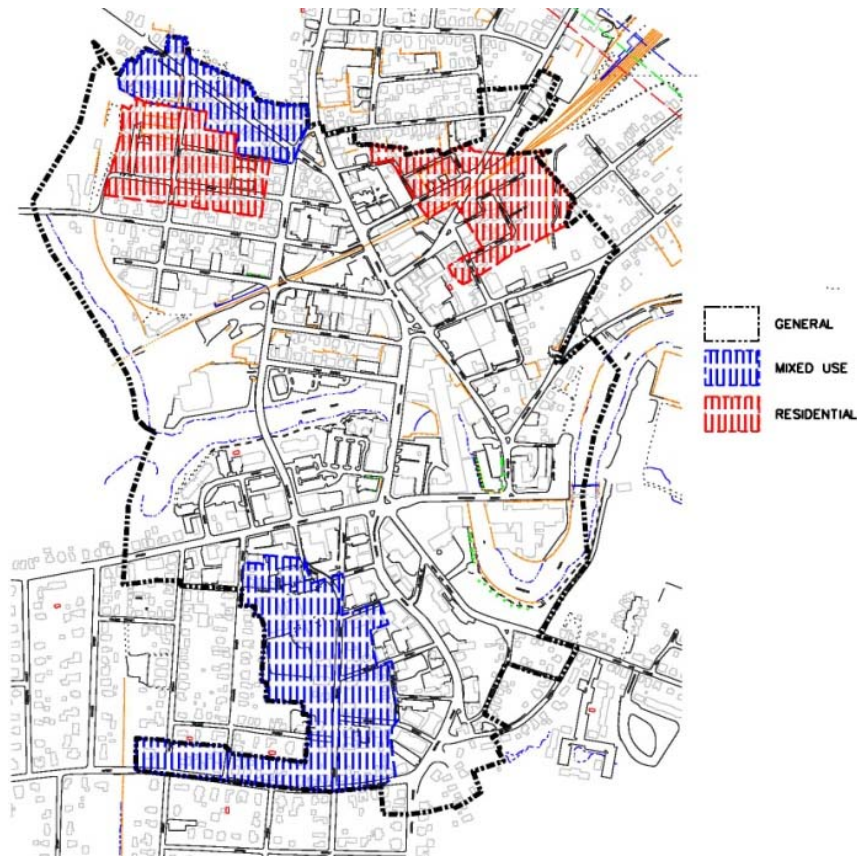
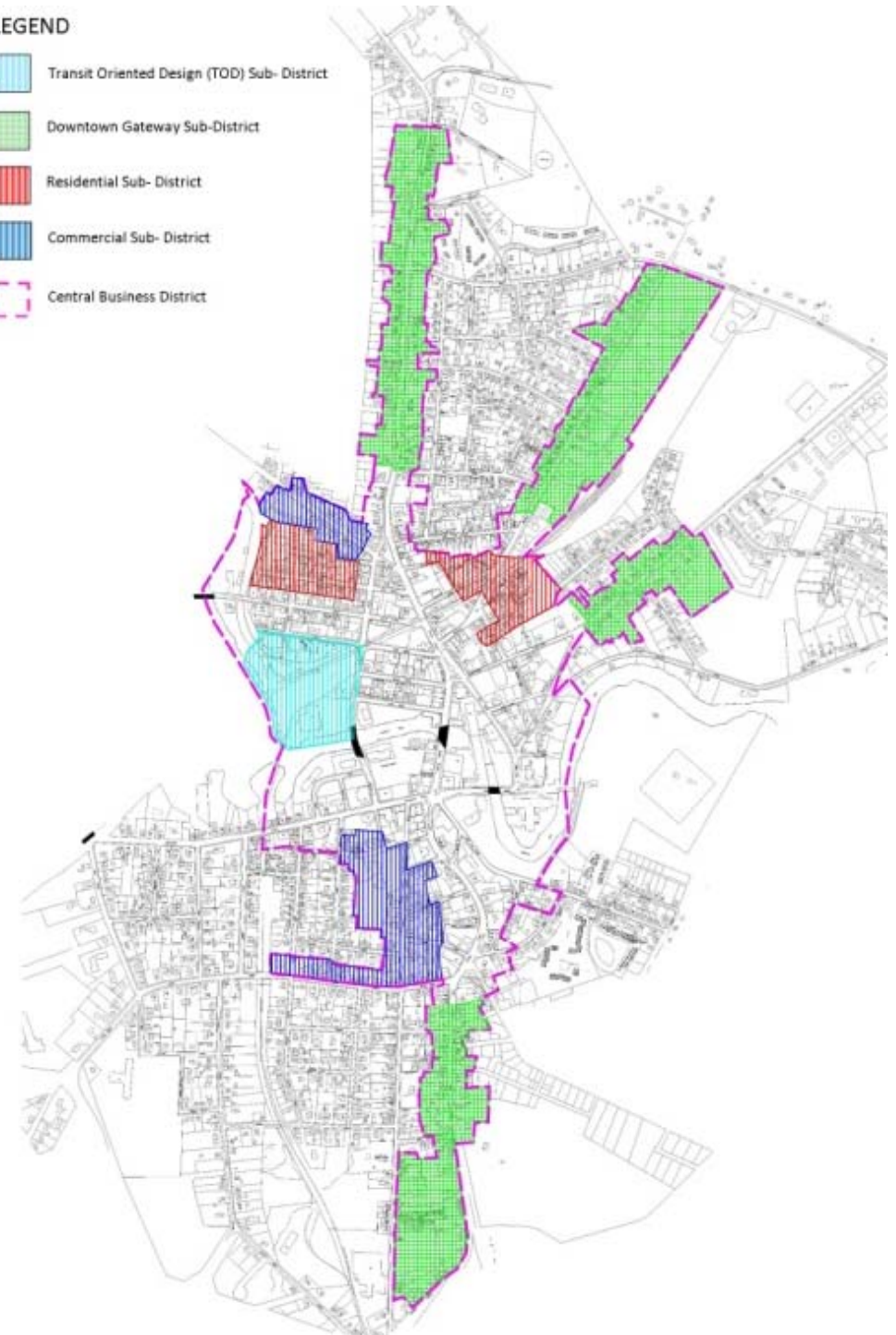


