



ARCHITECTURAL DESIGN

ZONES AFFECTED:

Below are the zones, which are affected by the design guidelines, listed from most to least restrictive.

- B-2
- UMUD
- CWD
- B-1
- O
- B-3
- B-4
- B-5
- I-1
- I-2
- I-4
- Multi—Family Residential

AREAS AFFECTED:

- Downtown
- Mixed Use Areas
- Commercial Strips
- Industrial Parks
- Any multi—family building regardless of zone

For More Information:

Department of Planning and Community Development
 288 Central Ave.
 Dover, NH 03820
 (603) 516-6008

Architectural Guidelines in Dover

Projects That Are Affected:

Architectural design review is required as part of Site Plan Review for all nonresidential structures and for all residential structures where the total number of dwelling units in one development, whether in one or more structures, exceeds four (however, in no event would any single family structures or properties be subject to review). This includes all new construction, building additions, and alterations to buildings if those alterations would significantly affect the exterior appearance of the building. Design review is required only for building elevations and portions of structures that would be visible from a public street or path or from neighboring residential properties. All applicable development must conform to these Guidelines as reasonably interpreted and applied by the Planning Board.

Architectural design review is not conducted for routine repair or maintenance of structures, any work on the interior of a building, any existing structures for which no exterior alterations are proposed, and modifications solely for the purpose of providing safe means of egress or access in order to meet requirements of the Building Code or Life Safety Code.

Why Do We Need Them?

The Planning Board found that:

- Dover contains a historic downtown area, three major thoroughfare business districts, beautiful rural landscape replete with unique natural and cultural resources, an excellent architectural tradition, a colorful history, and much visual appeal
- Preserving and enhancing these features is integral to maintaining the character and identity of our community.

- Building designs which are indifferent to the traditions of our city and region, aggressively seek the attention of passing motorists, do not consider the quality of the pedestrian environment, or are erected at the lowest possible cost without due concern for aesthetics harm the character of our community, depress property values, and impair our quality of life.
- While subjectivity and judgment is invariably part of reviewing architectural designs there are universal principles of good design.
- Well-crafted design standards can promote building design that is functional, economical, attractive, and harmonious. Quality development and sustainable economic development are not mutually exclusive; rather, they are interdependent.

GOALS FOR THE GUIDELINES

- Provide for a high quality of architecture that enhances the appearance of Dover;
- Protect and enhance the positive visual qualities of Dover
- Encourage design, which is compatible with the traditional character of Dover & New England
- Foster civic pride
- Minimize potential aesthetic conflicts between residential and nonresidential uses.