Heritage Residential Zoning District

July 16, 2014

Woodman Park School

Agenda

- Actions to date
- Recap Neighborhood Meetings
  - – April 23rd
  - – June 2nd
- Tonight
  - Front Setbacks
  - Architectural/Design Standards Components
- Next Steps
  - Planning Board Review

Actions to Date

- Developed purpose statement for district
- Inventoried current dimensions
- Surveyed neighborhood
- Developed proposed boundaries
- Received feedback on area characteristics from residents
- Created a table of use and dimensions
- Reviewed requirements
- Planning Board workshop – June 10, 2014

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

Feedback from June 2 Meeting

Consensus

- Lot Size

- Frontage

- Additions included

- Setbacks and lot coverage

- Height of Building

- Allowed uses

- Boundaries

Up in the Air

- Frontage

- Need objective architectural standards

Proposed Uses

By Right

- ACCESSORY DWELLING UNIT
- ADULT DAY CARE
- CHILD CARE HOME
- CONVERSION FROM 1 TO 2 UNITS
- DWELLING, 2 FAMILY
- DWELLING, SINGLE FAMILY
- FARM ANIMALS
- PUBLIC RECREATION
- PUBLIC UTILITY
- ROADSIDE FARM STAND
- CUSTOMARY HOME OCCUPATION

By Conditional Use Permit

- CONVERSION OF EXISTING TO 4 UNITS
- DWELLING, 3 TO 4 FAMILY
- ELDERLY ASSISTED CARE HOME
- GROUP HOME FOR MINORS
- BED AND BREAKFAST (SILVER ST)
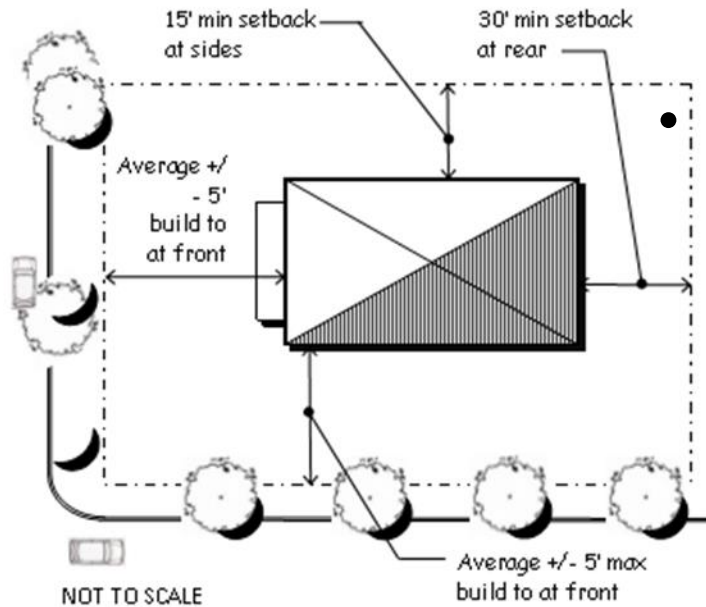- CHILD CARE FACILITY
- OFFICE

Front Setbacks

- **This front setback dimension shall be considered to be a build to line.**

- **The property owner shall calculate the average setbacks of all lots within the same zone located on the same side of the street, two hundred and fifty (250) feet in each direction from the center of the front lot line.**

- **Regardless of the average, the build to line may be within five (5) feet, plus or minus.**

- **Porches or steps may intrude up to five (5) feet beyond the front build to line.**

Front Setbacks - Examples

Principal Building Placement

15' min setback at sides
30' min setback at rear
Average +/- 5' build to at front
Average +/- 5' max build to at front