Proposed Zoning Amendments



LEGEND

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



City Council Workshop
February 19, 2014

How We Got Here:

- “Gateway Rezoning Study”
 - Purpose: to ensure the roadways leading into downtown are properly zoned
 - Data Gathering: property analysis, solicitation of citizen input through mailings, stakeholder interviews, design sessions, and surveys
 - Updated Regulations: consultant and staff developed a proposed regulatory framework for the Planning Board’s review
- Planning Department 2013 Temporary Sign Regulations Enforcement Project
 - To date, has achieved a high level of compliance
 - Feedback indicated regulatory updates are needed
- Two Planning Board workshops on proposed amendments held on 9/10/14 and 10/8/14
- Two Planning Board public hearings on draft amendments held on 11/12/14 and 12/17/14

Context Sensitive Zoning 101

- “Context Sensitive Zoning” is a method of regulating land use which places more emphasis on community character and the impact development has on the public realm than traditional zoning.

Goals of Dover’s Zoning Ordinance

- Utilize a code that is more visual based than text, thus easier for the public to use and understand.
- Document the community’s vision based on time-tested forms of urbanism.
- Position downtown Dover for positive and flexible future development and redevelopment.
- Review and encourage responsible development that reuses established infrastructure.
- Continue downtown’s trend to promote a walkable community with affordable housing options.

CBD Amendments

| Amendment | Type | Area | District |
|-----------|------------------------------|---|------------------------------|
| 2 | Rezoning | Broadway | |
| 3 | Rezoning | Portland Ave | |
| 4 | Rezoning | Central Ave and Locust St - South of Trakey | |
| 5 | Rezoning | Central Ave - North | |
| 6 | Rezoning | Central Ave - Weeks Crossing to Trakey | |
| 7 | Text Amendments | | CBD |
| 8 | New Table | | Downtown Gateway |
| 9 | New Table | | Transit Oriented Development |
| 10 | Regulating Map Amendments | | CBD |
| 11 | Table Amendments | | General and Mixed Use |
| | | | 4 |

Temporary Sign Amendments

| Amendment | District |
|-----------|-------------|
| 12 | CBD and CWD |
| 13 | B-3 |
| 14 | B-5 |

CBD Rezoning Amendments

| # | Intent |
|---|--|
| 2 | Extend the existing CBD boundary along Broadway up to Oak Street. |
| 3 | Extend the existing CBD boundary along Portland Avenue to a point between Hancock Street and Atlantic Avenue |
| 4 | Establish a CBD boundary in the area bounded by Locust Street, Central Avenue, and Trakey Street. |
| 5 | Extend the existing CBD boundary north along Central Avenue to Abbey Sawyer Memorial Highway |
| 6 | Extend the existing CBD boundary along the north and south sides of Silver to a point past Arch Street, and south on Central Avenue to Trakey Street. |

CBD Text Amendments

| # | Intent |
|----|---|
| 11 | <p>Amends Section 170-20 (“Central Business District Regulations”):</p> <ul style="list-style-type: none">• Conditional Use Permit criteria added for use applications• Transit Oriented Development and Downtown Gateway added as sub-districts• Incorporates future Dover Streetscape Standards as additional criteria• Clarifies which types of projects the streetscape criteria apply to• Adjusts bench spacing requirements• Moves lighting and mechanical equipment requirements from optional architectural standards to the “minimum standards” section |
| 8 | <p>Amends the General and Mixed Use sub-district tables to clarify parking requirements for new construction, require a masonry wall for parking screening, and update the bench spacing requirements</p> |

