

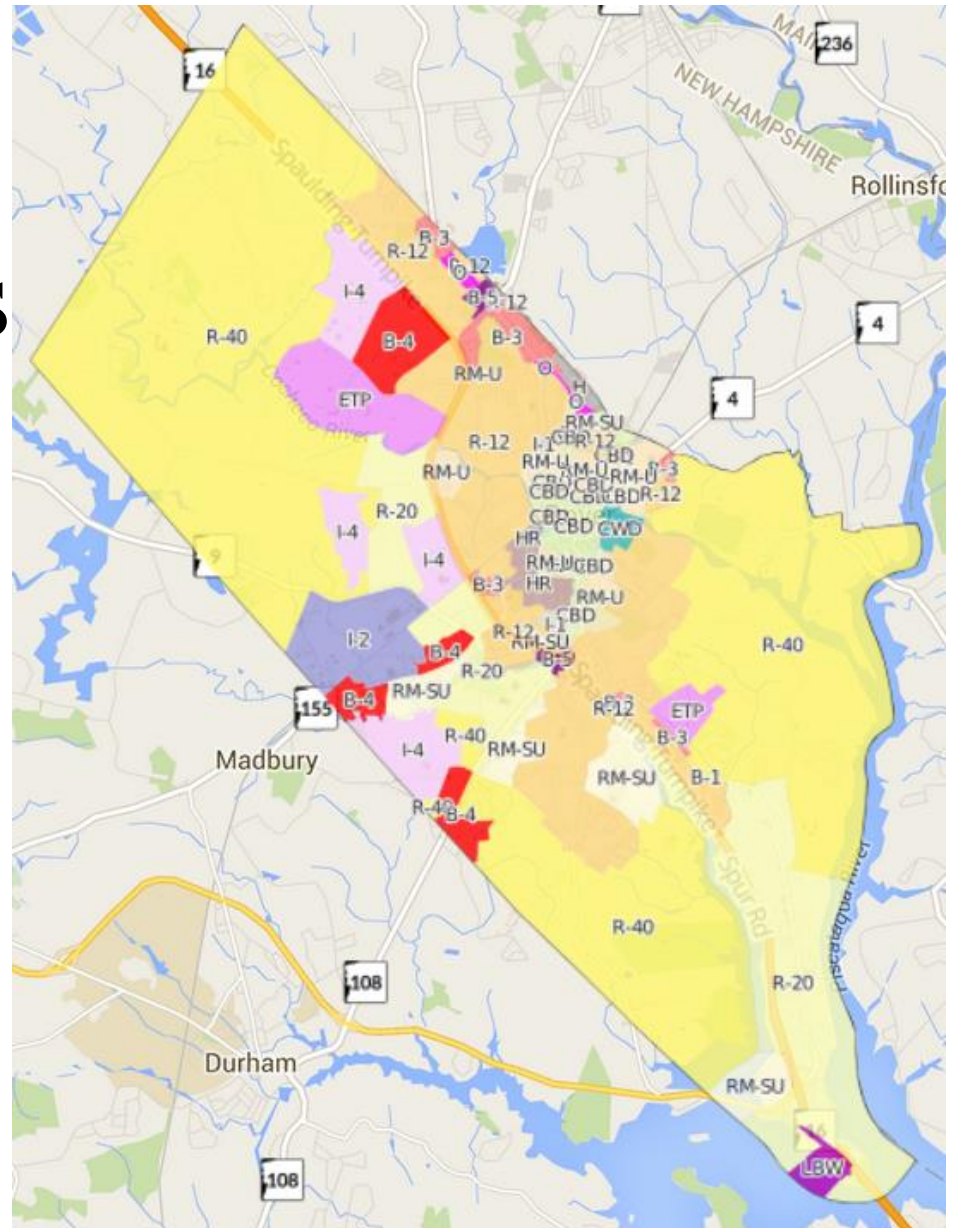
Zoning Recommendations

Summary

January 17, 2019

Updated:

April 4, 2019



How We Got Here:

- PB Creation in February
- Reviewed goals
- Reviewed definitions
- Looked at City as a whole
- Reviewed Transportation Corridors:
 - Spaulding Turnpike
 - 108
 - 155
 - 9
 - Sixth Street
 - Dover Point/Middle Road

How We Got Here:

