals.

The common theme through all of these designs is both the massing and the placement of these structures in a manner that is compatible with what had gone before. It is the intent that in this district new construction, replacement construction, and new additions should continue that tradition of compatibility with the existing neighborhood.”

HRD Draft Table of Use



Permitted Uses***

- ACCESSORY DWELLING UNIT
- ADULT DAY CARE
- BED AND BREAKFAST
- CHILD CARE FACILITY
- CHILD CARE HOME
- Conversion of Existing Dwelling to Accommodate not more than 2 units [3]
- Dwelling, 2 Family [3]
- DWELLING, SINGLE FAMILY
- FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling [4]
- PUBLIC RECREATION
- Public Utility [5]
- ROOMING HOUSE
- ROADSIDE FARM STAND [6]

***See reverse side for architectural standards, required for new construction and additions.

Uses Permitted by Conditional Use Permit***

- Conversion of Existing Dwelling to accommodate not more than 4 units
- Dwelling, 3 to 4 Family
- ELDERLY ASSISTED CARE HOME
- GROUP HOME FOR MINORS
- Retail Store

***See reverse side for architectural standards, required for new construction and additions.

Sign Regulations

Size	HR District
Total signs permitted	1
Total area permitted	8 sf (CUSTOMARY HOME OCCUPATION SIGN 2 sf max)
Type	
FREESTANDING	permitted (10 ft setback required)
PROJECTING	permitted
WALL/ Awning	not permitted
Temporary	not permitted

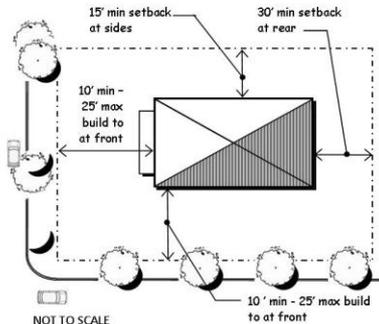
Dimensional Regulations [1] [2]

LOT	
Minimum LOT Size	10,000 sf
Maximum LOT Coverage	40%
Minimum FRONTAGE	80 ft
PRINCIPAL BUILDING	
Front BUILD TO LINE	10 ft min, 25 ft max*
Abut a Street SETBACK	10 ft min, 25 ft max*
Side SETBACK	15 ft
Rear SETBACK	30 ft
OUTBUILDING/ACCESSORY USE	
Front SETBACK	45 ft
Abut a Street SETBACK	45 ft
Side SETBACK	10 ft
Rear SETBACK	10 ft
HEIGHT OF BUILDING	
PRINCIPAL BUILDING	24 ft min**, 40 ft max
OUTBUILDING	40 ft max

*Expansions to, or renovations of, existing structures have a ten (10) foot setback.

**The minimum principal building height shall not apply to additions constructed onto the rear of the principal building, provided the addition is located no closer than 45 ft from the front lot line where the addition will be closer to either side lot line than the existing principal building.

Principal Building Placement



Footnotes

- [1] Refer to 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.
- [2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
- [3] 2 family dwellings shall be designed to look like SINGLE FAMILY DWELLINGS (i.e. the 2 family dwelling should not look like it was designed to occupy more than one family). At a minimum, this shall mean that only one entrance shall be visible from a public street.
- [4] Use is allowed on the portion of the lot that is behind the principal structure, provided the following standards are met: Chickens: No more than six (6) chickens and no roosters, with three (3) square feet of chicken coop and twenty (20) square feet of a fenced enclosure yard per chicken; all coops and enclosures shall be twenty (20) feet from any property line. Sheep or goats: one animal per 10,000 square feet of lot area, with a maximum of six (6) animals; ten (10) square feet of shelter and thirty (30) square feet of a fenced enclosure yard per animal; all shelters and enclosures shall be thirty (30) feet from any property line.
- [5] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within.
- [6] ROADSIDE FARM STANDS shall be set back a minimum of twenty (20) feet from all abutting vehicular rights-of-way. The area of any BUILDING associated with the ROADSIDE FARM STAND shall not be greater than two hundred (200) square feet in area, and shall be considered an accessory structure if a residence is also located on the property. The total of the display area, including the building, shall not exceed four hundred (400) sq. ft. Off-street parking shall be provided in the amount of one (1) off-street parking space per 250 sq. ft. of display and building area, and all required parking spaces shall have safe access to and from a public street. A certificate of use issued by the Zoning Administrator and a driveway permit shall be required in all cases.