CBD - Downtown Gateway Table

| # | Intent |
|---|---|
| 9 | <p data-bbox="348 524 1352 570">Inserts new “Downtown Gateway” sub-district table</p> <p data-bbox="348 594 617 639">Key Features:</p> <ul data-bbox="348 664 1766 1382" style="list-style-type: none"><li data-bbox="348 664 911 709">• 50% minimum lot coverage<li data-bbox="348 734 1024 779">• 60% minimum frontage build-out<li data-bbox="348 803 1125 849">• 5-20 ft. front yard build to requirement<li data-bbox="348 873 1150 919">• 5 ft. side yard and 0 ft. rear yard setback<li data-bbox="348 943 1394 989">• Building height: 2 story minimum, 4 story maximum<li data-bbox="348 1013 1766 1114">• Residential permitted on first floor; for buildings with more than 4 units, architectural standards of Section 170-20.F are required<li data-bbox="348 1138 1436 1183">• Industrial Uses are permitted on Broadway with a CUP<li data-bbox="348 1208 1493 1253">• Permits freestanding signs with a maximum height of 5 ft.<li data-bbox="348 1278 1478 1323">• Permits temporary signs with one year renewable permits<li data-bbox="348 1347 1577 1393">• Any deviations from the CBD standards permitted with a CUP |

CBD - Downtown Gateway Table

CBD Downtown Gateway District

The information included in this Table represents the requirements for development in this Sub-District, see Section 170-20 for additional requirements.*



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.

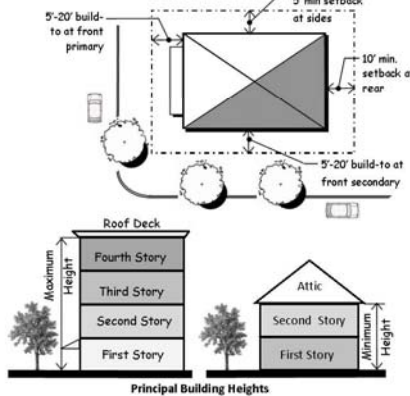
Special Regulations

- 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 170-20(F).
- 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.

Dimensional Regulations

| Principal Building | |
|--------------------------|--------------------------|
| Lot Size | NA |
| Minimum Lot Coverage | 50% |
| Frontage Build-Out | 80% 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 |

*CUP may be used to adjust standards



Principal Building Heights

Downtown Gateway District Regulations Summary

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 | Not Permitted | 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 Conditional Use Permit (CUP) criteria see section 170-20 B

Signage Regulations—Central Business District

| Sign Size & Quantity | General | Mixed Use | Residential | Downtown Gateway | TOD |
|--------------------------------|------------------------------|---------------|---------------|------------------------------|------------------------------|
| Total Signs Permitted | 2 | 1 | 1 | 2 | 2 |
| Total area of all signs | 1 sf per lf of frontage (4) | 12 sf | 16 | 24 sf | 1 sf per lf of frontage (4) |
| Sign Type | | | | | |
| Freestanding | not permitted | not permitted | not permitted | Permitted (5) | not permitted |
| Projecting | permitted (1) | not permitted | permitted (1) | permitted (1) | permitted (1) |
| Wall/ Awning | permitted, 40 sf max | permitted (3) | permitted (3) | permitted | permitted, 40 sf max |
| Temporary | permitted per 170-32.E.3 (2) | not permitted | not permitted | permitted per 170-32.E.3 (2) | permitted per 170-32.E.3 (2) |

- 10 ft min above sidewalk, 25 ft max ht. 24 sf max size.
- 1 year permit granted, 1 sign per building, for lots with over 100 lf of frontage 2 signs permitted. Max ht 3', 6 sf max size. Mill Motif not required for Downtown Gateway.
- 16 ft max ht, or to bottom of second floor window sills, which ever is lowest.
- Area may be increased if Mill Motif is adhered to.
- One per lot, 5 ft max ht,

2 of 2

CBD TOD Table

| # | Intent |
|----|---|
| 10 | <p data-bbox="352 526 1535 570">Inserts new “Transit Oriented Development” sub-district table</p> <p data-bbox="352 594 617 638">Key Features:</p> <ul data-bbox="352 662 1871 1393" style="list-style-type: none"><li data-bbox="352 662 911 706">• 75% minimum lot coverage<li data-bbox="352 730 1024 774">• 80% minimum frontage build-out<li data-bbox="352 799 1062 842">• 0 ft. front yard build to requirement<li data-bbox="352 867 1528 911">• 10 – 25 ft. side yard build to and 0 – 25 ft. rear yard build to<li data-bbox="352 935 1394 979">• Building height: 3 story minimum, 5 story maximum<li data-bbox="352 1003 1446 1047">• Commercial required on first floor for new construction<li data-bbox="352 1071 1730 1115">• Building façade must meet architectural standards of Section 170-20.F<li data-bbox="352 1140 1745 1183">• Up to 80% of the building façade may be used for ground floor parking<li data-bbox="352 1208 1016 1252">• Freestanding signs are prohibited<li data-bbox="352 1276 1871 1320">• Temporary signs permitted with 1 year renewable permits; mill motif required<li data-bbox="352 1344 1577 1388">• Any deviations from the CBD standards permitted with a CUP |

CBD TOD Table

CBD Transit Oriented District The information included in this Table represents the requirements for development in this Sub-district, see Section 170-20 for additional requirements.*



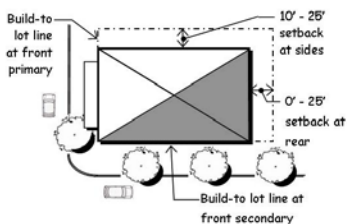
Statement of Purpose

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 Cochecho River. 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 |
| 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 <small>See table 2000</small> | |
| Common Yard | Not permitted |
| Porch and Fence | Not permitted |
| Terrace / Lightwell | Not permitted |
| Stoop | permitted |
| Shopfront & Awning | permitted |
| Gallery | permitted |
| Building Height | |
| Principal Building | 5 story max, 3 story min |
| Outbuilding/Accessory | 2 story max |

*CUP may be used to adjust standards



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, and 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.

