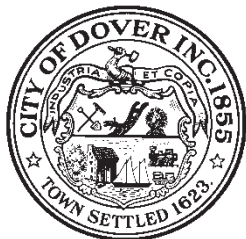


Donna P. Benton, AICP  
Director  
Planning & Community Development  
d.benton@dover.nh.gov



288 Central Avenue  
Dover, New Hampshire 03820-4169  
(603) 516-6008  
www.dover.nh.gov

## *City of Dover, New Hampshire*

### Department of Planning & Community Development

May 18, 2022

Dear Dover Property Owner:

The Dover Planning Board has scheduled **two** opportunities for the public to learn about and provide feedback on 16 proposed amendments to the Dover Zoning Ordinance. Public hearings will be held at the Planning Board meeting in June: **Tuesday June 28, 2022**, and in July: **Tuesday July 26, 2022**. You are invited to attend one or both of the meetings, which will be held in **City Hall's City Council Chambers, 288 Central Avenue at 7:00 PM. You may also email [Dover-Planning@dover.nh.gov](mailto:Dover-Planning@dover.nh.gov) or call (603) 516-6338 with comments.** The amendments were developed with input from Planning Board members and Planning Department staff. The amendments are listed below and available on the City website.

The following is a summary of amendments to the Commercial Manufacturing (CM) and Commercial (C) districts to enhance screening and hours of operation requirements to limit visual impacts.

1. Purpose
2. Amend the District Tables in regards to Vehicle Refueling and Recharging and Auto Service Stations.
3. Amend Commercial Manufacturing (CM) Conditional Use Permit Criteria for Self-Storage Facility and change definition of Self-Storage Facility for internally accessed facilities to be considered warehousing.
4. Takes Effect

Additionally, separate amendments have also been posted:

1. Purpose statement for substantive rezoning amendments.
2. Rezoning Medium Density Residential (R-12) along certain lots on Fisher Street and Rutland Street to Heritage Residential District. The purpose of the rezoning is to ensure that development is sensitive to the contextual nature of this older neighborhood.
3. Amending the Gateway District (G) architectural standards to clarify applicable locations and amending streetscape elements to include a 3 story limit on Rutland Street in the Gateway and limited to single family and two-family dwelling units unless part of a mixed use building
4. Amend Central Business District (CBD) to replace word "sub-grad" with "fully below-grade" and to allow the required non-residential space to be 20% of the structure or located on the ground floor. This change will provide the Planning Board flexibility in reviewing projects.
5. Revise the Commercial Manufacturing (CM) by adding solar/green roof requirements, consistent with the requirements in the Central Business District to promote resilient planning and design.
6. Revise the Commercial (C) by adding solar/green roof requirements, consistent with the requirements in the Central Business District to promote resilient planning and design.
7. Revise Innovative Technology District (IT) by adding solar/green roof requirements
8. Revise Sign Ordinance to fix errant reference to subsection "Q" to Subsection "O".
9. Takes Effect

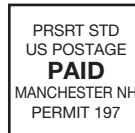
The full text of the amendments is available through the Planning Department. View the amendments on the City's website at <https://bit.ly/2QBNiZq> or request a copy be emailed.

Please email [Dover-Planning@dover.nh.gov](mailto:Dover-Planning@dover.nh.gov) or call (603) 516-6008 with comments.



City of Dover  
288 Central Avenue  
Dover NH 03820-4169

Return Service Requested



\*\*\*\* IMPORTANT ZONING AMENDMENT INFORMATION ENCLOSED \*\*\*\*

**ZONING AMENDMENT PUBLIC HEARING**  
**City Council Chambers, City Hall**

**Tuesday, June 28, 2022 – 7:00 PM**

**Tuesday, July 26, 2022 – 7:00 PM**