Conditional Use Permit Criteria

- Conversion to, or creation of Dwelling, 3-4 Family:**
Three- or four-family dwellings and conversions of existing dwellings to three (3) or four (4) units shall be subject to the following regulations:
- A. The specific site must have an amount of open space, either landscaped or left natural, at least equal to the average amount of open space on all developed lots in the HR District that are wholly or partly within two hundred (200) feet of the subject parcel. Existing parking areas, either gravel, paved or unpaved, shall not be considered to be open space.
 - B. Off-street parking, in accordance with Chapter 149, Site Review, shall be provided as to avoid vehicles backing into the street. Two (2) parking spaces per unit shall be required.
 - C. Parking lots shall be at least five (5) feet from a side property line and ten (10) feet from a front property line.
 - D. Parking areas shall be screened from the street and from abutting lots.
 - E. Structures shall be at least twenty (20) feet from a front property line, thirty (30) feet from a rear property line and fifteen (15) feet from a side property line unless abutting a street, in which case, the distance from the side property line shall be twenty (20) feet.

- ELDERLY ASSISTED CARE FACILITY:**
ELDERLY ASSISTED CARE HOME is allowed in accordance with the densities and provisions stated below:
- A. ELDERLY ASSISTED CARE HOMES larger than 6 bedrooms are permitted at a density of one bedroom per 2,500 sq. ft.
 - B. Parking and service areas are screened from abutting residential uses.
 - C. Notwithstanding the above requirements, the maximum number of bedrooms and residents allowed in a facility may be increased provided the increase is found not to be detrimental to the surrounding properties and conforms with parking standards in Chapter 170-44 (Off Street Parking). Furthermore, any increase to an existing structure must be contained within or contiguous to the original structure.

- GROUP HOME FOR MINORS:**
GROUP HOME FOR MINORS shall be subject to the following conditions:
- A. The group home site shall be compatible with abutting uses.
 - B. The group home shall be located in areas of transitional land use or mixed land uses.
 - C. Parking and service areas shall be screened from abutting residential uses, unless the abutter chooses to not want said screening.
 - D. Open space shall be maintained on the property in an amount comparable to the neighborhood.
 - E. The planned occupancy of the group home shall be compatible with the permitted density of the surrounding neighborhood.

- NURSING HOME:**
NURSING HOME is allowed in accordance with the density and provisions stated below:
- A. One unit per 2,000 sq. ft. of land.
 - B. Parking and service areas must be screened from abutting residential uses.

- Retail Store**
Retail stores are permitted on Silver Street only and are subject to the following regulations:

Architectural Standards (for new construction and additions only)

