

Rezoning 2012



Planning Board Public Hearing
July 24, 2012 – Revised November 5, 2012

How We Got Here:

- 2007 Land Use Master Plan Chapter
- Overview of Land Use Amendments Process
- Public Meetings
 - Agenda items
 - Neighborhood meetings
 - Public hearings
- Amendments posted
- Citywide letter
- Planning Board approval

Amendment Type

Amendment	Non-Use	Use	Housekeeping
2			X
9		X	
10	X		
11		X	
12		X	
13		X	
14		X	
15		X	
16			X
17		X	

Amendment Type

Amendment	Non-Use	Use	Housekeeping
18		X	
19		X	
20	X		X
21			X
22		X	
23	X		
24			X
25			X

Non-Use Amendments

#	Intent
10	Revise the front setback from 75 to 50 feet and the parking area setback from 25 to 20 feet for the Hotel/Retail (B-4) district. Amend the wall and freestanding sign regulations in the B-4 to improve design and visual appeal standards.
20	Revise definition of “Customary Home Occupation” & replace Chapter 170-18 with “Customary Home Occupation” standards, including procedures for Certificate of Use Renewal and a small office exemption.
23	Increase front yard fence height in residential districts from 3 feet to 4 feet.

Use Amendments

#	Intent
9	Add definitions for Agriculture, Farm & Roadside Farm Stand and revising definition of Farm Animals; Add Farm as permitted use in R-12, RM-SU, & I-2; add Roadside Farm Stand as permitted use in R-12; add Farm as permitted use in R-40 & R-20; change Roadside Farm Stand from special exception to permitted use in R-20 & RM-SU; replace Greenhouse, Retail Sale of Agricultural or Farm Products Raised on Site with Retail Sale of Agriculture Products Raised on Site in the R-40, B-4, I-1, I-2, I-4 & ETP; and add Farm as permitted use in B-4, I-1, I-4 & ETP, with footnotes.
11	Add “Commercial Recreation” and “Educational Institution, Post Secondary” as permitted uses in the I-2 District Table.
12	Change “Retail Store” from special exception to Use Allowed by Conditional Use Permit and add criteria in footnote for the Office District.

Use Amendments

#	Intent
13	Add “Eating and Drinking Establishment” as a Use Allowed by Conditional Use Permit and add criteria in footnote for the Office District.
14	Add “Rooming House” as a permitted use in the Office District Table and delete the footnote for “Rooming House” in the RM-U District.
18	Add definition of “Accessory Dwelling Unit”, add “Accessory Dwelling Unit” as permitted use in the R-12, R-20, R-40 RM-SU, RM-U & B-1 Districts. Add Chapter 170-24 “Accessory Dwelling Units” to set standards for the use.
19	Revise definition of “Child Care Facility” and adding definition of “Child Care Home”; Amend Chapter 170-12 to add “Child Care Home” as a permitted use in the R-40, R-20, R-12, RM-SU, RM-U and B-1 Districts.

Use Amendments

#	Intent
15	Replace “Mobile Home” with “Manufactured House” in ordinance and delete definition for “Mobile Home” and add definition for “Manufactured Housing”.
17	Delete “Mobile Home Unit” and add “Manufactured Housing” in the R-40 District table and delete definition of “Mobile Home Subdivision”.
22	Add “Manufactured Housing” as a permitted use in the RCM overlay district and decreasing the density for single family to 10,000 sq. ft. per unit.

