



From Inventory to Adoption: Bringing Form Based Codes to New England

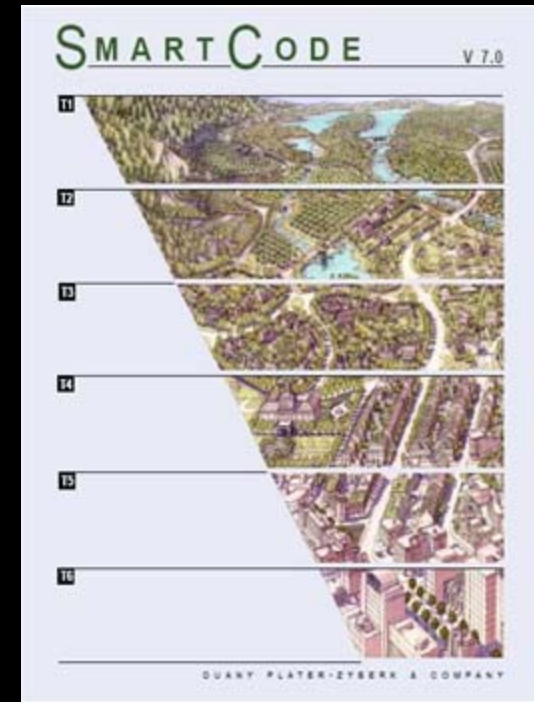
Christopher Parker, AICP
City of Dover, NH



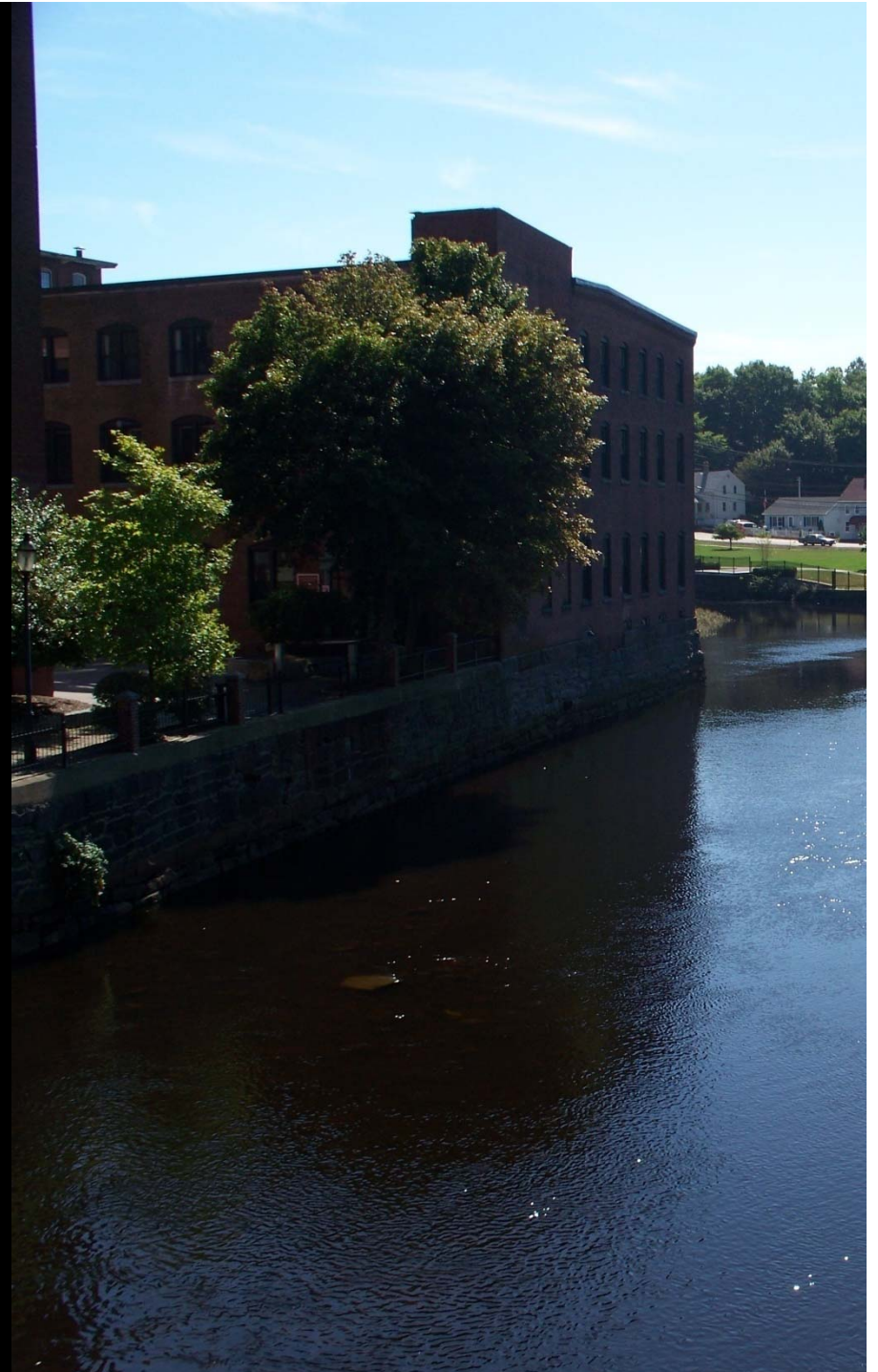
- Introduction to Dover NH
- Overview of the Process
- Lessons Learned

