



**CITY OF DOVER**

## CITY OF DOVER – ORDINANCE

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 and in land use regulations.

### 2. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12, Commercial District (C) Table of Uses, by amending the solar/green roof standards under footnote 8, to eliminate forced installation of solar or green roofs while upholding the solar readiness standard:

“Solar/Green Roof Standard:

- All buildings ~~must~~ shall be constructed to be solar ready, ensuring that future installation of solar energy systems can be easily and effectively accommodated.
- ~~Commercial and mixed use buildings that are 25,000 sq. ft. or more must also incorporate solar panels and/or a green roof on at least 30 percent of the roof area.~~
- ~~Commercial and mixed use buildings that are 25,000 sq. ft. or more must also incorporate solar panels and/or green roof on at least 30 percent of the roof area.~~

### 3. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12, Commercial Manufacturing District (CM) Table of Uses, by amending the solar/green roof standards under footnote 9, to eliminate forced installation of solar or green roofs while upholding the solar readiness standard:

“Solar/Green Roof Standard:

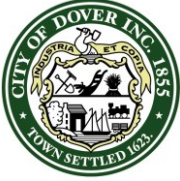
- All buildings ~~must~~ shall be constructed to be solar ready, ensuring that future installation of solar energy systems can be easily and effectively accommodated.
- ~~Commercial and mixed use buildings that are 25,000 sq. ft. or more must also incorporate solar panels and/or a green roof on at least 30 percent of the roof area.~~
- ~~Commercial and mixed use buildings that are 25,000 sq. ft. or more must also incorporate solar panels and/or green roof on at least 30 percent of the roof area.~~

### 4. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12, Innovative Technology District (I) Table of Uses, by amending the solar/green roof standards under footnote 14, to eliminate forced installation of solar or green roofs while upholding the solar readiness standard:

“Solar/Green Roof Standard:

- All buildings ~~must~~ shall be constructed to be solar ready, ensuring that future installation of solar energy systems can be easily and effectively accommodated.



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- ~~• Commercial and mixed use buildings that are 25,000 sq. ft. or more must also incorporate solar panels and/or a green roof on at least 30 percent of the roof area.~~
- ~~• Commercial and mixed use buildings that are 25,000 sq. ft. or more must also incorporate solar panels and/or green roof on at least 30 percent of the roof area.~~

### 5. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12, Central Business, General District (CBD-G) Table of Uses, by amending the solar/green roof standards under Required Building Standards, to eliminate forced installation of solar or green roofs while upholding the solar readiness standard:

“Solar/Green Roof Standard:

- All buildings ~~must~~ shall be constructed to be solar ready, ensuring that future installation of solar energy systems can be easily and effectively accommodated.
- ~~• Commercial and mixed use buildings that are 25,000 sq. ft. or more must also incorporate solar panels and/or a green roof on at least 30 percent of the roof area.~~
- ~~• Commercial and mixed use buildings that are 25,000 sq. ft. or more must also incorporate solar panels and/or green roof on at least 30 percent of the roof area.~~

### 6. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12, Central Business, Mixed Use District (CBD-M) Table of Uses, by amending the solar/green roof standards under Required Building Standards, to eliminate forced installation of solar or green roofs while upholding the solar readiness standard:

“Solar/Green Roof Standard:

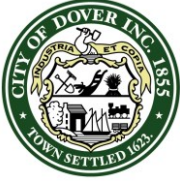
- All buildings ~~must~~ shall be constructed to be solar ready, ensuring that future installation of solar energy systems can be easily and effectively accommodated.
- ~~• Commercial and mixed use buildings that are 25,000 sq. ft. or more must also incorporate solar panels and/or a green roof on at least 30 percent of the roof area.~~
- ~~• Commercial and mixed use buildings that are 25,000 sq. ft. or more must also incorporate solar panels and/or green roof on at least 30 percent of the roof area.~~

### 7. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12, Central Business, Transit Oriented Development District (CBD-TOD) Table of Uses, by amending the solar/green roof standards under Required Building Standards, to eliminate forced installation of solar or green roofs while upholding the solar readiness standard:

“Solar/Green Roof Standard:

- All buildings ~~must~~ shall be constructed to be solar ready, ensuring that future installation of solar energy systems can be easily and effectively accommodated.
- ~~• Commercial and mixed use buildings that are 25,000 sq. ft. or more must also incorporate solar panels and/or a green roof on at least 30 percent of the roof area.~~



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~~Commercial and mixed-use buildings that are 25,000 sq. ft. or more must also incorporate solar panels and/or green roof on at least 30 percent of the roof area.~~

### 8. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12, Heritage Residential District (HR) Table of Uses, by amending CUP criteria for the conversion or creation of a 3-4 Family Dwelling, in anticipation of the enactment of SB 284, by decreasing the mandatory parking space per-unit count to one (1):

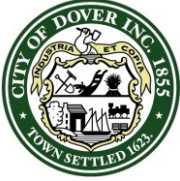
“Conversion to, or creation of Dwelling, 3-4 Family: Three- or four-family dwellings and conversions of existing dwellings to three (3) or four (4) units shall be subject to the following regulations:

- 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 153, Site Review, shall be provided as to avoid vehicles backing into the street. ~~Two (2)~~ One (1) 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) from a side property line unless abutting a street, in which case, the distance from the side property line shall be twenty (20) feet.
- F. For new construction, the building must be designed to look like a SINGLE FAMILY DWELLING. At a minimum, this shall mean that only one entrance shall be visible from a public street. For conversions, the building must retain its appearance as a SINGLE FAMILY DWELLING or a 2 family dwelling, whichever is the current use. Notwithstanding any other provision of Chapter 170, a legal or legal non-conforming accessory structure existing as of the effective date of these regulations may be converted into one or more residential units, provided that the building shall not be enlarged, nor shall any exterior improvements be made to alter its appearance as an accessory structure.”

### 9. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12, Urban Density Multi Residential District (RM-U) Table of Uses, by amending Special Exception criteria for the conversion or creation of a 3-4 Family Dwelling, in anticipation of the enactment of SB 284, by decreasing the mandatory parking space per-unit count to one (1):

“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:



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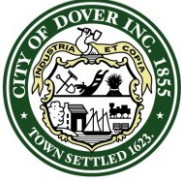
- A. The specific site must have an amount of open space, either landscaped or left natural, at least equal to the average amount of open space on all developed lots in the RM-U District that are wholly or partly within two hundred (200) feet of the subject parcel. Existing parking areas, either gravel, paved or unpaved, shall not be considered to be open space.
- B. Off-street parking, in accordance with Chapter 153, Site Review, shall be provided as to avoid vehicles backing into the street. ~~Two (2)~~ One (1) 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, fifteen (15) 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.
- F. If the units generated are restricted to the HUD Fair Market Rent rates, for Dover, criteria A and E do not apply.

### 10. 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 Finance Director	Sponsored by: TBD
Approved as to Legal Form and Compliance:	Jennifer Perez Acting City Attorney	
Recorded by:	Jerrica Vansylvong- Bizier City Clerk	

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**DOCUMENT HISTORY:**

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

**DOCUMENT ACTIONS:**

VOTING RECORD		
Date of Vote:	YES	NO
Mayor, Robert Carrier		
Deputy Mayor Dennis Shanahan, Ward 5		
Councilor April Richer, Ward 1		
Councilor, Robert Warach, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Debra Hackett, Ward 4		
Councilor Fergus Cullen, Ward 6		
Councilor Lindsey Williams, At Large		
Councilor Linea Nemeth, At Large		
Total Votes:		
Resolution    does   does not    pass.		