NOT TO SCALE

4 West Concord Street

- **Avg. setback**
  - 16
- **Setback**
  - 12

3 West Concord Street

- **Avg. setback**
  - 13
- **Setback**
  - 14
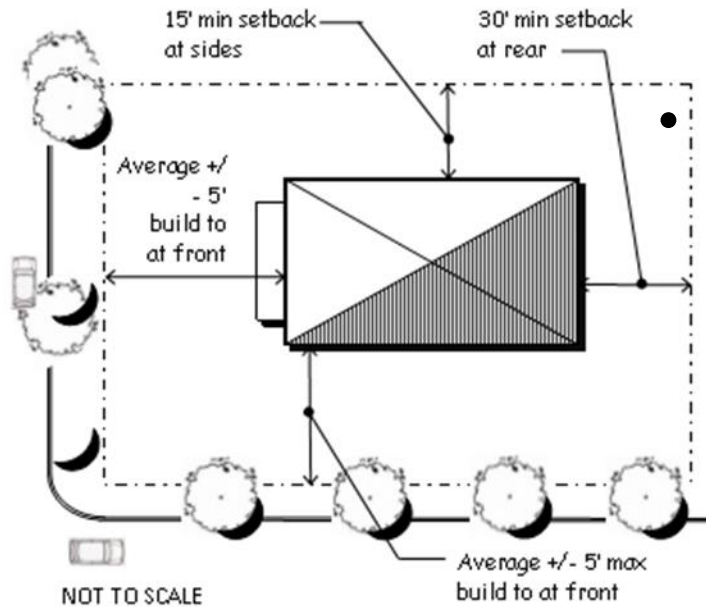
Front Setbacks - Examples

Principal Building Placement

15' min setback at sides

30' min setback at rear

Average +/- 5' build to at front

Average +/- 5' max build to at front

NOT TO SCALE

22 Lexington Street

- **Avg. setback**
  - 22
- **Setback**
  - 21

15 Lexington Street

- **Avg. setback**
  - 21
- **Setback**
  - 16
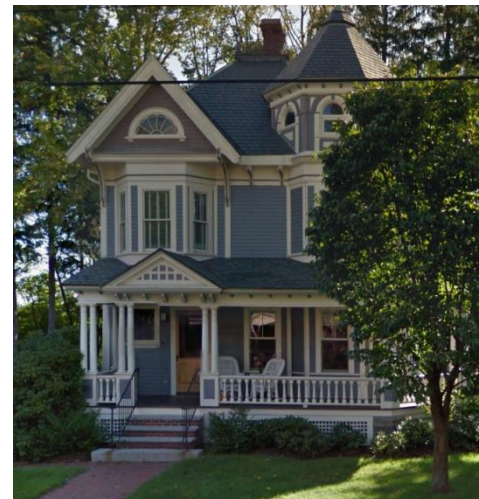
Front Setbacks - Examples