- January Public Hearing
 - How would you like Dover to be Zoned?
 - Feedback sought on what people would like to see
 - Review of ideas generated
 - Feedback from ideas gathered

Future Dover:

- January Public Hearing
 - How would you like Dover to be Zoned?
 - Feedback sought on what people would like to see
 - Review of ideas generated
 - Feedback from ideas gathered

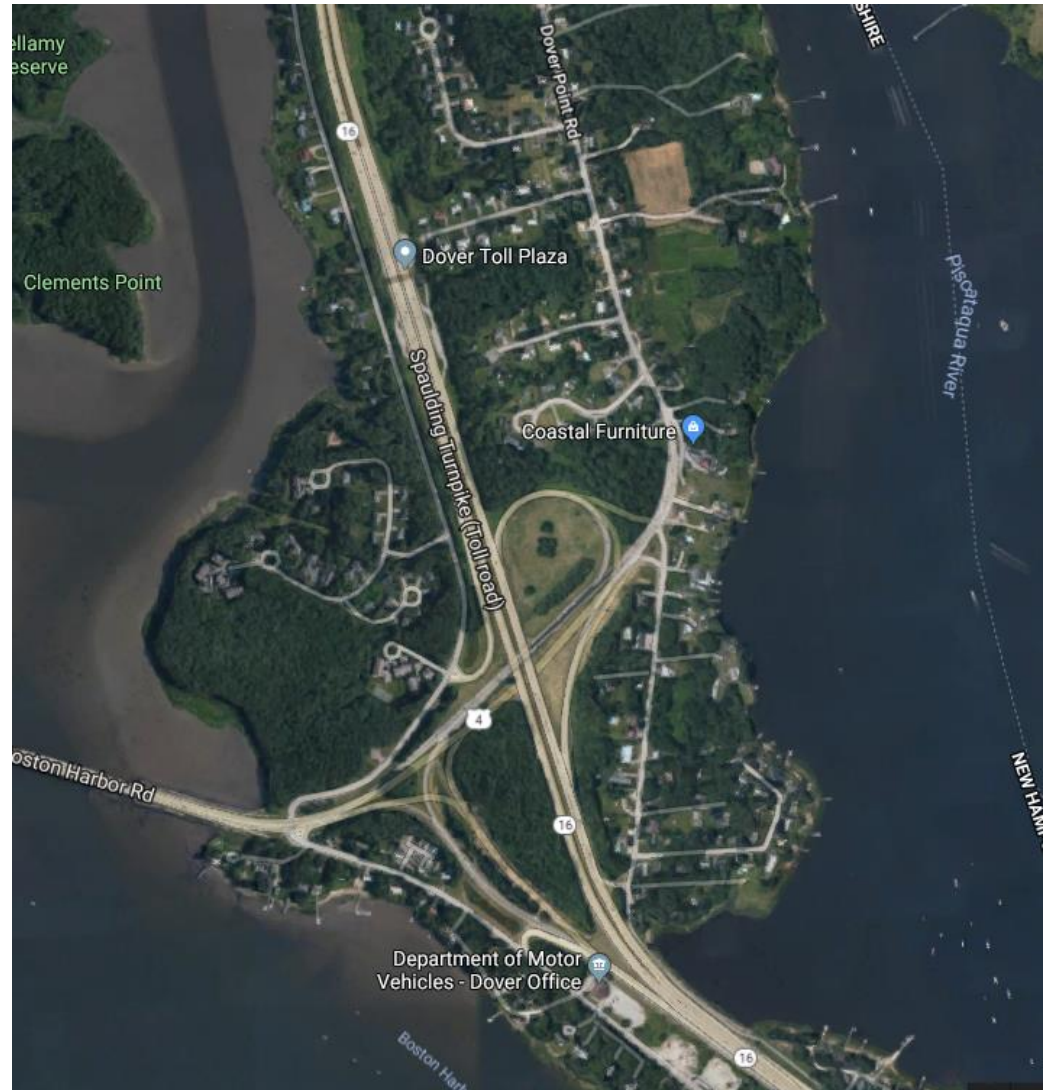
Future Land Use Map:

General Recommendations

- “De-residentializing areas”
- Creating mixed use areas where higher density single family homes are located near commercial areas to create a balance between the need for affordable homes and increased commercial uses.
- Revising existing land uses in the commercial districts to ensure uses allowed are ones Dover wants.

