

RECORD OF AMENDMENTS		City of Dover - Zoning Map	
AMENDMENT NO.	AMENDMENTS ORDINANCE	EFFECTIVE DATE	SIGNATURE OF CITY CLERK
1	22-12/10/80	12/19/1980	<i>Rosemary Twardus</i>
2	22-82 - 26-82	12/28/1982	<i>Carol E. Salava</i>
3	4-83 7-83 8-83	4/2/1983	<i>Carol E. Salava</i>
4	14-83	4/30/1983	<i>Carol E. Salava</i>
5	23-83, 24-83, 25-83	8/13/1983	<i>Carol E. Salava</i>
6*	16-84	8/11/1984	<i>Carol E. Salava</i>
7	17-84	8/11/1984	<i>Carol E. Salava</i>
8	18-84	8/11/1984	<i>Carol E. Salava</i>
9	15-9/87	5/20/1987	<i>David E. Earle</i>
10	16-10/87	5/20/1987	<i>David E. Earle</i>
11	21-6/10/87	7/14/1987	<i>David E. Earle</i>
87	25-10/14/87	11/17/1987	<i>Karen Lee Larson</i>
13	18-9/21/88	11/2/1988	<i>Karen Lee Larson</i>
14	9-4/28/90	8/1/1990	<i>Karen Lee Larson</i>
15	13-7/25/90	8/29/1990	<i>Karen Lee Larson</i>
16	15-8/11/90	9/19/1990	<i>Karen Lee Larson</i>
17	1-1/09/1991	4/3/1991	<i>Karen Lee Larson</i>
18	23-8/12/92	9/16/1992	<i>Karen Lee Larson</i>
19	19-10/11/95	11/8/1995	<i>Karen Lee Larson</i>
20	12-10/14/98	10/21/1998	<i>Judy Gaouette</i>
21	25-12/09/98	2/17/1999	<i>Judy Gaouette</i>
22	35-11/13/02	1/22/2003	<i>Judy Gaouette</i>
23	35-11/13/02	7/18/2003	<i>Judy Gaouette</i>
24	13-06/09/2004	7/14/2004	<i>Judy Gaouette</i>
25	2008.07.23 - 8	8/13/2008	Karen Lavertu

**TABLE OF USE REGULATION
CITY OF DOVER
TABLE I: PRINCIPAL USES, PART A¹
DISTRICTS**

A. RESIDENTIAL USES

NOTES:

USES	R-40	R-20 (14)	R-12	RM-20 [1]	RM-12 (15)	RM-10 (16)	RM-8	RM-6 (19)	O (19)	B-1	B-2	B-3	B-4 (18)	B-5 (21)	I-1	I-2 (20)	I-4 (18)	UMUD (10)	CWD (11)	SPECIAL CONDITIONS
1 FAMILY DWELLING	P	P	P	P	P	P	P	-	P	P	[5]	-	-	-	-	-	-	-	[12]	
2 FAMILY DWELLING	[24]	[24]	[17]	P	P	P	P	-	P	-	[5]	-	-	-	-	-	-	-	[13]	
3 TO 4 FAMILY DWELLING	[24]	[24]	-	[1]	[2]	S	[22]	P	[23]	-	[5]	-	-	-	-	-	-	-	[13]	170-25.1 & 170-52
MULTIFAMILY DWELLING	-	-	-	[1]	[2]	-	[22]	[4]	-	-	[5]	S [23]	-	-	-	-	-	[9]	[13]	170-19 & 170-52
MOBILE HOME UNIT	[6]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MOBILE HOME PARK	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	170-20 & 170-52
ROOMING HOUSE	-	-	-	-	-	-	[7]	-	-	-	-	-	-	-	-	-	-	-	-	-
CONVERSION OF EXISTING DWELLING TO ACCOMMODATE NOT MORE THAN 2 UNITS	[8]	[8]	[8]	[1]	P	[3]	[22]	P	-	S	S	S	-	-	-	-	-	-	-	170-52
CONVERSION OF EXISTING DWELLING TO ACCOMMODATE NOT MORE THAN 4 UNITS	-	-	-	[1]	[2]	S	[22]	P	-	-	S	-	-	-	-	-	-	-	-	170-52
CONVERSION OF EXISTING DWELLING TO ACCOMMODATE 5 OR MORE UNITS	-	-	-	[1]	-	-	[22]	[4]	-	-	[5]	-	-	-	-	-	-	-	-	170-19 & 170-52
CONVERSION OF EXISTING DWELLING TO ACCOMMODATE ADDITIONAL RESIDENTIAL UNITS [10]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S[9]	S[13]	

TABLE I: PRINCIPAL USES, PART A*

A. RESIDENTIAL USES

Districts

NOTES:

* All rights-of-way shall be deleted from the lot area when calculating the maximum permitted number of units.