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

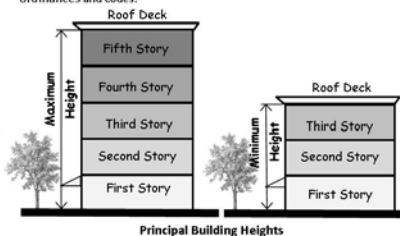
- Street trees shall be planted at an average spacing of 25 to 30 feet on center.
- Unpaved ground area along the frontage shall be planted with appropriate groundcover or shrubs for the space, no bare ground is permitted.
- Sidewalks shall be concrete or brick, a minimum of 5 feet wide
- Street furniture 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.
- These standards are required. The fast track review provisions of 170-20(G) shall apply.

Adult Bookstore, Video Store or Cabaret [Added 10-20-93 by Ord. No. 28-93] shall be subject to the following conditions:

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



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 | Not Permitted | 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 Conditional Use Permit (CUP) criteria see section 170-20 B

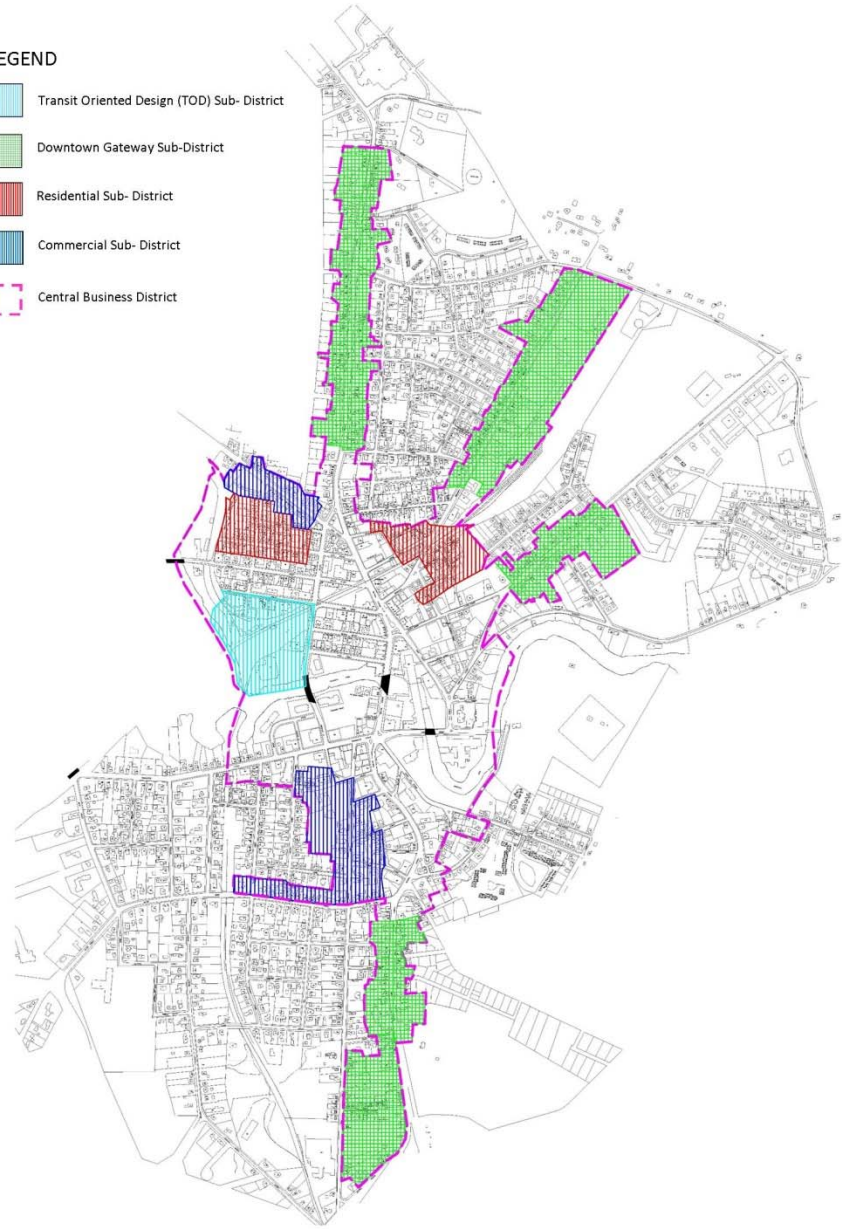
Signage Regulations—Central Business District