Spaulding Recommendations

- Exit 6
 - Add hospitality and dining options to encourage Mixed Use



Spaulding Recommendations

- Exit 7
 - Merge commercial zones/adjusting the existing R-12 and RM-U districts east of the Spaulding, to create a MU area



Spaulding Recommendations

- Exit 8
 - Create a Mixed Use area at the intersection of Routes 9/155



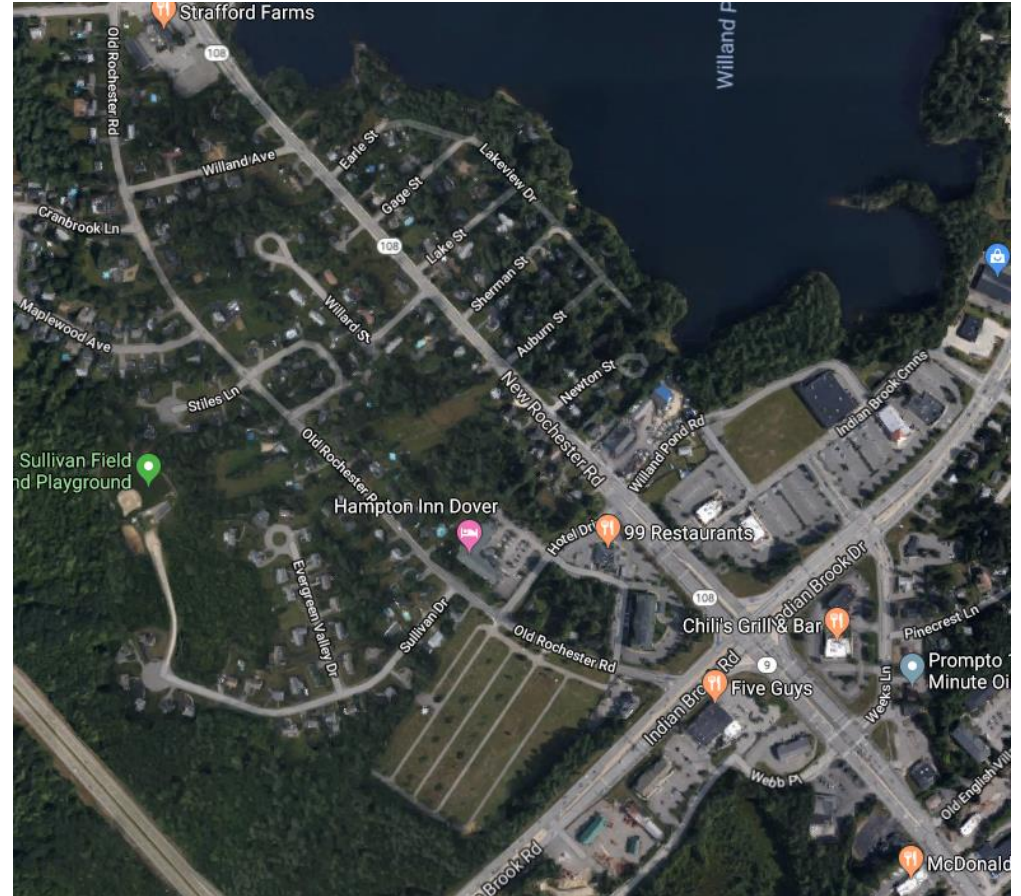
Spaulding Recommendations

- Exit 9
 - Explore Commercial on both sides of Indian Brook Drive and review options for Glenwood and Sixth Street
 - Extend Sewer.