Form Based Codes

- Address the relationship between buildings and the public realm
- Focus on the form and mass of buildings rather than use
- Consider the scale and types of streets and blocks



Welcome to Dover NH



Dover Defined

| | | |
|------|--------|------|
| 1623 | 30,168 | 1 |
| 2007 | 2009 | 2012 |

What to Discourage...



What to Encourage...



• More conc

N

• P

relates to

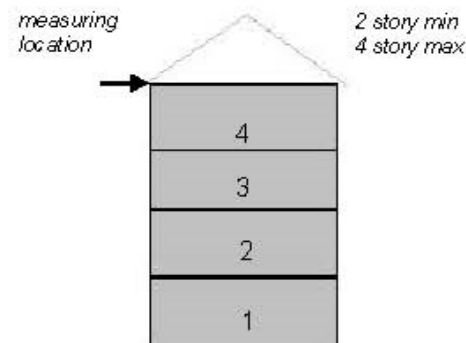
| Permitted Uses | | | |
|-----------------------|---|--|--------------------|
| Uses | Commercial General | Mixed Use | Residential |
| Residential | Permitted, but not on ground floor, except as an existing use | Permitted, but not on ground floor except in existing structures | Permitted |

| LOT OCCUPATION | |
|--|-------------------|
| Lot Coverage | 75% min |
| BUILD TO LINES - PRINCIPAL BUILDING | |
| Front (Principal) | 0 ft min (10 max) |
| Front (Secondary) | 0 ft min (10 max) |
| Side | 0 ft min 24 max |
| Rear | 10 ft min |
| Frontage Buildout | 70% min |
| OUTBUILDING/ACCESSORY SETBACKS | |
| Front Setback | not permitted |
| Side Setback | not permitted |
| Rear Setback | not permitted |
| PRIVATE FRONTAGES | |
| Common Yard | not permitted |
| Porch and Fence | not permitted |
| Terrace / Lightwell | not permitted |
| Stoop | permitted |
| Shopfront & Awning | permitted |
| Gallery | permitted |
| BUILDING HEIGHT | |
| Principal Building | 2 story min |
| Outbuilding | not permitted |

*CUP may be used to adjust above standards

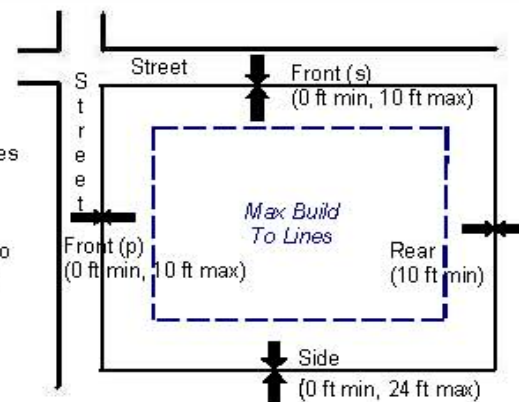
Building Height

1. Building height shall be measured in number of Stories, excluding attics and raised basements.
2. Height shall be measured to the eave or roof deck as specified in the ordinance.



