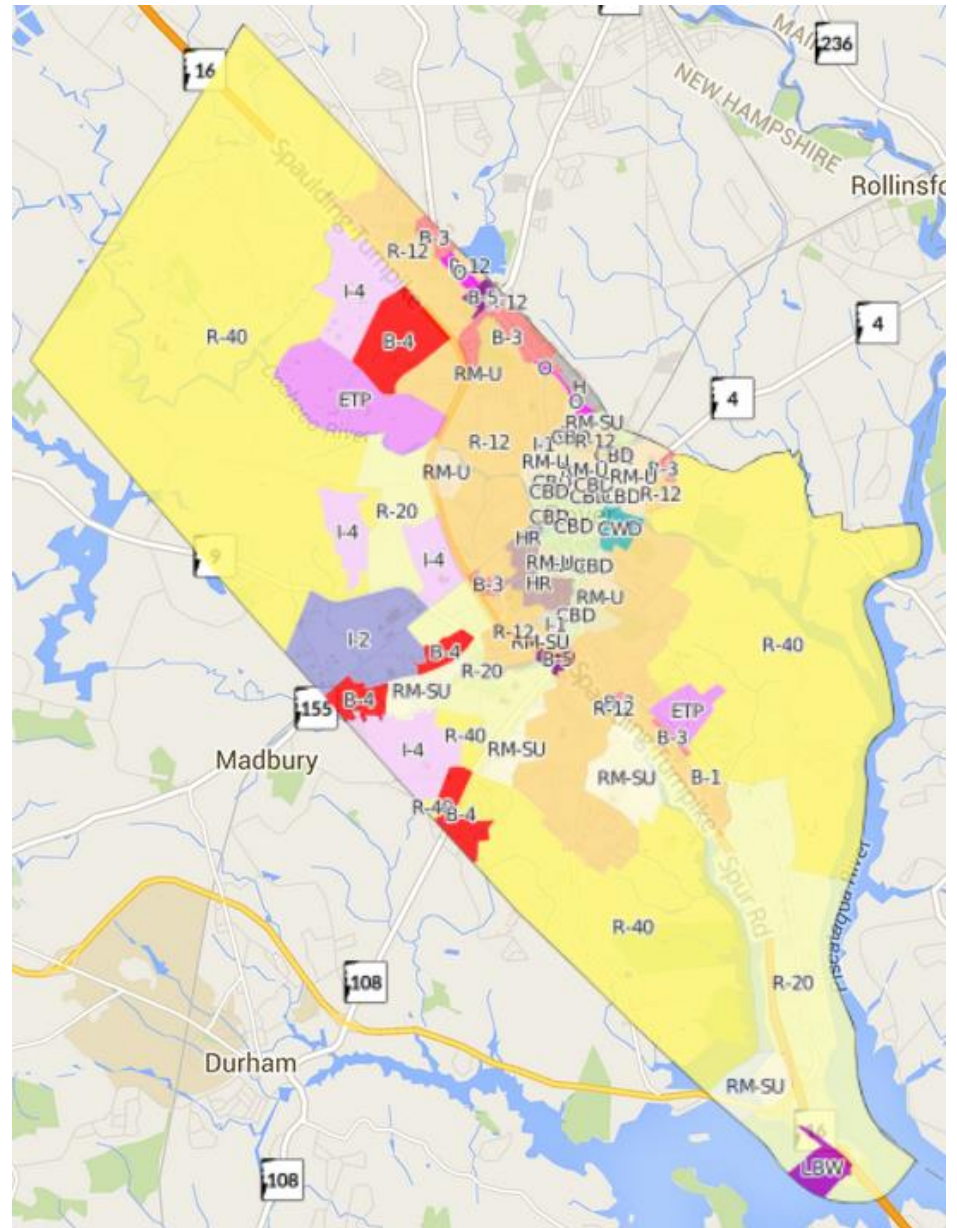


# Proposed Zoning Amendments

City Council  
Workshop  
June 1, 2016



# How We Got Here:

- Housekeeping changes from Staff
- Complying with State law
  - ADU
- Categories
  - Housekeeping/Simplification
  - Mandated
  - Additions/Limitations
- Public Input
  - Citywide mailing April 25<sup>th</sup>
  - Public hearings May 10/24
- Planning Board U/A approval of amendments

# Housekeeping/Simplification Amendments

#	Intent
4	Adding three lots to Heritage Residential District
2	Revising existing definitions
8	Revising dimensional regulations table for CBD-Downtown Gateway District to clarify that residential uses are allowed on ground floor and architectural standards apply for 4 or more units
9	Removing obsolete reference to mill motif sign regulations
13	Replacing “mean high water mark” with “reference line”
15	Deleting loading spaces section and move standards to Chapter 149