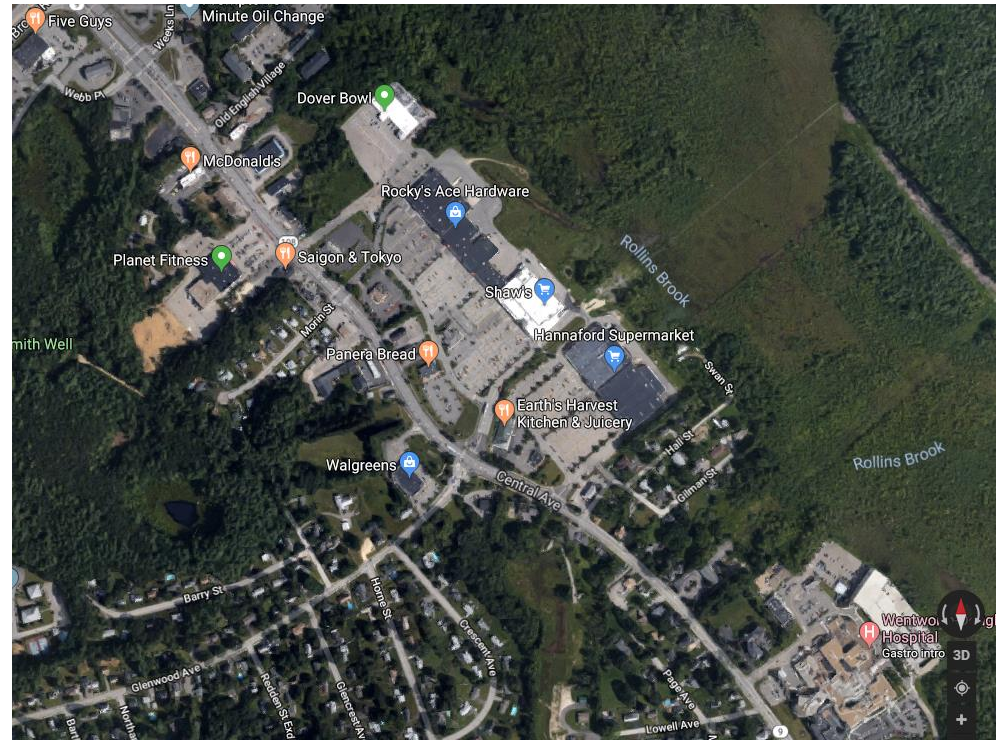
108 Recommendations

- North of Weeks Crossing
 - Office to B-1 zone
- Week's Crossing
 - Consider converting B-1 to B-3 zone



