

REZONING 2021

JUNE 22, 2021

HOW DID WE GET HERE?

- January: Planning Board Goals Set
- February: Potential amendments suggested
 - Subcommittee for wetlands appointed
- February to May: Subcommittees draft amendment
 - SRPC and staff work on Floodplain Development changes
- May 25, 2021: PB Posts amendments

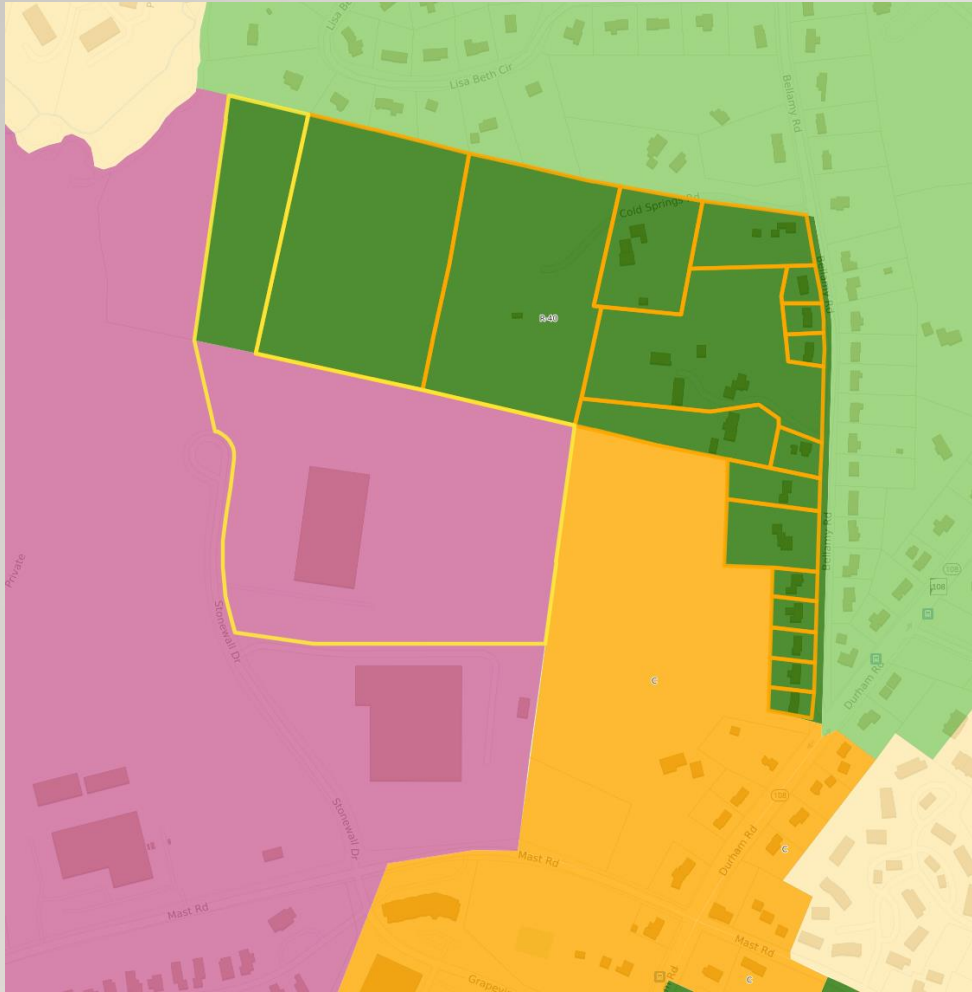
WHAT'S NEXT?

- Planning Board Public Hearing
 - June 22
 - July 27
 - August 24
- Public Comment Period
- Deliberations and Vote by Planning Board
- Recommendations sent to City Council
- City Council Public Hearing
- Deliberations and Vote by City Council

REZONING – CATEGORIES

Zoning District	Affordable Housing Amendment #	Rezoning Amendment #	Substantive Amendment #
C	-	-	-
CBD-G	-	-	7, 9
CBD-Mixed use	-	-	9
CBD-Residential	-	-	7, 10
CBD-TOD	-	-	9
CM	-	-	5, 12, 16
CWD	-	-	-
Gateway	10	-	7,9
Hospital	-	-	5
HR	10	-	5, 7, 8
IT	-	-	5, 12, 16
LBW	10	-	5, 7
O	10	-	5, 7
R-12	4, 6, 10	-	5, 7, 8
R-20	4, 6, 10	3	5, 7, 8
R-40	4,6,10	-	5, 7, 8, 12
RM-SU	-	-	5, 8
RM-U	10	-	5, 7, 8
Citywide	-	-	2, 11,13, 14, 15, Floodplain

R-40 TO R-20 Bellamy Rd: Cold Springs to Durham Rd



Changes 42 acres from rural density (40,000 min lot size) to medium density (20,000).

Most prevalent lot size is 14K

Frontage: 150' to 125'

Average frontage is 129'

Still a single family zone

Same zone as across Bellamy and Lisa Beth

REZONING –HOUSING

- **Amendment 4**

- Allows conversion to a 2 family by right as long as the home remains looking like a single family home (one door facing street, one driveway)
 - Current only for homes pre 1964
- Allows new duplex by right as long as the home remains looking like a single family home (one door facing street, one driveway)
 - Density is 1.5 times per unit
- R zones

- **Amendment 6**

- Allows lots smaller than 5,000 to be built upon without a variance, if unit is size restricted
- R-zones

- **Amendment 10**

- Allows more than 1 ADU
- Allows ADU on first floor of detached structure
- Any zone that allows residential

REZONING – SUBSTANTIVE

- Amendment 2
 - Updates definition of Accessory Structure to meet building code
- Amendment 5
 - Requires conservation area be taken into account for min lot size
 - CM, H, HR, IT, LBW, I, R zones
- Amendment 7
 - Updates swimming pool regs to include temp/inflatable pools
 - Any zone which allows residential
- Amendment 8
 - Clarifies trade home occupations
 - HR, R zones
- Amendment 11
 - Updates wetlands regs to meet State requirements
- Amendment 12
 - Updates RCM location
 - Updates density Calc
 - CM, IT, R-40 zones

REZONING – SUBSTANTIVE

- Amendment 13

- Allows Accessory Structure to meet primary structure relief, if non-conforming

- Amendment 14

- Adds definition of unsuitable area to include all environmental constraints

- Amendment 15

- Updates TDR to replace wetlands and environmental constraints with unsuitable area

- Amendment 16

- Clarifies TDR for residential, you need to ID location of units generated at initial approval.
- CM, IT zones

- Floodplain Amendment

- Updates to include:
 - accessory structures,
 - freeboard requirements
 - Critical facilities
 - Substantial improvement

FOR MORE INFORMATION....

- **The full text is available:**
 - **On the City's Web Site:**
www.dover.nh.gov
 - **In the Planning Department and City Clerks Office**
 - **At the Public Library**
- **Please call 516-6008 with further questions.**