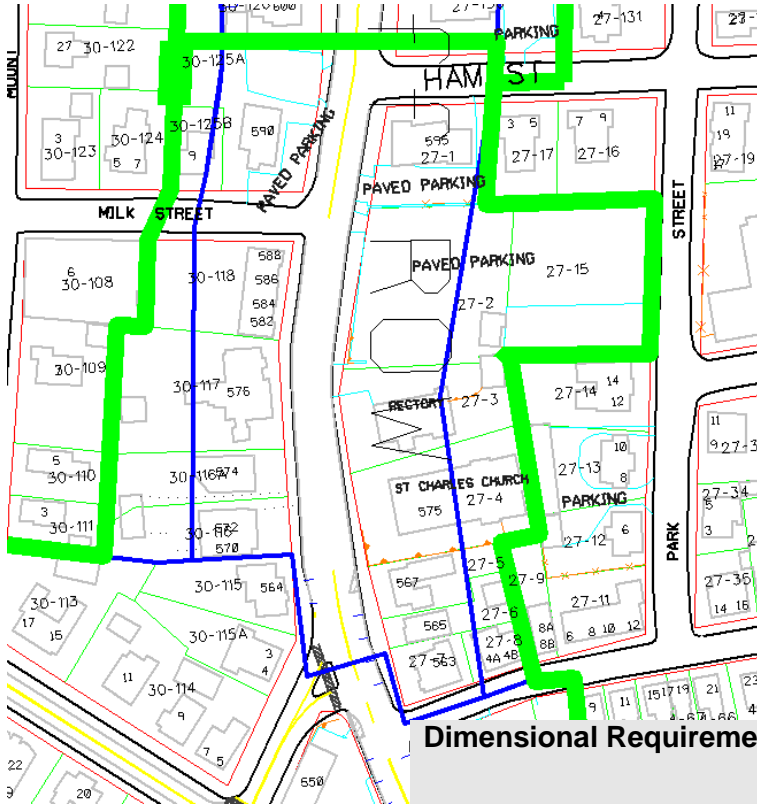
Housekeeping Amendments

#	Intent
2	Revise the definitions of Applicant, Block, Dwelling Unit, Lot, Rooming House, Planning Board, Plat, Right-of-Way, and by adding definitions for Certificate of Occupancy, Lot Corner, Lot Line, and Right-of-way Lines.
16	Revise footnotes for R-20 District to add kennel standards.
21	Amend Chapter 170 by changing Article VI to “Additional Regulations” & moving existing sections to be Chapter 170-20 Central Business District Regulations, 170-21 Small Wind Energy System, 170-22 Telecommunication Facilities & 170-23 Impact Fee Ordinance.
24	Remove involuntary lot merger requirement.
25	Amend ZBA powers to include equitable waivers and add requirement that special exceptions expire after 4 years if not acted upon.

Amendment 3

Central Avenue

The proposal revises the zoning along Central Avenue between New York and Ham Streets adjusting the zoning boundary from 100 feet off the Right of Way to the back of property lines. This will adjust portions of lots from the RM-U or O to CBD so the whole lot is within the Central Business District