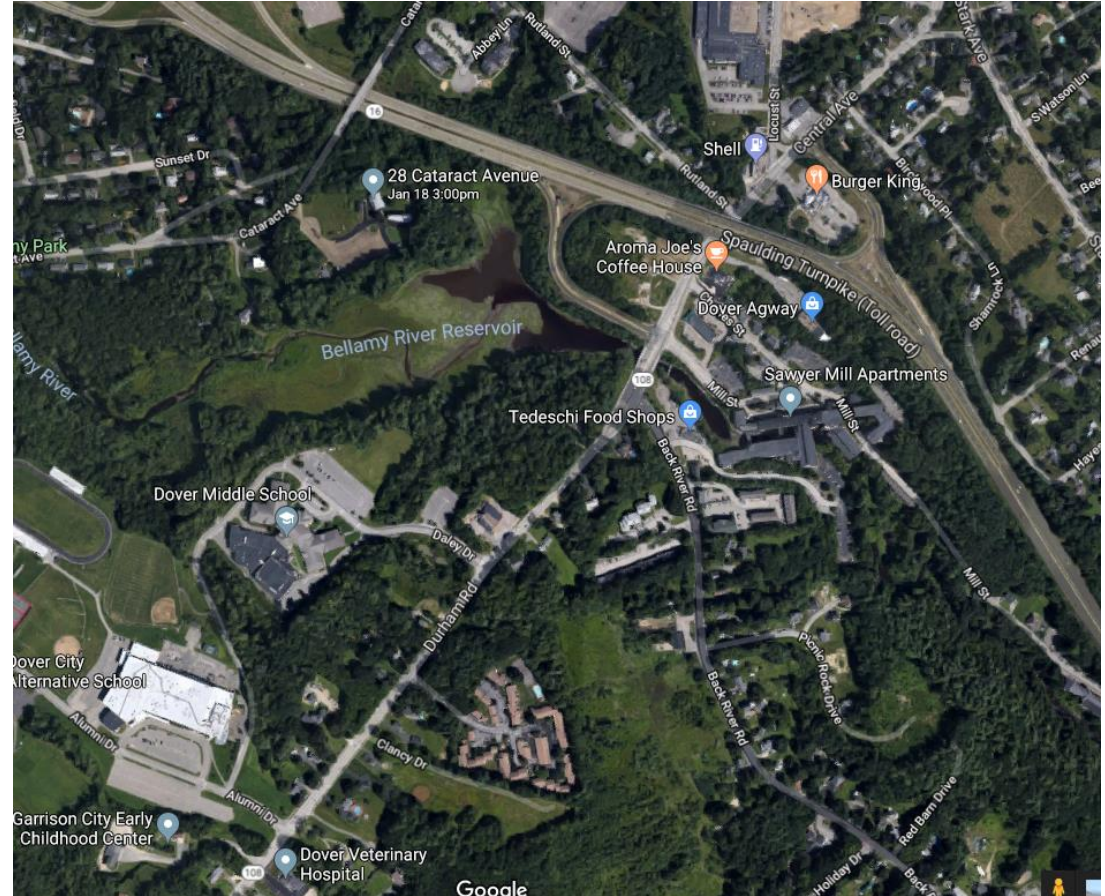
108 Recommendations

- South of Week's Crossing
 - Consider converting R-12 around Morin Street to B-3
- South of Merry Street
 - No Change



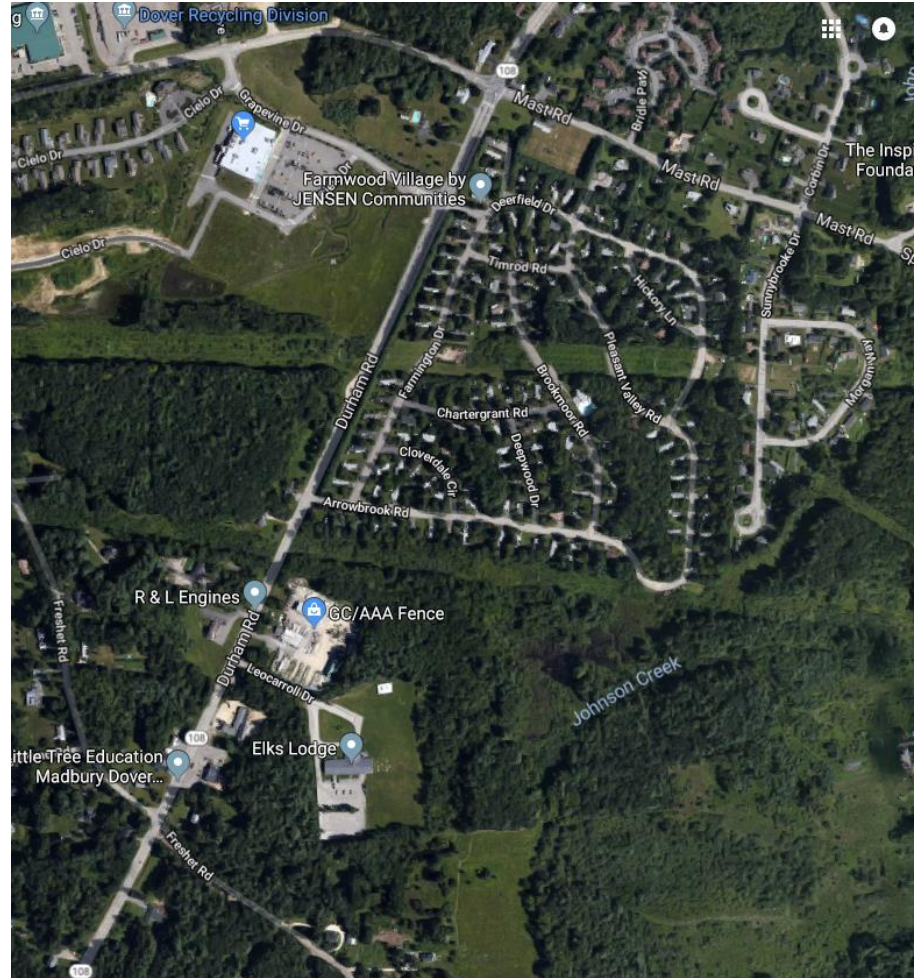
108 Recommendations

- Back River to Alumni
 - Area should be rezoned to a low intensity/low turn over commercial use - ETP



108 Recommendations

- Mast Road area
 - Review area at the intersection of Route 108 and Mast Road
- Elks/Meserve parcels
 - Explore Industrial rezone



