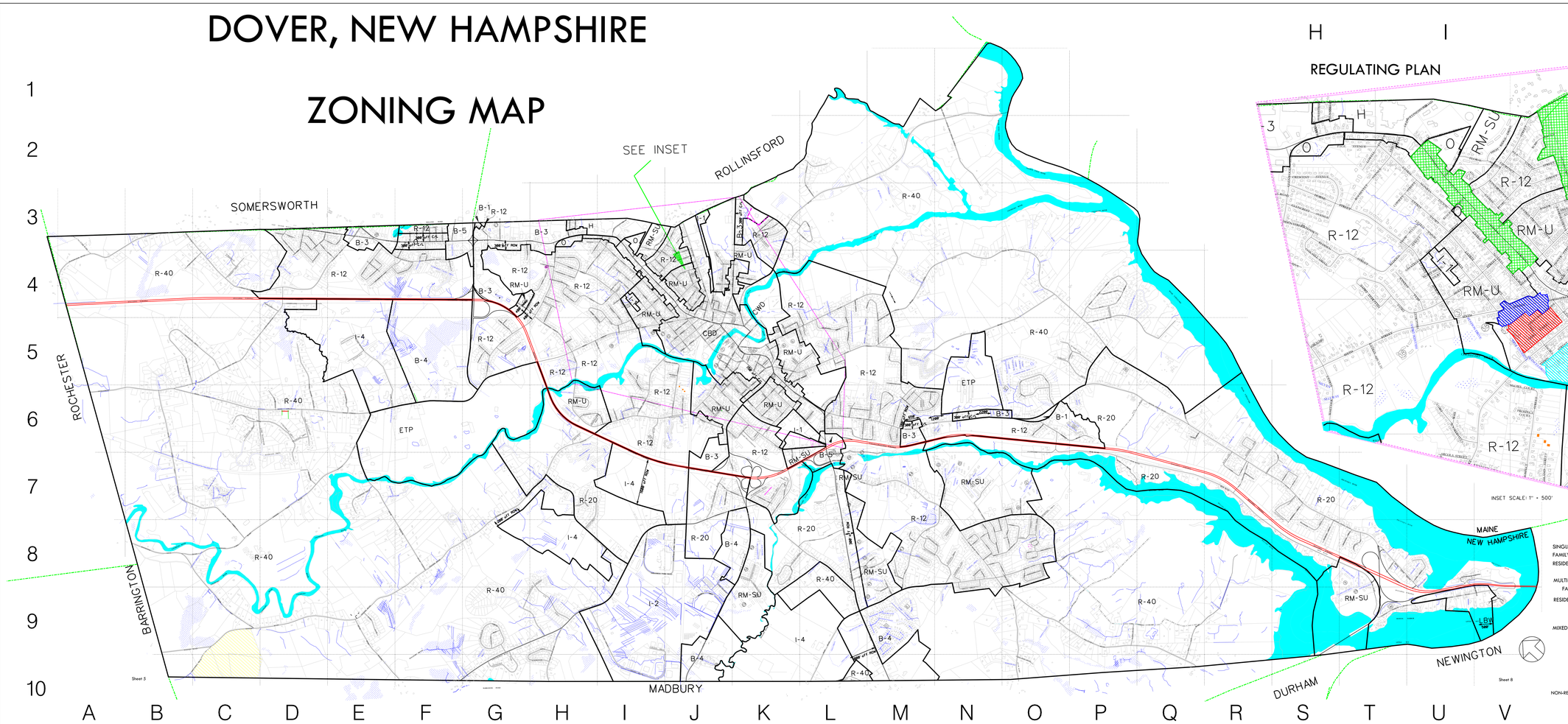
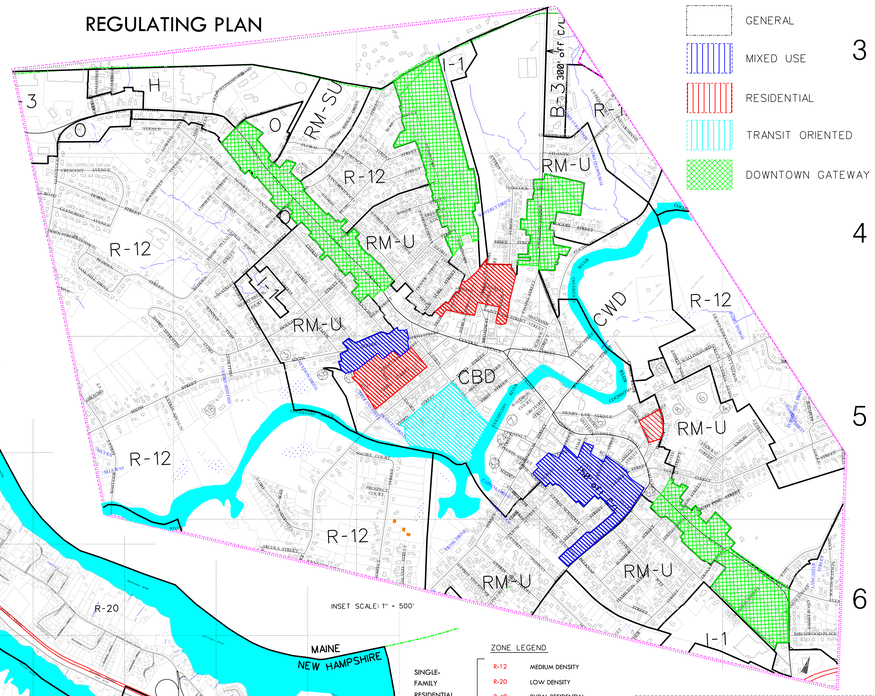
DOVER, NEW HAMPSHIRE

ZONING MAP



REGULATING PLAN



SCALE: 1" = 1000'

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	COCHECHO 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

OVERLAY DISTRICTS

CONSERVATION (SECTION 170.27)
WETLANDS PROTECTION (SECTION 170.27.1)
TRANSFER OF DEVELOPMENT RIGHTS SECTION 170.27.2)
URBAN RENEWALL (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.

