



CITY OF DOVER, NH

ZONING MAP

DISTRICT SUMMARY		R-40	R-20	R-12	RM-SU	RM-U	B-1	B-3	B-4	B-5	I-1	I-2	I-4	ETP	H	LBW	O	CBD	CWD	
LOT OCCUPATION																				
Min. Lot Size*	40,000 SF	20,000 SF	12,000 SF	20,000 SF	10,000 SF	10,000 SF	20,000 SF	5 ac	20,000 SF	40,000 SF	20,000 SF	5 ac	3 ac	10,000 SF	10,000 SF	10,000 SF	10,000 SF	0	0	
Frontage (feet)	150	125	100	100	50	50	100	125	100	100	100	100	100	100	100	100	100	100	0	
Lot Coverage	10%	30%	30%	40%	40%	50%	50%	50%	33%	50%	50%	33%	33%	50%	50%	50%	50%	75%	75%	
SETBACKS - PRINCIPAL BUILDING (FEET)																				
Front/Abut a Street	40	20-30'	Neighborhood	50	Neighborhood	15	50	75'	50	50	35'	35'	75'	50'	12	15	12	0'	0'	
Side Setback	25	20	15	20	15	10	12	75'	12	12	15	10	10	10	10	10	10	10	0'	
Rear Setback	30	30	30	20	15	15	15	75'	15	25	10	10	10	75'	50'	15	15	15	0'	
SETBACKS - OUTBUILDING/ACCESSORY USE (FEET)																				
Front/Abut a Street	40	20-30'	Neighborhood	50	Neighborhood	15	50	75'	75'	50	35'	35'	75'	50'	12	15	12	0'	0'	
Side Setback	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	0'	
Rear Setback	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	0'	
BUILDING HEIGHT (FEET)																				
Principal Building	35	35	35	40	40	40	40	55	40	50'	50'	40'	50'	50'	55	65	40	45	55	
Outbuilding	30	30	30	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	

* see full table for associated footnotes.