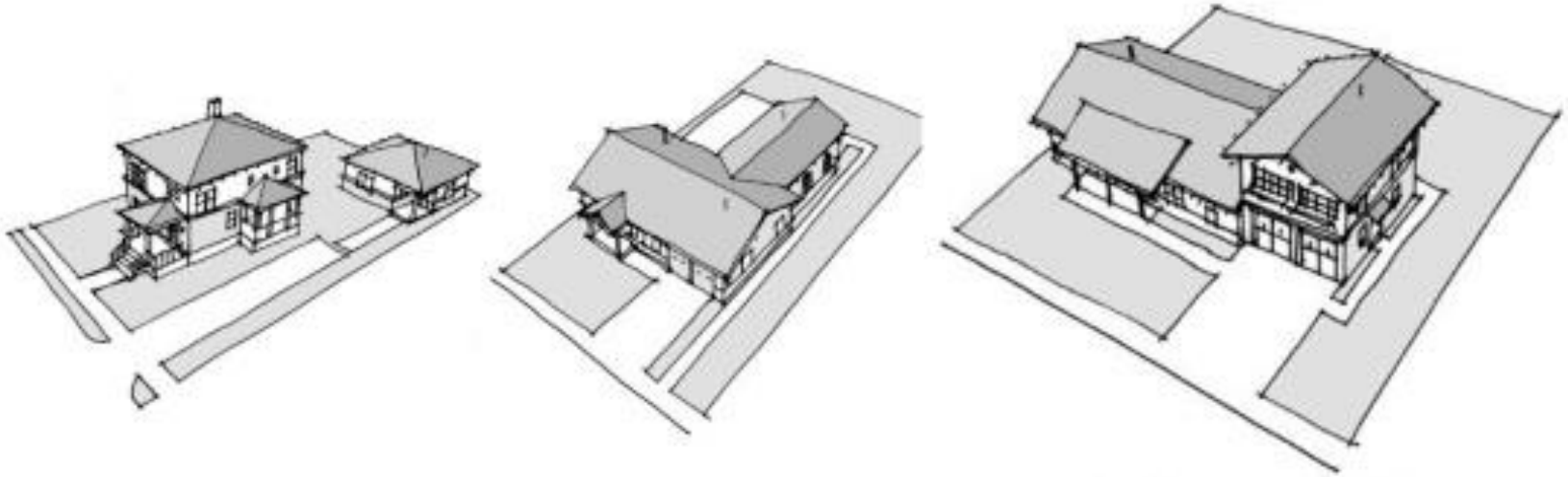
# Mandated Amendments

#	Intent
6	Adding Accessory Dwelling Unit as a permitted use in Hospital, Little Bay Waterfront and Office Districts
12	Amending Accessory Dwelling Unit ordinance to comply with revisions to state law

# Additions/Limitations Amendments

#	Intent
3	Adding new definitions re: illuminated signs
5	Add Self-Storage facility definition & use via CUP in I-1, I-2, & I-4 Districts
7	Removing requirement that a single family dwelling in RM-SU District meet R-20 dimensional requirements
10	Revising Central Business District - Downtown Gateway & Mixed Use sub-districts, so that no CUP is required if development results in 3 or less residential units or less than 2,500 sq. ft. of nonresidential space
11	Remove obsolete impact fee waiver provision to be consistent with state law
14	Allowing taller fences in side yards starting from the front of house or 10 feet from the ROW, whichever is less

# Accessory Dwelling Units



- 2011: Dover allows use
- 2015: State adopted statute requiring the use
- Tweaks to Chapter 170
  - Allow in all residential zones,
  - Remove restriction of 30% of total structure,
  - ADU size can be between 300 and 800 square feet

# Self-Service Storage Facility

- Define the Use
- Determine Districts Allowed via CUP
- Conditional Use Permit Criteria:
  - Setbacks are double underlying zone
  - Any unit visible from the street must be perpendicular to the street
  - If adjacent to residential lot
    - One story height limitation
    - Restricted hours of operation
    - No auctions or sales
    - Sufficient screening to block abutters from units
  - Must comply with architectural standards.

# For More Information....

- The full text is available:
  - On the City's Web Site: <http://1.usa.gov/1WpIylZ>
  - In the Planning Department and City Clerk's Office M-Th 8:30 am to 5:30 pm or Fri 8:30am-4pm
  - At the Public Library
- Please call 516-6008 with further questions.
  - ◉ Blog: <http://dovernhplanning.tumblr.com/>
  - ◉ Facebook: [www.facebook.com/DoverNHPLanning](http://www.facebook.com/DoverNHPLanning)
  - ◉ Twitter: @DoverNHPlanning