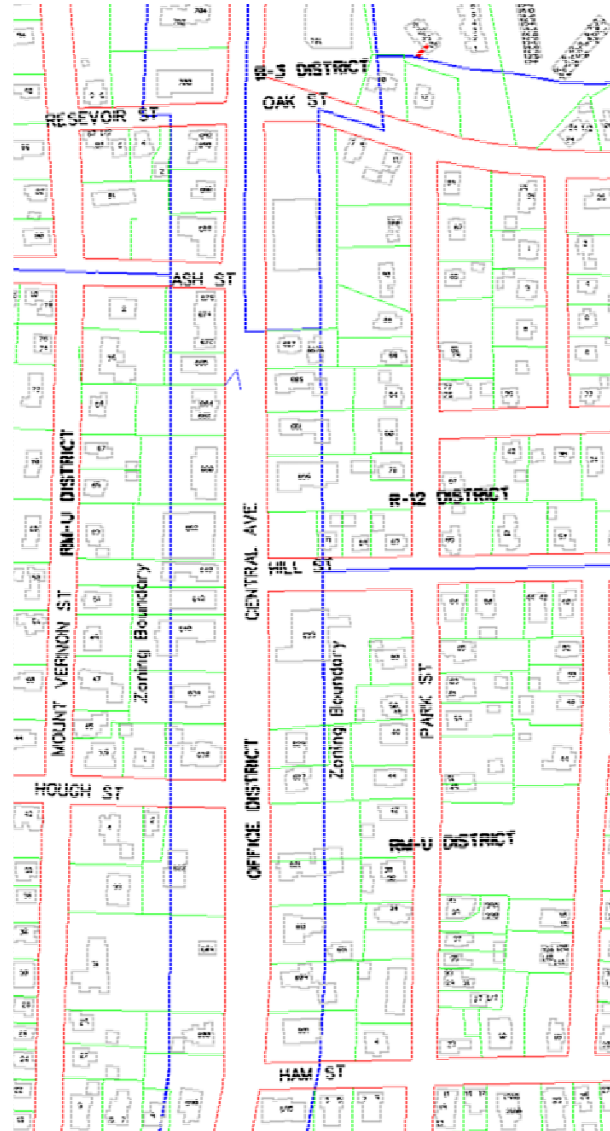


Dimensional Requirements	Office (O)	Residential Multi-Family Urban (RM-U)	Central Business District
Minimum Lot Size	10,000 square feet	10,000 square feet	0 square feet
Minimum Frontage	100 feet	80 feet	0 feet
Minimum Front Building Setback	12 feet	Neighborhood Ave	10 Feet Maximum
Minimum Rear Building Setback	15 feet	15 feet	0 feet
Minimum Side Building Setback	10 feet	15 feet	0 feet
Maximum Coverage of a Lot	50 percent	40 percent	75 percent
Maximum Height	45 feet	40 feet	2 Story Min
Density	1 unit per 5,000 sf	1 unit per 10,000 sf*	N/A ¹ 0