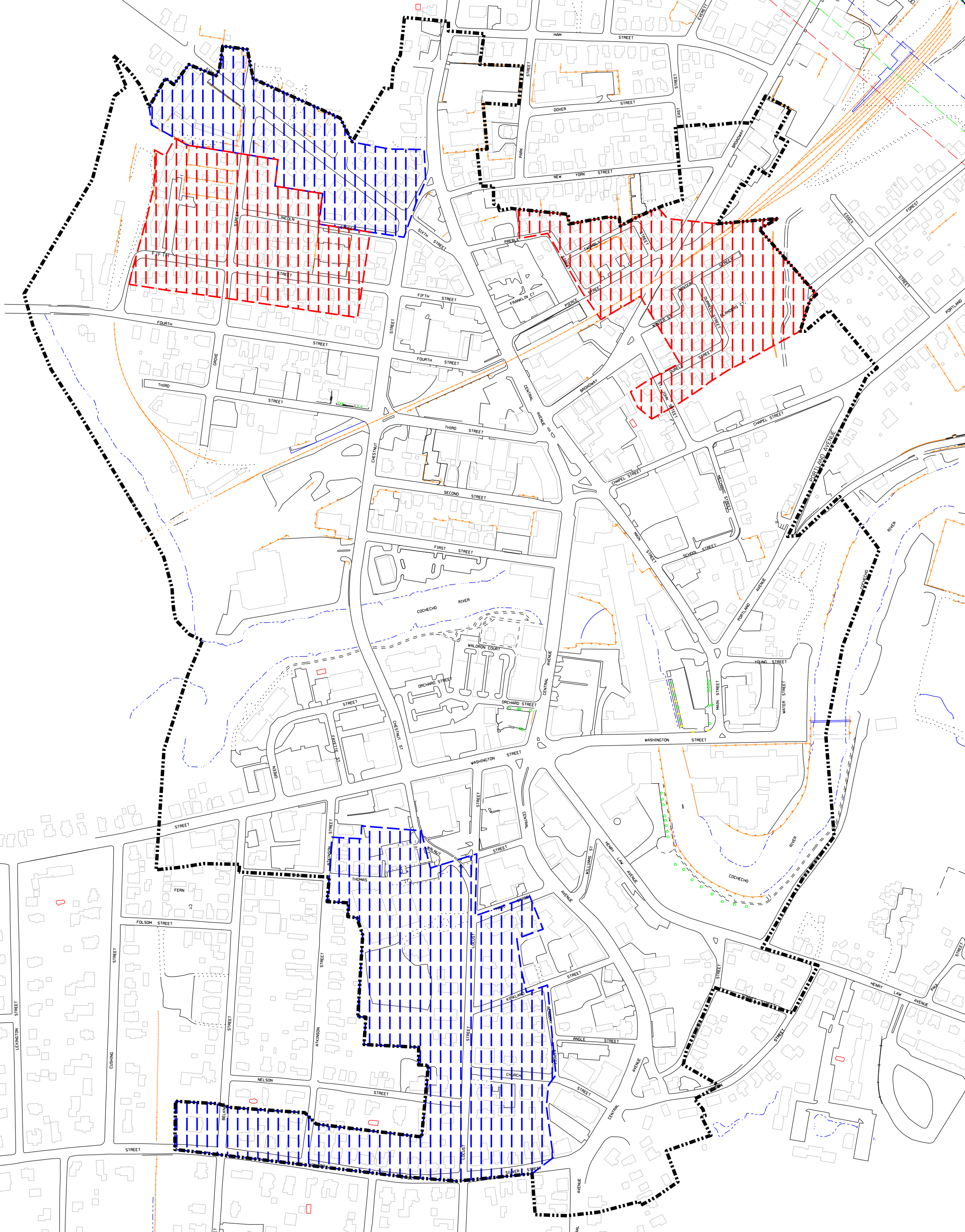
ZONE LEGEND

- SINGLE-FAMILY RESIDENTIAL**
 - R-12 MEDIUM DENSITY
 - R-20 LOW DENSITY
 - R-40 RURAL RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL**
 - RM-SU SUBURBAN MULTI-RESIDENTIAL
 - RM-U URBAN DENSITY MULTI-RESIDENTIAL
- MIXED USE**
 - H HOSPITAL
 - LBW LITTLE BAY WATERFRONT
 - O OFFICE
 - CBD CENTRAL BUSINESS
 - CWD COACHECHO WATERFRONT
- NON-RESIDENTIAL**
 - B-1 NEIGHBORHOOD BUSINESS
 - B-3 THOROUGHFARE BUSINESS
 - B-4 HOTEL/RETAIL
 - B-5 COMMERCIAL/RETAIL DISTRICT
 - I-1 RESTRICTED INDUSTRIAL
 - I-2 INDUSTRIAL
 - I-4 ASSEMBLY AND OFFICE
 - ETP EXECUTIVE AND TECHNOLOGY PARK

LEGEND
 SCALE: 1" = 1200'
 INSET SCALE: 1" = 600'

- SPAULDING TURNPIKE
- STATE/US HIGHWAYS
- CITY STREETS
- CLASS SIX HIGHWAY
- PRIVATE STREETS
- STATE HIGHWAY DESIGNATION
- US HIGHWAY DESIGNATION
- ZONE BOUNDARY

CBD REGULATING PLAN



- GENERAL
- MIXED USE
- RESIDENTIAL

OVERLAY DISTRICTS
 CONSERVATION (SECTION 170.27)
 WETLANDS PROTECTION (SECTION 170.27.1)
 TRANSFER OF DEVELOPMENT RIGHTS SECTION 170.27.2)
 URBAN RENEWAL (SECTION 170.28)
 RIVERFRONT RESIDENTIAL SECTION 170.28.1)
 RESIDENTIAL COMMERCIAL MIXED USE (SECTION 170.28.2)
 GROUNDWATER PROTECTION (SECTION 170.28.3)
 SCENIC ROAD OVERLAY (SECTION 170.28.4)
 HAZARDOUS WASTE LANDFILL CONSERVATION (SECTION 170.28.5)
 TELECOMM. FACILITIES (SECTION 170.28.6)

NOTE
 THE I-1 ZONE IN THE AREA BOUNDED BY HORNE, HOUGH, ASH AND MAPLE STREETS INCLUDES ONLY LOTS 8, 18, 19 AND 19A ON ASSESSOR'S MAP NO. 30 EXCEPT THAT AREA OF LOT NO. 8 WHICH COMES WITHIN A DISTANCE OF 100' (FEET) FROM THE EASTERN BOUNDARY OF HORNE ST THAT AREA IS IN ZONE RM-U.

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