Principal Building Placement

15' min setback at sides

30' min setback at rear

Average +/- 5' build to at front

Average +/- 5' max build to at front

NOT TO SCALE

143 Locust Street
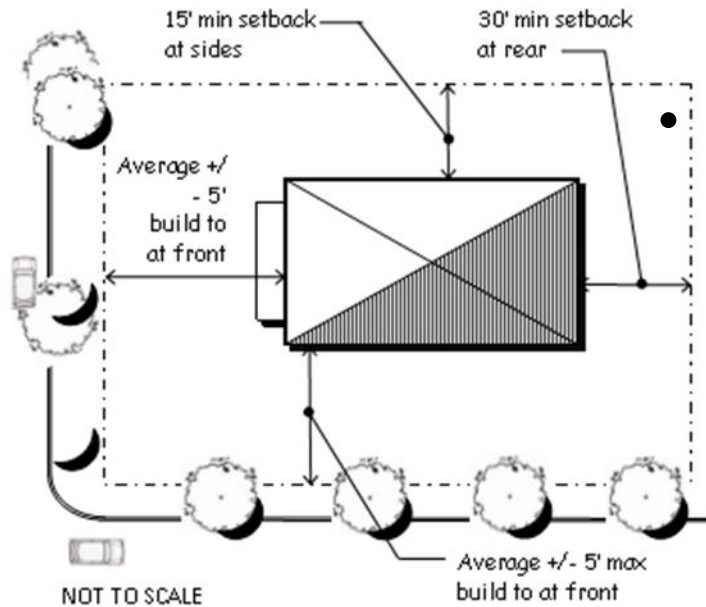
- **Avg. setback**
  - 9
- **Setback**
  - 15

19 Summer Street

- **Avg. setback**
  - 10
- **Setback**
  - 10
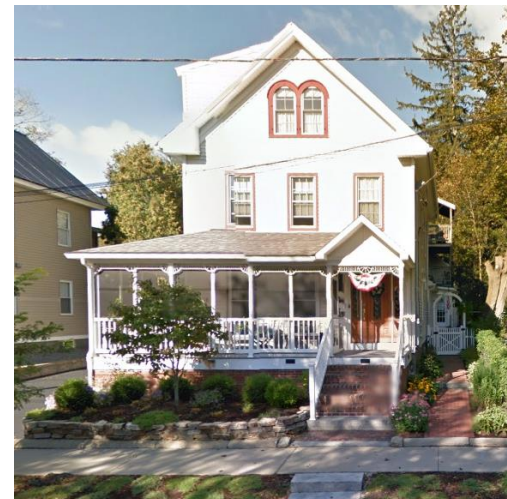
Front Setbacks - Examples

Principal Building Placement

15' min setback at sides

30' min setback at rear

Average +/- 5' build to at front

Average +/- 5' max build to at front

NOT TO SCALE

5 Elm Street
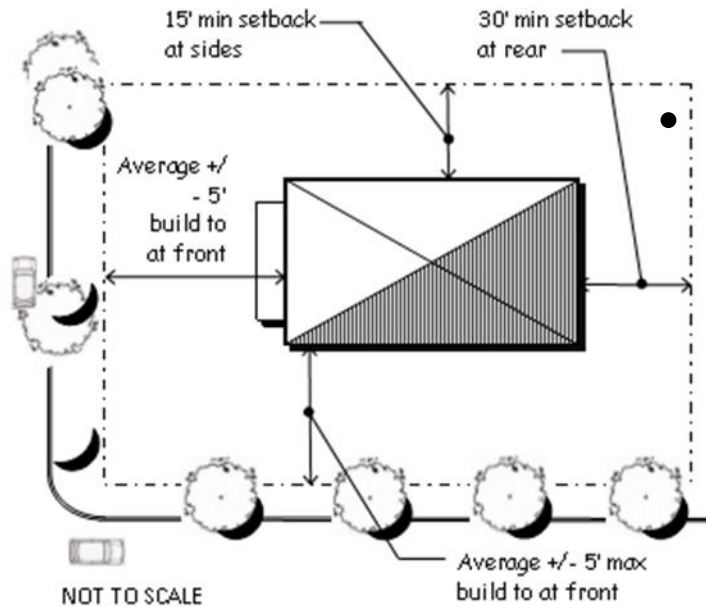
- **Avg. setback**
  - 24
- **Setback**
  - 23

4 Elm Street

- **Avg. setback**
  - 15
- **Setback**
  - 18
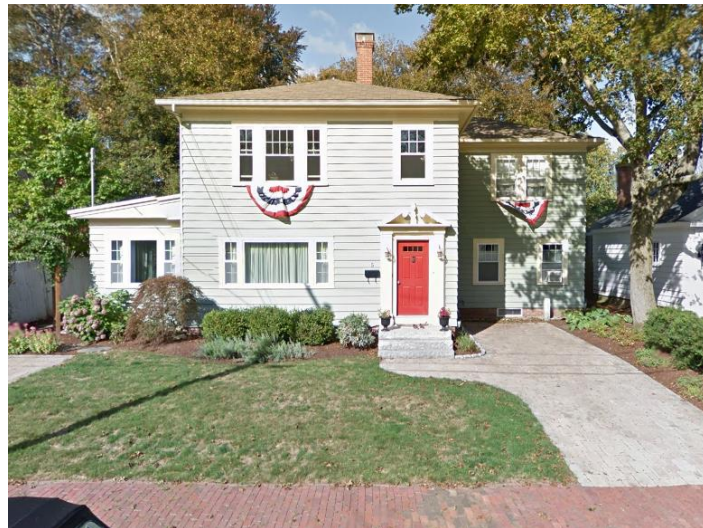
Front Setbacks - Examples