Build to Lines

1. The Facades and Elevations shall be distanced from the Lot lines as shown.
2. Facades shall be built to a minimum of 70% of the Frontage Buildout.



c to use

| | | | |
|-------|----------------------|----------------------|----------------------|
| Other | Via CUP (170-10.1 B) | Via CUP (170-10.1 B) | Via CUP (170-10.1 B) |
|-------|----------------------|----------------------|----------------------|



Interdependence of
Public and Private
Investments and Spaces



Location at back of
sidewalks

Multi-story buildings

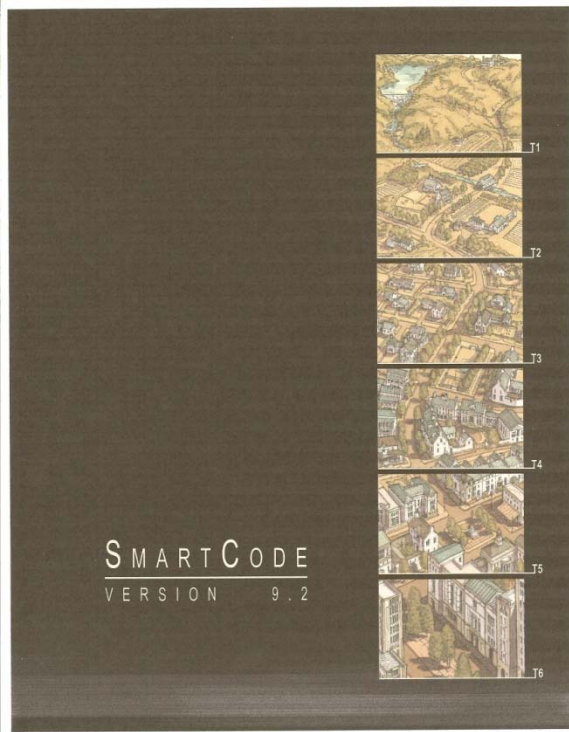


The Goal is *both* to Preserve the quality and density of what is already here, *and*

To establish a design standard for New Development for areas that have long term Redevelopment potential.



Start with SmartCode



2. Filter through
RSAs and Enabling
Legislation

NEW HAMPSHIRE PLANNING AND LAND USE REGULATION

2008-2009 EDITION

Issued by
New Hampshire Office of Energy and Planning
Concord, New Hampshire

THOMSON
WEST

3. Insert as an
Amendment to
Dover's Zoning

DOVER CODE

ZONING

CHAPTER 170

ARTICLE I
GENERAL PROVISIONS

170-1. Title.

170-2. Authority.

170-3. Purpose.

170-4. Interpretation.

170-5. Applicability.

ARTICLE II
WORD USAGE

170-6. Definitions.

ARTICLE III
DISTRICTS AND BOUNDARIES

170-7. Establishment of districts.

170-8. Zoning Map.

170-9. Amendments to Zoning Map.

170-10. Interpretation of district boundaries.

ARTICLE IV
USES; TABLES

170-11. Use regulations.

170-12. Applicability of Table of Use Regulations.

ARTICLE V
DIMENSIONAL REGULATIONS

170-13. Availability of utilities and services.

170-14. Nonconforming lots.

170-15. Open space requirements.