| Sign Size & Quantity | General | Mixed Use | Residential | Downtown Gateway | TOD |
|-------------------------|------------------------------|---------------|---------------|------------------------------|------------------------------|
| Total Signs Permitted | 2 | 1 | 1 | 2 | 2 |
| Total area of all signs | 1 sf per lf of frontage (4) | 12 sf | 16 | 24 sf | 1 sf per lf of frontage (4) |
| Sign Type | | | | | |
| Freestanding | not permitted | not permitted | not permitted | Permitted (5) | not permitted |
| Projecting | permitted (1) | not permitted | permitted (1) | permitted (1) | permitted (1) |
| Wall/ Awning | permitted, 40 sf max | permitted (3) | permitted (3) | permitted | permitted, 40 sf max |
| Temporary | permitted per 170-32.E.3 (2) | not permitted | not permitted | permitted per 170-32.E.3 (2) | permitted per 170-32.E.3 (2) |

- 1) 10 ft min above sidewalk, 25 ft max ht. 24 sf max size.
- 2) 1 year permit granted, 1 sign per building, for lots with over 100 lf of frontage 2 signs permitted. Max ht 3', 6 sf max size. Mill Motif not required for Downtown Gateway.
- 3) 16 ft max ht, or to bottom of second floor window sills, which ever is lowest.
- 4) Area may be increased if Mill Motif is adhered to.
- 5) One per lot, 5 ft max ht.

LEGEND

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

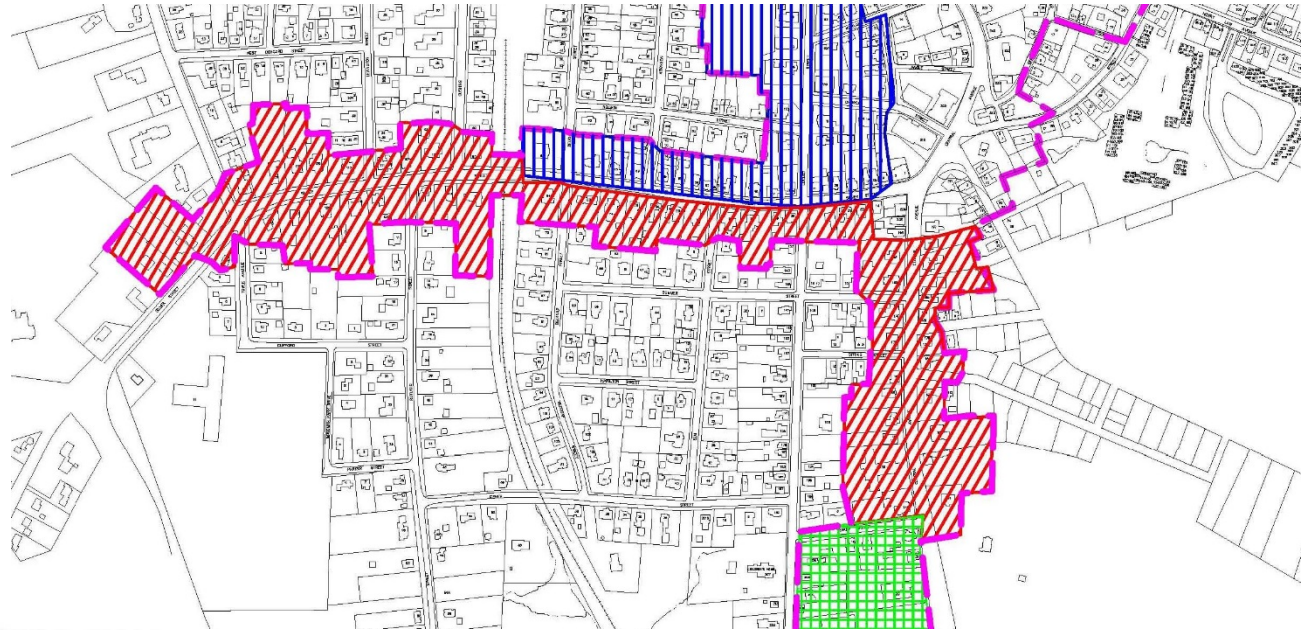


-  GENERAL
-  MIXED USE
-  RESIDENTIAL

City of Dover, New Hampshire

CBD Regulating Plan

12/2013



LEGEND

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



CBD Regulating Plan Amendments

| # | Intent |
|---|---|
| 7 | <p>Amends CBD Regulatory Plan as follows:</p> <ul style="list-style-type: none">• Broadway area of CBD (Amendment 2) in the Downtown Gateway sub-district• Portland Ave area of CBD (Amendment 3) in the Downtown Gateway sub-district• Central – South area of CBD (Amendment 4) in the Downtown Gateway sub-district• Central – North area of CBD (Amendment 5) in the Downtown Gateway sub-district• Central Avenue Area of CBD south of Tuttle Square to Trakey Street (Amendment 6) in the Downtown Gateway sub-district• Area bounded by the Cochecho River, Chestnut Street, and Third Street in the Transit Oriented Development (TOD) sub-district• Chestnut Street properties in vicinity of Sixth Street from CBD – Mixed Use to CBD – General |