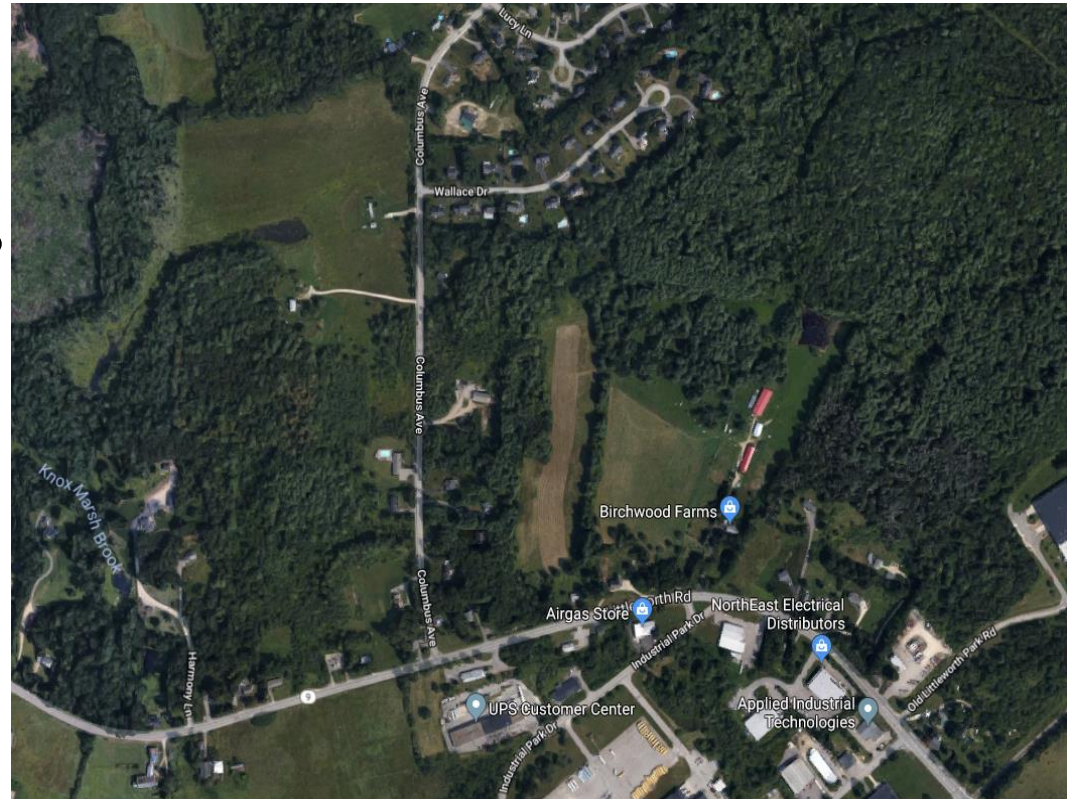
Route 155 Recommendations

- Amend the existing B-4 districts to allow mixed used, similar to RCM
 - Would need a residential component
 - Create a more of a flexible “context sensitive” model



Route 9 Recommendations

- The two R-20 districts at or before Columbus Avenue and R-40 after Columbus Avenue:
 - should be considered for non-residential districts



Major Route Recommendations

- Middle Road
 - Create a mixed use zone similar to RCM for property on Middle and Back Roads



Major Route Recommendations

- Sixth Street
 - No changes beyond County Farm Road
- Dover Point Road
 - No changes were recommended

Comments Received

- Dover is primarily zoned residential
- Capitalize on existing infrastructure and traffic patterns
- Community needs to remain walkable/pedestrian focus, over car focus
- Accessible uses are important
- Access to public transit is important
- Housing for all ages is important
- Market shifting to smaller homes

Comments Received

- Look at uses allowed and evaluate
- Consider higher density to allow smaller homes be built for young and elderly buyers
- Rezone Dover Point Road, by Pointe Pl
- Rezone Dover Point Road by Nordic Stove
- Rezone Littleworth Road/Old Littleworth
- Don't rezone Durham Road
- Don't rezone Middle/Back Road*

Questions

- Please feel free to provide written comments to either by February 11, 2019:
- Daniel Barufaldi:
D.Barufaldi@dover.nh.gov

Or

- Christopher Parker, AICP:
c.parker@dover.nh.gov