* Multi-family requires 2000 sf per unit

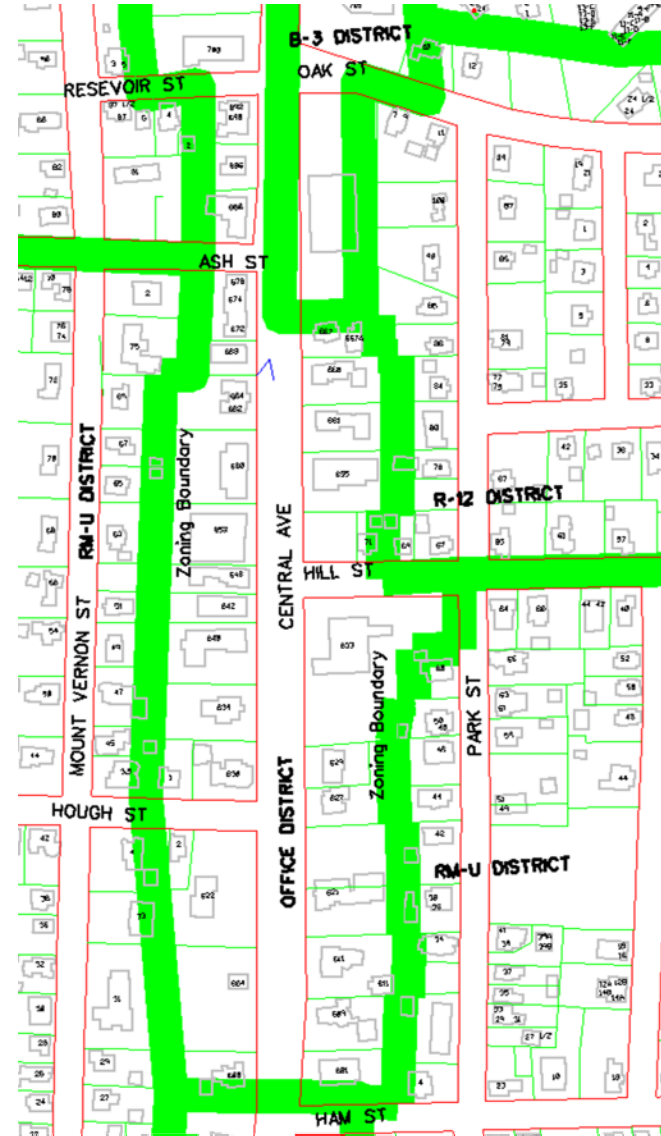
Central Avenue

CURRENT



Amendments 4/5

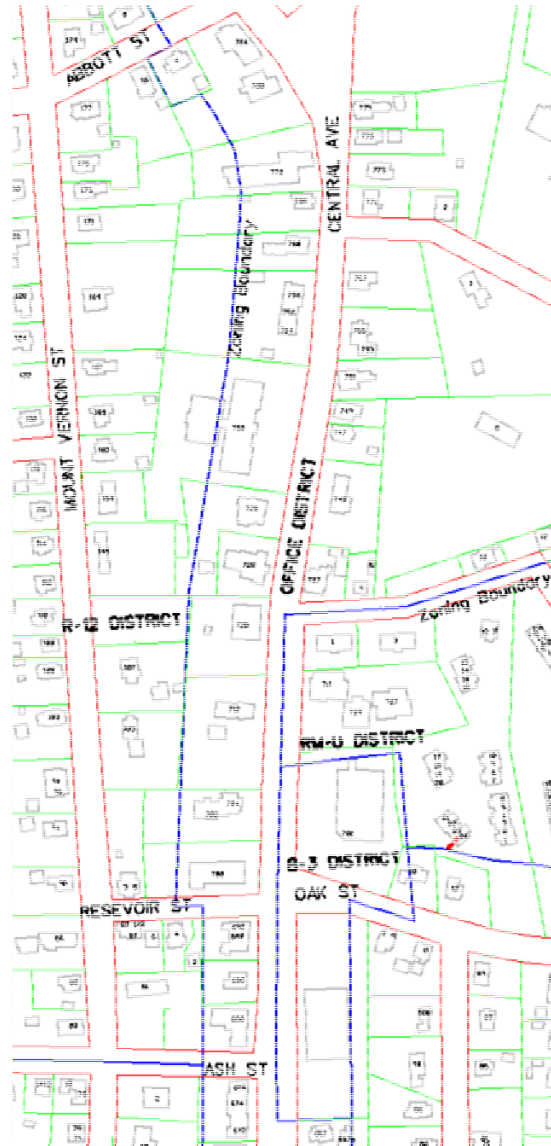
PROPOSED



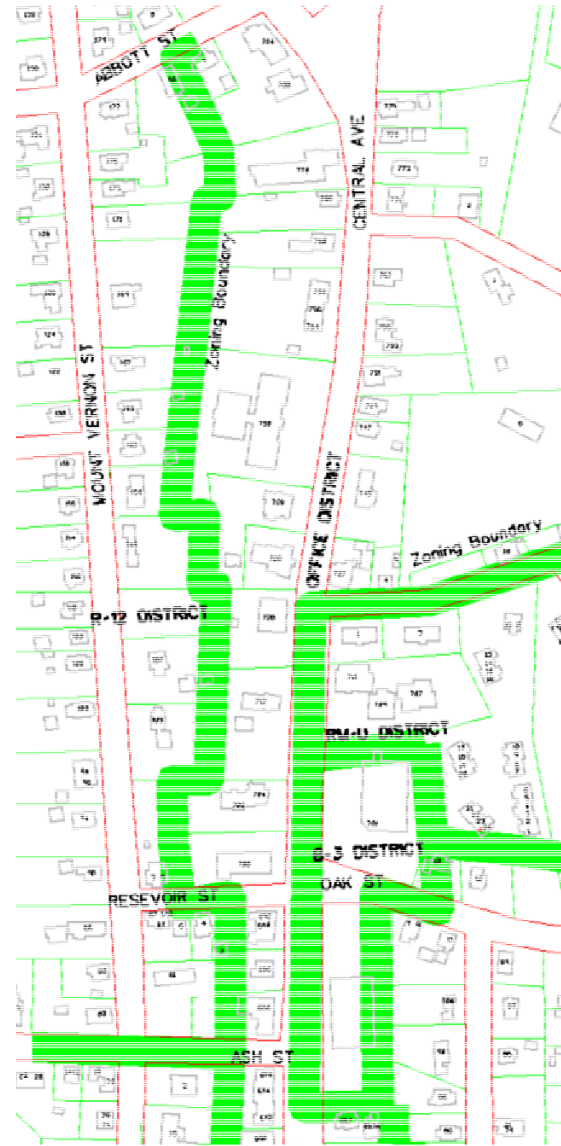
The proposal revises the zoning along Central Avenue between Ham Street & Abbott Street adjusting the zoning boundary from 100 feet off the Right of Way to the back of property lines. This will adjust portions of lots from the RM-U or R-12 so the whole lot is within the Office District