Summary of Regulation Changes

– Downtown Gateway

| Dimensional Requirements | Office (O) | Residential Multi-Family Urban (RM-U) | Thoroughfare Business (B-3) | <i>CBD Downtown Gateway Sub-District</i> |
|---------------------------------------|---------------------|--|------------------------------------|---|
| Minimum Lot Size | 10,000 square feet | 10,000 square feet | 20,000 sf | <i>n/a</i> |
| Minimum Frontage | 100 feet | 80 feet | 125 feet | <i>n/a</i> |
| Minimum Front Building Setback | 12 feet | Neighborhood Avg | 50 feet | <i>5ft – 20 ft build to</i> |
| Minimum Rear Building Setback | 15 feet | 15 feet | 15 feet | <i>10 feet</i> |
| Minimum Side Building Setback | 10 feet | 15 feet | 12 feet | <i>5 feet</i> |
| Maximum Coverage of a Lot | 50 percent | 40 percent | 50 percent | <i>50 percent minimum</i> |
| Maximum Height | 45 feet | 40 feet | 40 feet | <i>2 story min 3 story max</i> |
| Density | 1 unit per 5,000 sf | 1 unit per 10,000 sf | 1 unit per 5,000 sf | <i>n/a</i> |

Summary of Uses

O

Permitted Uses

- ADULT DAY CARE
- ASSEMBLY HALL
- Bank
- BED and BREAKFAST
- CHILD CARE FACILITY
- Clinic
- CONGREGATE CARE [3]
- Dwelling, 2 Family
- Dwelling, 3-4 Family [4]
- DWELLING, SINGLE FAMILY
- EDUCATIONAL INSTITUTION, POST SECONDARY
- EDUCATIONAL INSTITUTION, K-12
- FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling [5]
- Funeral Parlor
- NURSING HOME [3]
- OFFICE
- PUBLIC RECREATION
- Public Utility [6]
- ROOMING HOUSE

Uses Permitted by Conditional Use Permit

- Eating and Drinking Establishment
- Retail Store

Uses Permitted by Special Exception

- ASSISTED LIVING FACILITY
- CONTINUING CARE COMMUNITY FACILITY
- ELDERLY ASSISTED CARE
- GROUP HOME FOR MINORS

RM-U

Permitted Uses

- ACCESSORY DWELLING UNIT
- ADULT DAY CARE
- ASSEMBLY HALL
- CHILD CARE FACILITY
- CHILD CARE HOME
- CONSERVATION LOT
- Conversion of Existing Dwelling to Accommodate not more than 2 units [4]
- Dwelling, 2 Family
- DWELLING, SINGLE FAMILY
- EDUCATIONAL INSTITUTION, K-12
- FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling [5]
- Funeral Parlor
- OFFICE [6]
- PUBLIC RECREATION
- Public Utility [7]
- ROOMING HOUSE

Permitted Uses by Special Exception

- ASSISTED LIVING FACILITY
- Beauty and barbershop
- CONGREGATE CARE FACILITY
- CONTINUING CARE COMMUNITY FACILITY
- Conversion of Existing Dwelling to accommodate not more than 2 units
- Dwelling, 3 to 4 Family
- ELDERLY ASSISTED CARE HOME
- GROUP HOME FOR MINORS
- NURSING HOME
- Retail Store

B-3

Permitted Uses

- AUTO SERVICE STATION
- Bank
- Barber and Beauty Shop
- BED AND BREAKFAST
- CHILD CARE FACILITY
- COMMERCIAL PARKING FACILITY
- COMMERCIAL RECREATION
- Eating and Drinking Establishment [3]
- EDUCATIONAL INSTITUTION, POST SECONDARY
- New Car Sales
- OFFICE
- PERSONAL SERVICE ESTABLISHMENT
- Public Utility [4]
- PUBLISHING FACILITY
- Retail Store
- Theater
- USED CAR LOT [5]
- HOTEL / MOTEL

Permitted Uses by Special Exception

- ADULT BOOKSTORE AND/ OR VIDEO STORE
- ADULT CABARET
- Conversion of Existing Dwelling to Accommodate not more than 2 units
- DWELLING, MULTIFAMILY
- Helicopter Take Offs & Landings
- VEHICLE REFUELING AND RECHARGING STATION

Summary of Uses CBD

Permitted Uses—Central Business District

| <i>Uses</i> | <i>General</i> | <i>Mixed Use</i> | <i>Residential</i> | <i>Downtown Gateway</i> | <i>TOD</i> |
|--|---|--|---|--|---|
| 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)