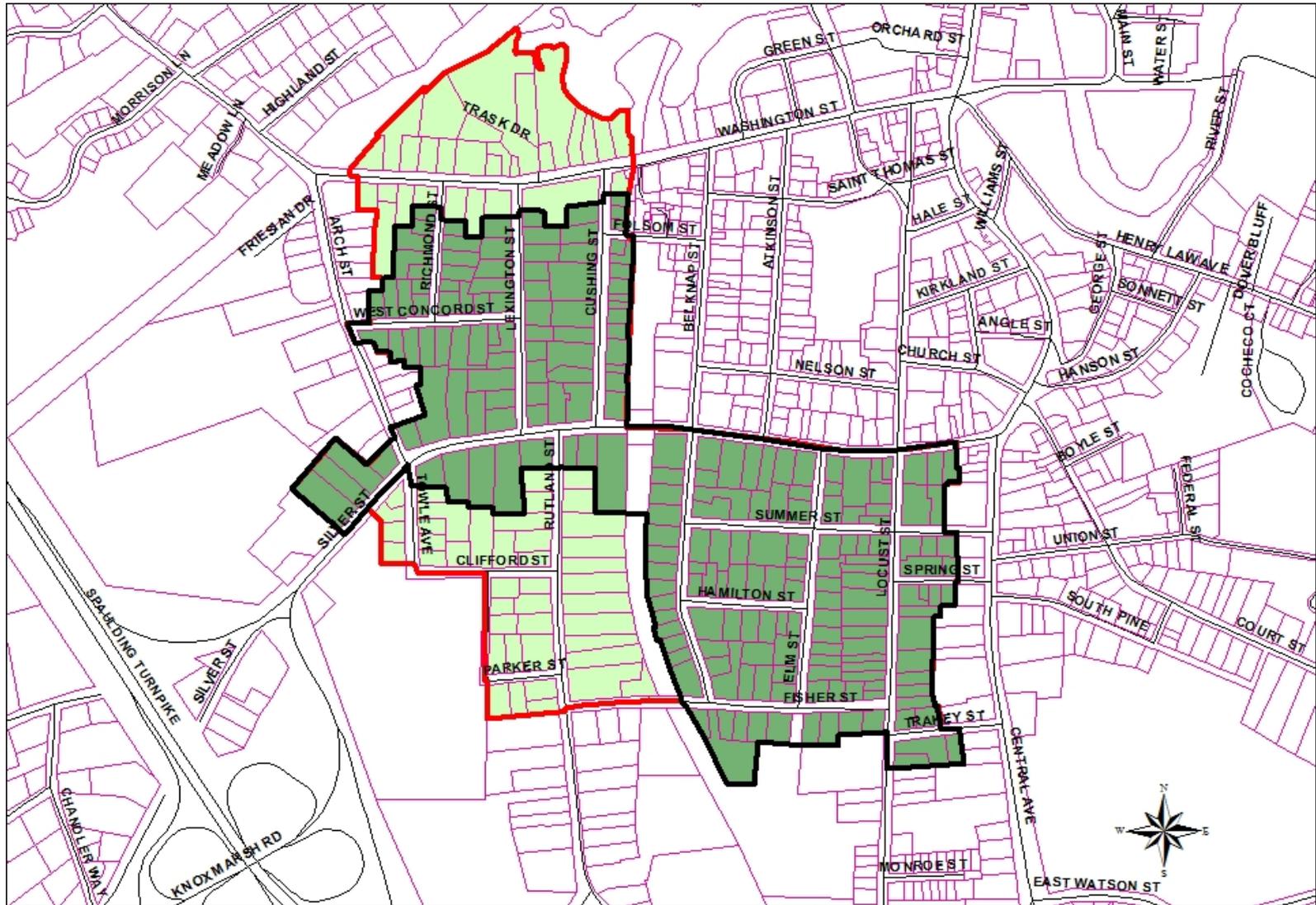
The goal of the Heritage Residential District is to recognize, celebrate, and enhance the historic character of this area, in part by promoting architecture with a strong sense of place, fine detailing, quality materials, and designed with the site context and adjacent development in mind. To that end, the following standards shall apply in the Heritage Residential District:

- A. Applicants for new construction shall refer to the Dover Historic Preservation Guide (June, 1991) for examples of architecture and design that is fitting for the Heritage Residential District. This document is available for viewing on the Planning Department webpage and at the offices of the Planning Department and Inspection Services, and is intended to serve as a guide to help encourage and inspire thoughtful and attractive development.
 - B. Additions to existing buildings must be designed and constructed in the same architectural style and with the same exterior materials as the existing building, and a height not taller than the existing building. Deviations from this requirement shall be permitted by Conditional Use Permit.
- A. Applicants for new construction shall refer to the Dover Historic Preservation Guide (June, 1991) for examples of architecture and design that is fitting for the Heritage Residential District. This document is available for viewing on the Planning Department webpage and at the offices of the Planning Department and Inspection Services, and is intended to serve as a guide to help encourage and inspire thoughtful and attractive development.
 - B. Additions to existing buildings must be designed and constructed in the same architectural style and with the same exterior materials as the existing building, and a height not taller than the existing building. Deviations from this requirement shall be permitted by Conditional Use Permit.