Amendments 4/5

CURRENT



PROPOSED



Central Avenue

The proposal revises the zoning along Central Avenue between Ham Street & Abbott Street adjusting the zoning boundary from 100 feet off the Right of Way to the back of property lines. This will adjust portions of lots from the RM-U or R-12 so the whole lot is within the Office District

Amendments 4/5

Central Avenue

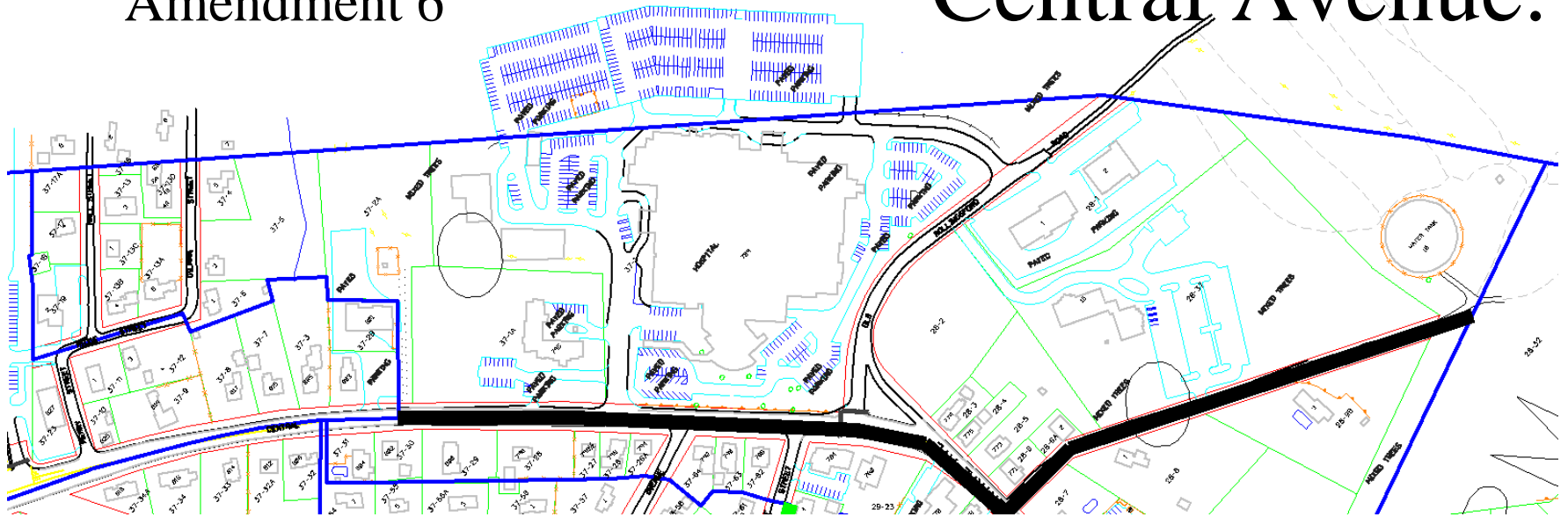
The proposal revises the zoning along Central Avenue between Ham Street & Abbott Street adjusting the zoning boundary from 100 feet off the Right of Way to the back of property lines. This will adjust portions of lots from the RM-U or R-12 so the whole lot is within the Office District

Dimensional Requirements	Office (O)	Residential Multi-Family Urban (RM-U)	Low Density Residential (R-12)
Minimum Lot Size	10,000 square feet	10,000 square feet	12,000 square feet
Minimum Frontage	100 feet	80 feet	100 feet
Minimum Front Building Setback	12 feet	Neighborhood Ave	Neighborhood Ave
Minimum Rear Building Setback	15 feet	15 feet	30 feet
Minimum Side Building Setback	10 feet	15 feet	15 feet
Maximum Coverage of a Lot	50 percent	40 percent	30 percent
Maximum Height	45 feet	40 feet	35 feet
Density	1 unit per 5,000 sf	1 unit per 10,000 sf*	1 unit per 12,000 sf