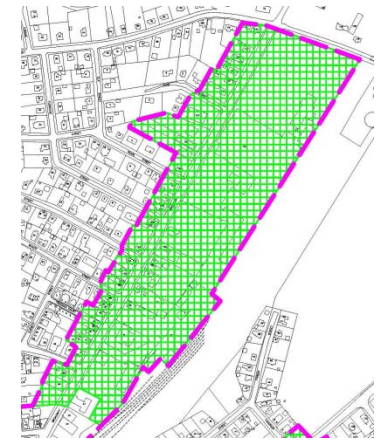
Summary of Regulation Changes – Transit Oriented Development

| Dimensional Requirements | CBD General Sub-District | <i>Transit Oriented Development (TOD) Sub-District</i> |
|---------------------------------------|---------------------------------|--|
| Minimum Lot Size | n/a | <i>n/a</i> |
| Minimum Frontage | n/a | <i>n/a</i> |
| Minimum Front Building Setback | 0 ft. build to | <i>0 ft build to</i> |
| Minimum Rear Building Setback | 10 ft. | <i>0 ft – 25 ft. build to</i> |
| Minimum Side Building Setback | 0 ft – 24 ft. build to | <i>10 ft – 25 ft. build to</i> |
| Maximum Coverage of a Lot | 75 percent minimum | <i>75 percent minimum</i> |
| Maximum Height | n/a | <i>3 story min 5 story max</i> |
| Density | n/a | <i>n/a</i> |
| Residential Parking | 1 space per residential unit | <i>2 per unit for 1-2 units 3 per unit for 3 or more units</i> |
| Parking on Ground Floor | Not Permitted | <i>Permitted up to 80% of the facade</i> |

Amendment 2

Broadway

The proposal revises the zoning along Broadway from the existing CBD boundary up to Oak Street. The proposed zoning will follow the boundaries of the properties to be located in the CBD. Because much of the existing zoning of this area is measured from the center line of Broadway, the proposed zoning will adjust portions of off-Broadway lots so those lots are located entirely within their primary zoning district (e.g. R-12 and RM-U).



| Dimensional Requirements | Low Density Residential (R-12) | Residential Multi-Family Urban (RM-U) | Thoroughfare Business (B-3) | CBD Downtown Gateway Sub-District |
|---------------------------------------|---------------------------------------|--|------------------------------------|--|
| Minimum Lot Size | 12,000 square feet | 10,000 square feet | 20,000 sf | <i>n/a</i> |
| Minimum Frontage | 100 feet | 80 feet | 125 feet | <i>n/a</i> |
| Minimum Front Building Setback | Neighborhood Ave | Neighborhood Avg | 50 feet | 5ft – 20 ft build to |
| Minimum Rear Building Setback | 30 feet | 15 feet | 15 feet | 10 feet |
| Minimum Side Building Setback | 15 feet | 15 feet | 12 feet | 5 feet |
| Maximum Coverage of a Lot | 30 percent | 40 percent | 50 percent | 50 percent minimum |
| Maximum Height | 35 feet | 40 feet | 40 feet | 2 story min 3 story max |
| Density | 1 unit per 12,000 sf | 1 unit per 10,000 sf | 1 unit per 5,000 sf | <i>n/a</i> |

Amendment 3

Portland Ave

The proposal expands the CBD along Portland Avenue northwest to a point located between Hancock Street and Atlantic Avenue (before the gorge). The proposed zoning will follow the boundaries of the properties to be located in the CBD, and will adjust several lots that are split-zoned with the Cochecho Waterfront District so that those lots are located entirely within the CBD.



| Dimensional Requirements | Cochecho Waterfront District (CWD) | Residential Multi-Family Urban (RM-U) | CBD Downtown Gateway Sub-District |
|---------------------------------------|---|--|--|
| Minimum Lot Size | 0 | 10,000 square feet | n/a |
| Minimum Frontage | 0 feet | 80 feet | n/a |
| Minimum Front Building Setback | 0 feet | Neighborhood Avg | 5ft – 20 ft build to |
| Minimum Rear Building Setback | 0 feet | 15 feet | 10 feet |
| Minimum Side Building Setback | 0 feet | 15 feet | 5 feet |
| Maximum Coverage of a Lot | 75-100% percent | 40 percent | 50 percent minimum |
| Maximum Height | 55 feet | 40 feet | 2 story min 3 story max |
| Density | 1 unit per 1,000 sf | 1 unit per 10,000 sf | n/a |

Amendment 4

Central Avenue — South

The proposal establishes a CBD boundary in the area bounded by Locust Street, Central Avenue, and Trakey Street.