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	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	0
Frontage (feet)	150	125	100	100	80	100	125	400	125	150	100	400	0	100	75	100	0
Lot Coverage	10%	30%	30%	40%	40%	50%	50%	33%*	50%*	50%	50%	33%*	33%*	50%	50%	50%	70%*
SETBACKS - PRINCIPAL BUILDING (FEET)																	
Front/Abut a Street	40	20-35*	Neighborhood		Neighborhood												
Side Setback	25	20	15	20	15	10	12	75*	12	15	10	75*	50*	12	15	12	0*
Rear Setback	30	30	30	20	15	15	15	75*	15	25	10	75*	50*	15	15	15	0*
SETBACKS - OUTBUILDING/ACCESSORY USE (FEET)																	
Front/Abut a Street	40	20-35*	Neighborhood	50	Neighborhood Av	15	50	75*	75	50	35*	75*	50*	12	15	12	0*
Side Setback	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	0
BUILDING HEIGHT (FEET)																	
Principal Building	35	35	35	40	40	40	40	55	40	50*	50*	40*	55	55	40	45	55
Outbuilding	35	35	35	40	40	40	40	55	40	40	40	55	55	40	40	40	55

* = see full table for associated footnote.

LEGEND

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

* (P) = PRIVATE ROAD
** (H) = CLASS SIX HIGHWAY

APARTMENTS / CONDOMINIUMS

BELLAMY COURT, BELLAMY WOODS, BLACK LODGE, CENTRAL PARK, CENTRAL TOWERS, COCHECO COURT, COCHECO PARK, CROSSTBROOK, DAKOTA RIDGE, DAVIS PARK, DOWS BLUFF, DUNN STREET, DURAND BRIDGE, FAIRFIELD GARDEN APTS, FORD'S LANDING, GARRISON CROSSINGS, HEMLOCK FOREST, HILLSIDE, MADBURY LANE, MILL COURT, MILL STREET, OLD ENGLISH VILLAGE, REDDEN GARDENS, RIVERVIEW, ROYAL OAK, SAWYER MILL APTS, TEN COMMANDMENTS, THE CROSSING, THE MEADOWS, THE PADDOCK, TIDEWEN, TUTTLE SQUARE, WALDEN CROSSING, WESTGATE VIEWS, WHITE CLIFFS, WINCHESTER ARMS, WOODLAND CROSSING, SIXTH STREET STATION, BELLAMY RIVER VILLAGE, COCHECO RIVER COMMONS, COASTAL COMMONS, MILLSTONE, SOUTHWOOD VILLAGE, WINGATE COVE

MOBILE HOME PARKS

SAYWEW PARK, GOODWIN'S TRAILER PARK, JENDONS TRAILER PARK, POLLY ANNA TRAILER PARK, SUNNYBROOK TRAILER PARK, DOVER BROOK TRAILER PARK

HISTORY OF ADOPTION

THIS ZONING MAP, WITH ALL EXPLANATORY MATTER HEREON, WAS ADOPTED AS PART OF THE ZONING ORDINANCE OF THE CITY OF DOVER N.H. ON DECEMBER 9,2003, AND IS HEREBY CERTIFIED TO BE THE OFFICIAL ZONING MAP OF THE CITY OF DOVER, N.H.

MONTA _____ CHAIRMAN
CITY CLERK CERTIFIED NOTARY PUBLIC

RECORD OF AMENDMENTS

AMENDMENT NO.	AMENDMENTS ORDIN EFFECTIVE DATE	SIGNATURE OF CITY CLERK
1	2011.01.12-13	1/26/2011 Karen Lewetty
2	2011.07.13-10	8/16/2011 Karen Lewetty
3	2013.01.23-1	2/15/2013 Karen Lewetty
4	2013.11.14-24	11/28/2013 Karen Lewetty
5	2014.03.22-001	3/10/2014 Karen Lewetty
6	2014.04.09-008	
7		
8		
9		
10		

OPEN SPACE SUBDIVISION WITH LOT LINES

LOT DESCRIPTION			
Min. Lot Size*	20,000 SF	12,000 SF	8,000 SF
Frontage (feet)	40	35	30
Lot Coverage	20%	30%	30%

SETBACKS - PRINCIPAL BUILDING (FEET)			
Front/Abut a Street	20	15	10
Side Setback	10	10	10
Rear Setback	20	15	10

SETBACKS - OUTBUILDING/ACCESSORY USE (FEET)			
Front/Abut a Street	20	15	10
Side Setback	10	10	10
Rear Setback	20	15	10