Principal Building Placement

15' min setback at sides

30' min setback at rear

Average +/- 5' build to at front

Average +/- 5' max build to at front

NOT TO SCALE

2 Clifford Street
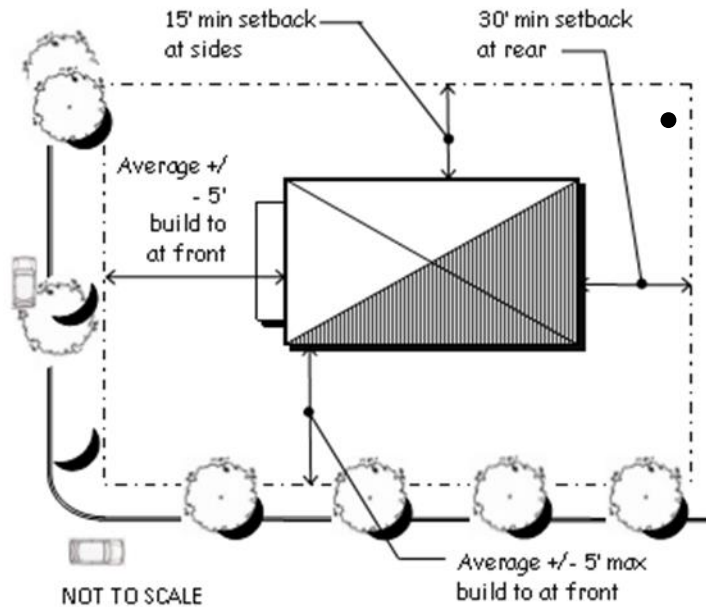
- **Avg. setback**
  - 20
- **Setback**
  - 26

1 Clifford Street

- **Avg. setback**
  - 32
- **Setback**
  - 30

Front Setbacks - Examples

Principal Building Placement

34 Rutland Street

- **Avg. setback**
  - 24
- **Setback**
  - 22

27 Rutland Street

- **Avg. setback**
  - 39
- **Setback**
 - 39

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.

Architectural Standards

At least 12 of the following elements are present:

- Steeply pitched roof
- Bay and Oriel Windows
- Dentils
- Classical Columns
- Dormers
- Clapboard Siding
- Entablature
- Cornice

- Gables
- Pediment
- Lintels
- Portico
- Transom
- Round, square, or polygonal Turret
- Deep eave overhangs
- Asymmetrical façade

- Dominant front-facing gable
- Porch covering part or all of the front façade
- Second-story porch or balcony
- Pedimented porch
- Differing wall textures
- Spindle work
- Ornamental chimney
- Balustrade
- Wooden or slate roof
- Wooden fence in front yard

Architectural Standards - Examples
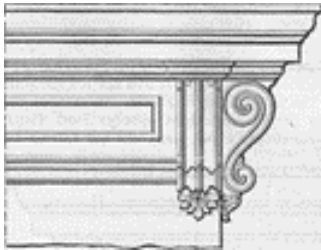
Architectural Standards

- **Windows:**
  - Are horizontal along the street
  - Are divided by multiple, vertical panes of glass
- **Roof Design:**
  - Sloped roof structures have a minimum 9:12 pitch
  - Sloped roof overhangs are between 6" & 18" deep
  - Sloped roof unless a mansard style roof is provided
  - Roof vents/skylights are shielded from street view
- **Principal Building Entrance**
  - Is clearly visible from the street
  - Has a covered porch, canopy, or other recessed entry area

Architectural Standards

- **Mechanical Equipment:**
  - Is screened by fencing and/or landscaping
  - If roof-mounted, mechanical equipment is not visible from the street, public open space, parking areas, or from the ground level of adjacent properties
  - Is screening by features which blend with the architectural character of the building
  - Utility meters, electrical conduit, and other service and utilities are not visible from adjoining and nearby streets

Where Do We Go From Here?

Planning Board

- Review Regulations
  - August 26
- Public Hearing
  - September 9*
  - September 23*
- Vote
  - September 23**

City Council***

- Review
- First Reading
- Ordinance Committee
- Public Hearing
- Vote

* If PB posts regulations
** Estimate, PB determines when it votes
*** Dates developed if PB recommends approval

Questions?

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