Feedback From April 23 Meeting

- Celebrate a style or different styles?
- Need to address larger quality of neighborhood issues
- Are additions included in the zoning changes?
- Home occupation should still be allowed. Maybe professional business as well?
- Need regulation for architectural standards
- Would like specifics for uses
- Side yard, front yard setbacks and lot coverage are important
- Noise controls
- Boundary Adjustments
 - Central Ave. and North side of Silver St. should be within district
 - Washington Street
 - Arch Street
 - Woodman Park area
- Install trees along streets
- Sidewalk improvements needed

Heritage Residential District Compromise Proposed Boundary



Proposed Dimensional Changes

Post 6/2 Meeting

- Lot Size 10,000 square feet
- Frontage 80 feet
- Front Setback – Main **TBD**
- Front Setback – Accessory 45 foot
- Side Setback 15 foot
- Rear Setback 30 foot
- **Height of Building 24 – 40 foot range**

Proposed Uses - *Post-6/2 Meeting*

In

- ACCESSORY DWELLING UNIT (R-12/RM-U)
- ADULT DAY CARE (R-12/RM-U)
- ~~BED AND BREAKFAST (R-12)~~
- ~~CHILD CARE FACILITY (R-12/RM-U)~~
- CHILD CARE HOME (R-12/RM-U)
- CONVERSION FROM 1 TO 2 UNITS (R-12/RM-U)
- DWELLING, 2 FAMILY (R-12/RM-U)
- DWELLING, SINGLE FAMILY (R-12/RM-U)
- FARM ANIMALS (R-12/RM-U)
- PUBLIC RECREATION (R-12/RM-U)
- PUBLIC UTILITY (R-12/RM-U)
- ~~ROOMING HOUSE (RM-U)~~
- ROADSIDE FARM STAND (R-12)
- **CUSTOMARY HOME OCCUPATION**

Out

- ASSEMBLY HALL (R-12/RM-U)
- CONSERVATION LOT (R-12/RM-U)
- EDUCATIONAL INSTITUTION (R-12)
- FARM (R-12)
- FUNERAL PARLOR (RM-U)
- OFFICE (R-12/RM-U)
- **ROOMING HOUSE (RM-U)**

Proposed Uses via CUP — *Post 6/2 Meeting*

In

- CONVERSION OF EXISTING TO 4 UNITS
- DWELLING, 3 TO 4 FAMILY***
- ELDERLY ASSISTED CARE HOME (R-12)
- GROUP HOME FOR MINORS
- ~~RETAIL STORE*~~
- **BED AND BREAKFAST***
- **CHILD CARE FACILITY**
- **OFFICE****

Out

- ASSISTED LIVING FACILITY
- BEAUTY AND BARBERSHOP
- CONGREGATE CARE FACILITY
- CONTINUING CARE COMMUNITY FACILITY
- NURSING HOME
- **RETAIL STORE**

*Silver Street Only

**Standards to be developed

***Add criteria that new construction or conversion retain the appearance of a single family dwelling

Architectural Standards

- **For new construction and additions only**
 - Applicants for new construction shall refer to the Dover Historic Preservation Guide (June, 1991) for examples of architecture and design that is fitting for the Heritage Residential District. **This document is intended to serve as a guide to help encourage and inspire thoughtful and attractive development.**
 - Additions to existing buildings must be designed and constructed in the same architectural style and with the same exterior materials as the existing building, and at a HEIGHT not taller than the existing building. **Deviations from this requirement shall be permitted by Conditional Use Permit.**
- 2 family dwellings and 3-4 family dwellings shall be designed to look like SINGLE FAMILY DWELLINGS. At a minimum, this shall mean that only one entrance shall be visible from a public street.