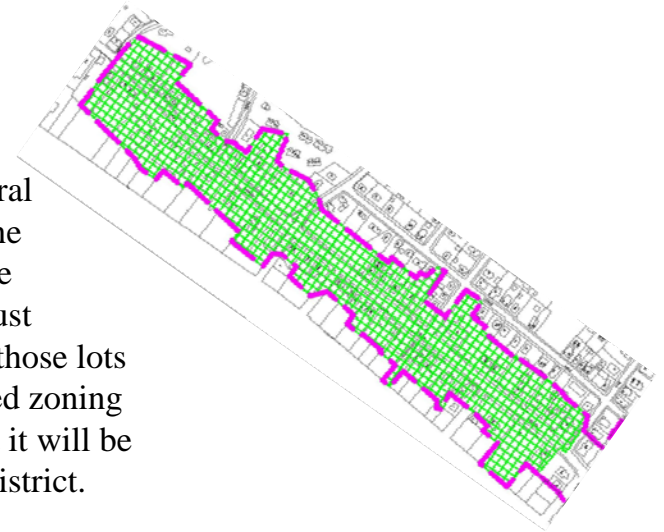


| Dimensional Requirements | Office (O) | Residential Multi-Family Urban (RM-U) | Neighborhood Business (B-1) | CBD Downtown Gateway Sub-District |
|--------------------------------|---------------------|---------------------------------------|-----------------------------|------------------------------------|
| Minimum Lot Size | 10,000 square feet | 10,000 square feet | 10,000 sf | <i>n/a</i> |
| Minimum Frontage | 100 feet | 80 feet | 100 feet | <i>n/a</i> |
| Minimum Front Building Setback | 12 feet | Neighborhood Avg | 15 feet | <i>5ft – 20 ft build to</i> |
| Minimum Rear Building Setback | 15 feet | 15 feet | 15 feet | <i>10 feet</i> |
| Minimum Side Building Setback | 10 feet | 15 feet | 10 feet | <i>5 feet</i> |
| Maximum Coverage of a Lot | 50 percent | 40 percent | 50 percent | <i>50 percent minimum</i> |
| Maximum Height | 45 feet | 40 feet | 40 feet | <i>2 story min 3 story max</i> |
| Density | 1 unit per 5,000 sf | 1 unit per 10,000 sf | 1 unit per 10,000 sf | <i>n/a</i> |

Amendment 5

Central Avenue - North

The proposal expands the CBD north along Central Avenue to Abbey Sawyer Memorial Highway. The proposed zoning will follow the boundaries of the properties to be located in the CBD, and will adjust several lots that are presently split-zoned so that those lots are located entirely within the CBD. The proposed zoning will also adjust an off-Central lot (28-20), so that it will be located entirely within its primary R-12 zoning district.



| Dimensional Requirements | Office (O) | Residential Multi-Family Urban (RM-SU) | Thoroughfare Business (B-3) | CBD Downtown Gateway Sub-District |
|---------------------------------------|----------------------------|---|------------------------------------|--|
| Minimum Lot Size | 10,000 square feet | 20,000 square feet | 20,000 sf | <i>n/a</i> |
| Minimum Frontage | 100 feet | 100 feet | 125 feet | <i>n/a</i> |
| Minimum Front Building Setback | 12 feet | 50 feet | 50 feet | 5ft – 20 ft build to |
| Minimum Rear Building Setback | 15 feet | 20 feet | 15 feet | 10 feet |
| Minimum Side Building Setback | 10 feet | 20 feet | 12 feet | 5 feet |
| Maximum Coverage of a Lot | 50 percent | 40 percent | 50 percent | 50 percent minimum |
| Maximum Height | 45 feet | 40 feet | 40 feet | 2 story min 3 story max |
| Density | 1 unit per 5,000 sf | 1 unit per 10,000 sf | 1 unit per 5,000 sf | <i>n/a</i> |

Note: Approximately 0.5 acres of land zoned R-12 and 0.2 acres of land zoned RM-U in this area will be also rezoned to CBD

Amendment 6

Central Avenue

The proposal extends the existing CBD boundary along Central Avenue from south of Tuttle Square to Trakey Street.



| Dimensional Requirements | Residential Multi-Family Urban (RM-U) | <i>CBD Downtown Gateway Sub-District</i> |
|---------------------------------------|--|---|
| Minimum Lot Size | 10,000 square feet | <i>n/a</i> |
| Minimum Frontage | 80 feet | <i>n/a</i> |
| Minimum Front Building Setback | Neighborhood Avg | <i>5ft – 20ft build to</i> |
| Minimum Rear Building Setback | 15 feet | <i>10 feet</i> |
| Minimum Side Building Setback | 15 feet | <i>5 feet</i> |
| Maximum Coverage of a Lot | 40 percent | <i>50 percent minimum</i> |
| Maximum Height | 40 feet | <i>2 story min 3 story max</i> |
| Density | 1 unit per 10,000 sf | <i>n/a</i> |

Temporary Sign Amendments

| # | Intent |
|---------------|--|
| 12 | <p>Amends the CBD and CWD temporary sign regulations to:</p> <ul style="list-style-type: none"> • Clarify that only one temporary sign is permitted at a time per business • Emphasize that the sign must be placed in front of the building or property in which the business is located • Clarify requirements for signs located on a City sidewalk • Identify which mill motif criteria are applicable to temporary signs • Provide greater flexibility by creating a menu of criteria, rather than requiring strict compliance with all mill motif requirements |
| 13 & 14 | <p>Amends the B-3 and B-5 District temporary sign regulations to:</p> <ul style="list-style-type: none"> • Permit temporary signs on a renewable annual basis similar to the CBD • Clarify that only one temporary sign is permitted at a time per business • Emphasize that the sign must be placed in front of the building or property in which the business is located • Clarify requirements for signs located on a City sidewalk |

For More Information....

- **The full text is available:**
 - **On the City’s Web Site:** www.dover.nh.gov under “Current Reports”
 - **In the Planning Department and City Clerk’s Office M-Th 8:30 am to 5:30 pm.**
 - **At the Public Library**
- **Please call 516-6008 with further questions.**
 - ◉ Blog: <http://dovernhplanning.tumblr.com/>
 - ◉ Facebook: www.facebook.com/DoverNHPLanning
 - ◉ Twitter: @DoverNHPlanning