* Multi-family requires 2000 sf per unit

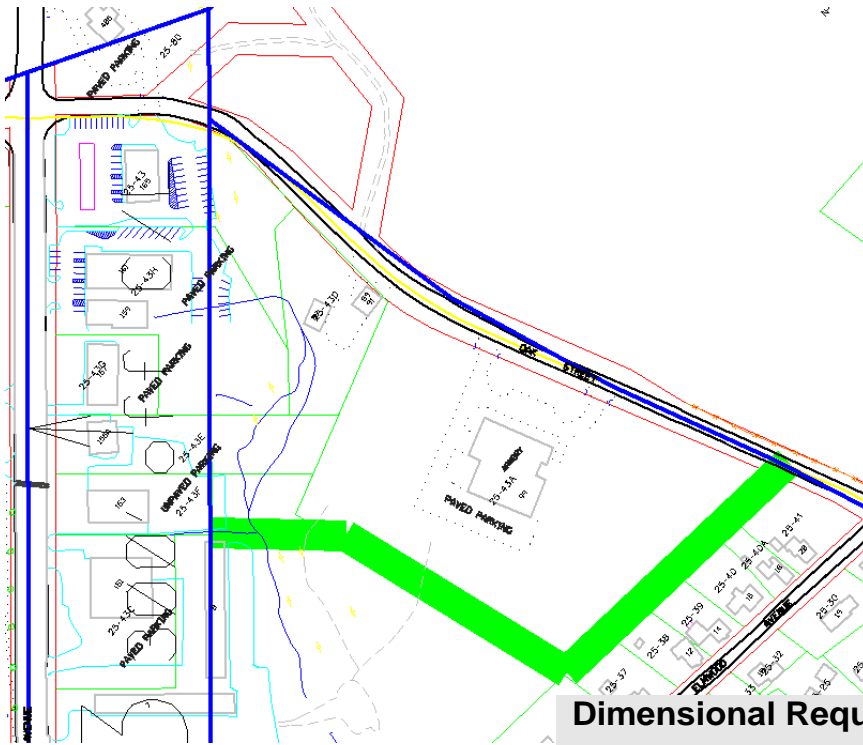
Amendment 6

Central Avenue:



Changes 37 acre area of Central Avenue and Abbey Sawyer Memorial Highway to Hall St from Office (O) to Hospital (H)

Dimensional Requirements	Office (O)	Hospital (H)
Minimum Lot Size	10,000 square feet	10,000 square feet
Minimum Frontage	100 feet	100 feet
Minimum Front Building Setback	12 feet	12 Feet
Minimum Rear Building Setback	15 feet	15 feet
Minimum Side Building Setback	10 feet	10 feet
Maximum Coverage of a Lot	50 percent	50 percent
Maximum Height	45 feet	65 feet
Density	1 unit per 10,000 sf	1 unit per 14,000 sf