170-1

Process

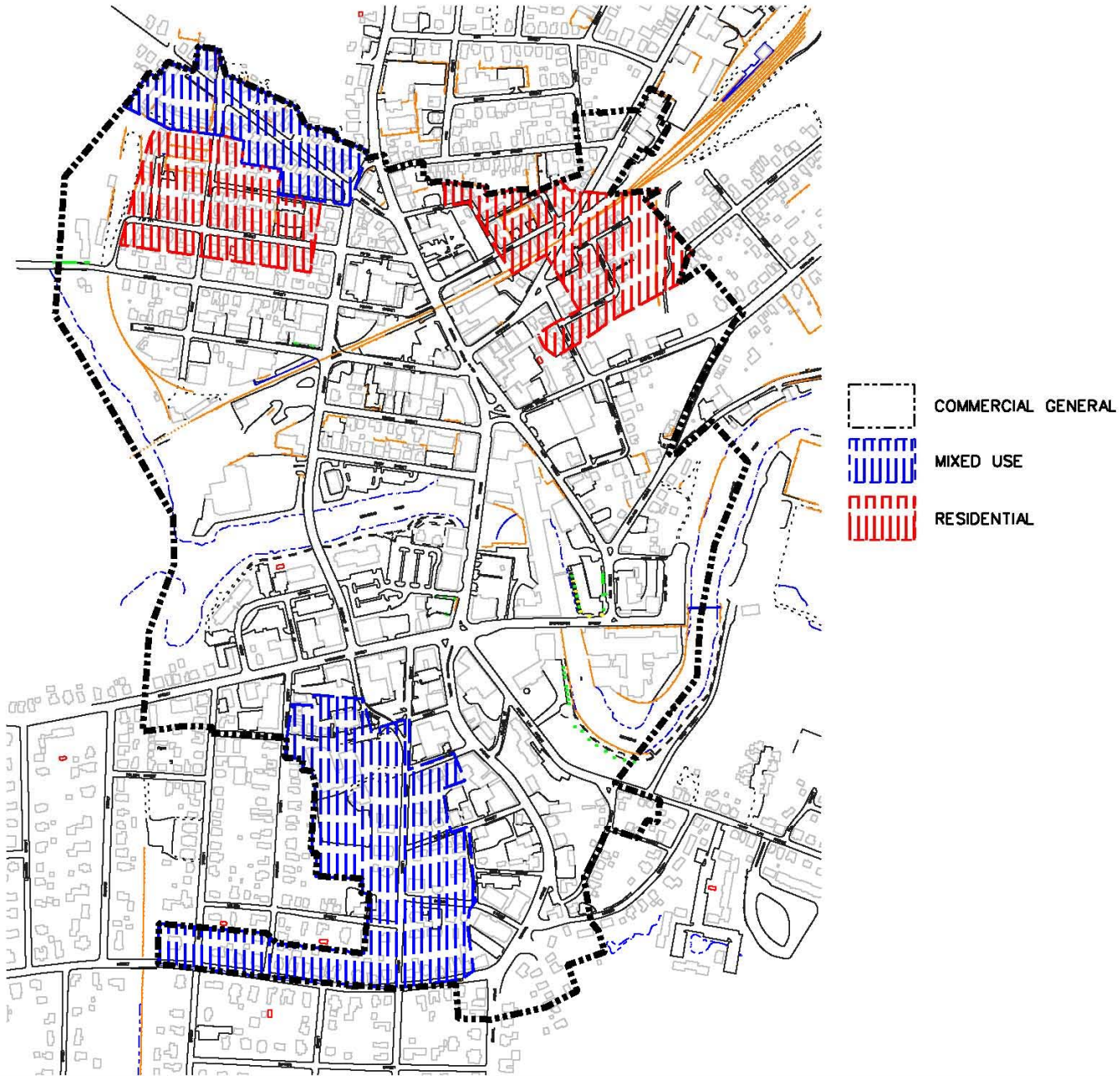
- Designate Area
- Interviews
- Measuring
- Design Sessions
- Drafting
- Review(s)
- Adoption (2009)



Lessons Learned...



CBD REGULATING PLAN



Frequently Asked Questions

- What triggers the Code?
 - (Re)development that requires site plan review
- Are repairs/maintenance redevelopment?
 - No, site plan review is more substantial construction
- Is this aesthetic zoning
 - No, the focus is on massing and siting of a building

Frequently Asked Questions

- My building doesn't conform, am I grandfathered?
 - Yes, all structures and uses are grandfathered
- What uses are allowed
 - Uses are simplified into 7 general categories
- What if I can't meet all the requirements?
 - The Conditional Use Permit is our relief