



SUBDIVISION REGULATIONS

ZONES IN DOVER:

The twenty zones each reflect a different desire by the City. Use and lot size set apart each zone, in order to offer variety and protection.

Single Family Residential

R-12—Medium Density

R-20—Low Density

R-40—Rural Residential

Multi-Family Residential

RM-6—Urban Density

RM-8—High Density

RM-10—Medium Density

RM-12—Low Density

RM-20—Suburban Density

Commercial

O—Office

B-1—Neighborhood Business

B-2—Central Business

B-3—Thoroughfare Business

B-4—Hotel/Retail

B-5—Rural Commercial/Retail

Industrial

I-1—Restricted Industrial

I-2—Rural Restricted Industrial

I-4 –Office and Assembly

ETP—Enterprise/Technology

Mixed Use

CWD—Cochecho Waterfront

UMUD—Urban Mixed Use

For More Information:

Department of Planning and
Community Development
288 Central Ave.
Dover, NH 03820

Subdividing land in Dover

Why do we regulate subdivisions

Regulations allow for the orderly growth and development of the City of Dover and affording adequate facilities for the housing, transportation, distribution, comfort, health, safety and welfare of persons living within the jurisdiction of the municipality.

General Procedures

Anyone who desires to subdivide parcels is invited to meet with the Planning Director to review preliminary plans. Once a final plan has been devised the Director will schedule a presentation of the plan before the Technical Review Committee. The TRC will review the plan to check for compliance with all policies and regulations, before the plan is sent to the Planning Board.

Minor Subdivisions

In the case where a proposed subdivision or resubdivision of a parcel would create three (3) or fewer lots in a four year time period, the Planning Board may implement an expedited review of the application procedure. See Article III, Section 155-15 for an explanation and definition of the procedure.

Major Subdivisions

When a subdivision of land results in four (4) or more separate parcels, or requires any new streets, the extension of municipal facilities, or the creation of any public improvements, it is considered a major subdivision.

If the Planning Director or Board finds that the proposed subdivision may present significant engineering/planning problems or there is the likelihood of further subdivision of any of the parcels at a later date, it may be considered major.

Any proposed development within an R-40 District, and any proposed development in an R-20 or R-12 District that meets the minimum lot size requirement for an open space subdivision shall be required to follow the procedures outlined in Article IV 155.22 "open space subdivision" for said proposed development.

Open Space Subdivisions

This type of subdivision represents a form of residential development where, instead of subdividing an entire tract of land into lots of conventional size and arrangement, a similar number of housing units may be arranged on the land in a more innovative fashion which better fits the topography and natural attributes of the site. The remaining land in the tract, which has not been built upon shall be set aside as open space.

COMMONLY ASKED DIMENSIONS

Zone	Min Lot Size	Frontage	Front Setback	Rear Setback	Side Setback
R-40	40,000 SF	150	50	15	25
R-20	20,000 SF	125	35	15	20
B-3/B-5	20,000 SF	125	50	15	12
I-4/B-4	5 Acres	400	75	75	75
O	10,000 SF	100	12	15	10
ETP	3 Acres	0	50	50	50

*Chapter 170 of the Dover Code has the full dimension table and footnotes related to the above.