Guidebook

HISTORIC PRESERVATION GUIDE



DOVER, NEW HAMPSHIRE

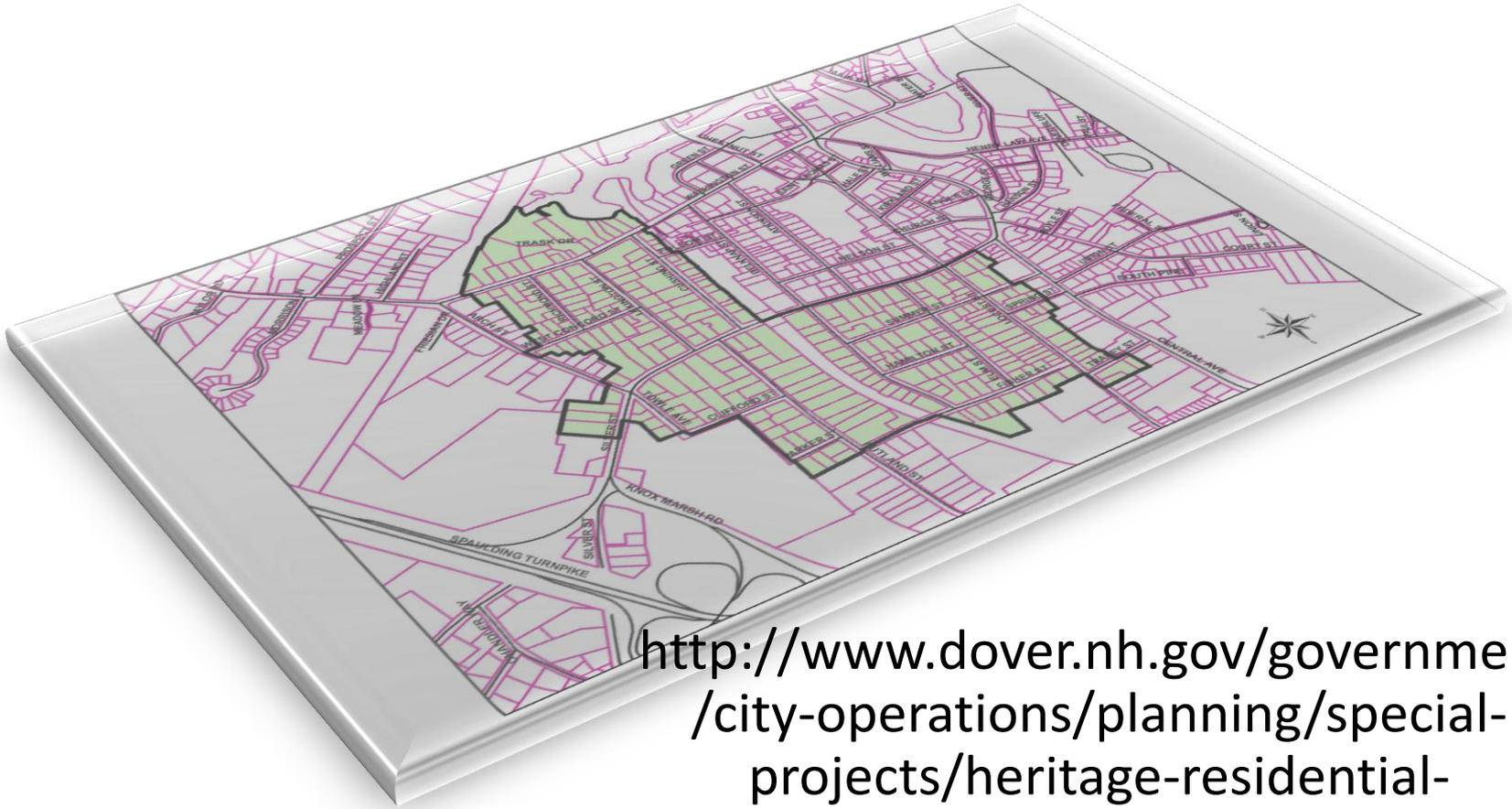
<http://www.dover.nh.gov/Assets/government/city-operations/2document/planning/outreach/HistoricPreservationGuide.pdf>

Architectural Standards

Post 6/2 Meeting

- The majority of participants at the well attended April 23rd and June 2nd neighborhood meetings expressed a strong interest in establishing some basic design standards for new construction.
- Based on the feedback received, staff is working to develop a set of objective design criteria that can be assessed administratively.
- The design criteria will be presented at a third neighborhood meeting to be held in July.

Questions?



<http://www.dover.nh.gov/government/city-operations/planning/special-projects/heritage-residential-district/index>