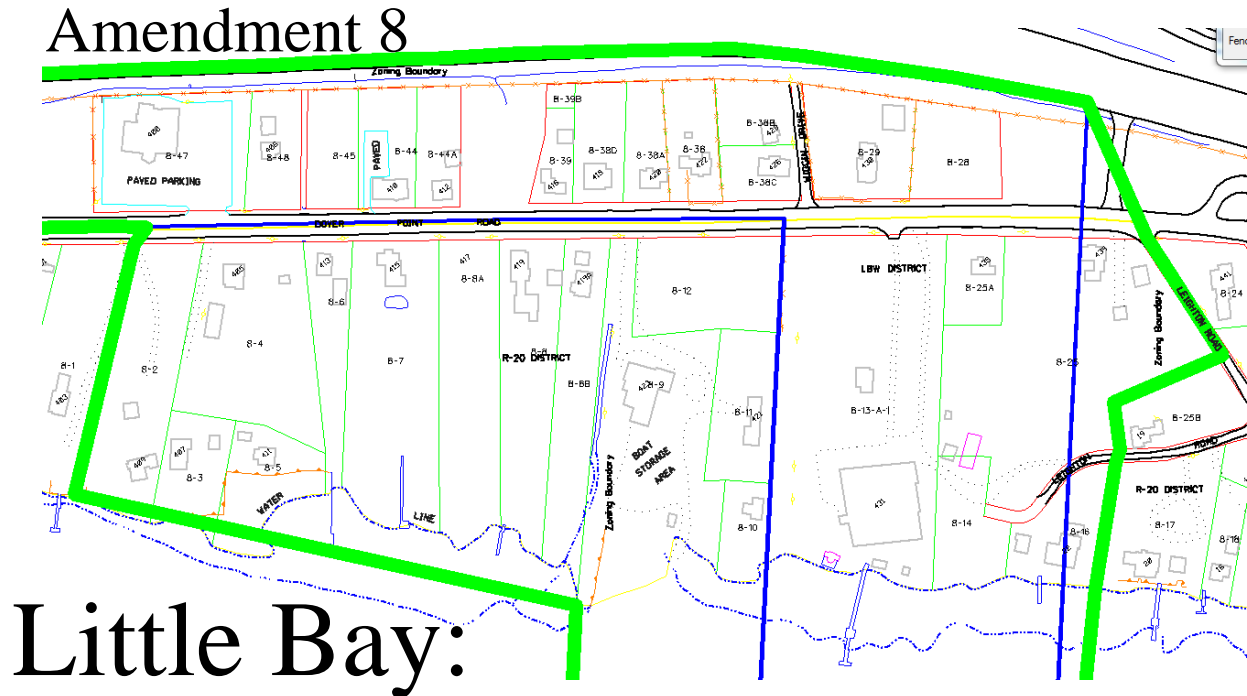
Amendment 7

Oak Street:

Changes 8 acre area of Portland Avenue and Oak Street from Medium Density Residential (R-12) to Thoroughfare Business (B-3)

Dimensional Requirements	Thoroughfare Business (B-3)	Medium Density Residential (R-12)
Minimum Lot Size	20,000 square feet	12,000 square feet
Minimum Frontage	125 feet	100 feet
Minimum Front Building Setback	50 feet	Neighborhood Ave
Minimum Rear Building Setback	25 feet	30 feet
Minimum Side Building Setback	15 feet	15 feet
Maximum Coverage of a Lot	50 percent	30 percent
Maximum Height	40 feet	35 feet
Density	1 unit per 5,000 sf with SE	1 unit per 1,000 sf

Rezone a 22 acre area of Dover Point Road from Low Density Residential (R-20) and Neighborhood Business (B-1 to Little Bay Waterfront (LBW).



Dimensional Requirements	Low Density Residential (R-20)	Neighborhood Business (B-1)	Little Bay Waterfront (LBW)
Minimum Lot Size	20,000 square feet	10,000 square feet	10,000 square feet
Minimum Frontage	125 feet	100 feet	100 feet
Minimum Front Building Setback	Neighborhood Average	15 feet	15 feet
Minimum Rear Building Setback	20 feet	10 feet	10 feet
Minimum Side Building Setback	20 feet	15 feet	15 feet
Maximum Coverage of a Lot	30 percent	50 percent	50 percent
Maximum Height	35 feet	40 feet	40 feet
Density	1 unit per 12,000 sf	N/A	1 unit per 10,000 sf

For More Information....

- **The full text is available:**
 - **On the City’s Web Site:** www.dover.nh.gov under “Current Reports”
 - **In the Planning Department and City Clerk’s Office M-Th 8 am to 6 pm.**
 - **At the Public Library**
- **Please call 516-6008 with further questions.**
 - ◉ Blog: <http://dovernhplanning.tumblr.com/>
 - ◉ Facebook: www.facebook.com/DoverNHPLanning
 - ◉ Twitter: @DoverNHPlanning