[1] Provided that the lot upon which such multifamily residence is to be constructed shall contain at least ten thousand (10,000) square feet for each dwelling unit. [Amended 02/17/99 by Ord. No. 25-98]

[2] Provided that the lot upon which a multifamily residence is to be constructed shall contain at least fifteen thousand (15,000) square feet for each dwelling unit.

Structures shall not be erected on topographic slopes in excess of twenty percent (20%) or within the Conservation District as defined in § 170-27 of the Code of Dover.

A maximum of four (4) units per building is allowed [Amended 7-25-85 by Ord. No. 9-85, 9-24-86 by Ord. No. 14-86, 9-14-88 by Ord. No. 15-88] [Amended 02/17/99 by Ord. No. 25-98]

[3] Provided that the lot contains at least two thousand (2,000) square feet for each dwelling unit plus an additional five hundred (500) square feet for every bedroom contained in such multiunit residence.

A maximum of four (4) units per lot is allowed.

[4] Provided that the lot contain at least one thousand (1,000) square feet for each dwelling unit [Amended 8-1-90 by Ord. 8-90][See footnote 22]

[5] Providing that the lot contain at least six hundred (600) square feet for each dwelling unit and that dwelling units are allowed only in the second story or higher of a structure. [Amended 1-22-2003 by Ord. No. 35]

[6] Provided that mobile homes are placed within mobile home subdivisions. Installation of mobile homes shall be contingent upon the Building Inspector's certification that such units comply with Department of Housing and Urban Development.

Mobile Home Construction Standards (1976), and the placement of such units shall be on a continuous masonry foundation (frostwall - floating slab). [Amended 6-22-83 by Ord. No. 19-83]

[7] Provided that no more than five (5) rooms are rented to no more than (10) persons.

[8] Any dwelling unit existing on or before May 27, 1964, may be converted, provided that the lot shall contain at least four thousand (4,000) square feet per dwelling unit and a minimum floor area of five hundred (500) square feet per dwelling unit.

[9] Provided that the lot contain at least six hundred (600) square feet for each dwelling unit and that each dwelling unit contain at least six hundred (600) square feet of gross floor area. Dwelling units are allowed only in the second story or higher of a structure. [Amended 8/13/08 by Ord. No. 2008.07.23-9]

[10] [Added 3-30-83 by Ord. No. 5-83]

[11] [Added 4-27-83 by Ord. No. 12-83]

[12] Single family units are only allowed if adjoined to other residential or non-residential uses in the same structure. Single family detached units are not allowed. [Amended 1-22-2003 by Ord. No. 35].

[13] Provided that the lot contains at least one thousand (1,000) square feet of land area for each dwelling unit and that each dwelling unit contains at least six hundred (600) square feet of gross floor area.

[14] Editor's Note: Footnote No. 6 was removed from this column, where it appeared across from "Mobile home unit" 6-22-83 by Ord. No. 19-83.

[15] [Amended 9-24-86 by Ord. No. 14-86]

[16] [Amended 3-25-87 by Ord. No. 6-87]

[17] Two family dwellings are permitted in the R-12 Districts when incorporated in an open space subdivision and comply with all regulations specified in Chapter 155, Subdivision of Land, Article IV, Open Space Subdivisions, of the Code of the City of Dover, 1983 [Added 9-14-88 by Ord. No. 13-88] [Amended 1-15-03 by Ord. No. 35-11]

[18] [Added 10-26-88 by Ord. No. 18-88]

[19] [Amended 8-1-90 by Ord. No. 8-90]

[20] [Added 9-16-92 by Ord. No. 23-92]

[21] [Added 11-22-95 by Ord. No. 19-95]

[22] Provided that the lot contain at least four thousand (4,000) square feet for each dwelling unit. [Added 02/17/99 by Ord. No. 25-98]

[23] Provided that the lot contain at least five thousand (5,000) square feet for each dwelling unit. Dwelling units are allowed only in the second story or higher of a newly constructed structure. [Amended 8/13/08 by Ord. No. 2008.07.23-9]

[24] Use is allowed when included within an Open Space Subdivision with commercial components. (See 155.22 section 7). [Added 1-22-2003 by Ord. No. 35].

**TABLE OF USE REGULATIONS
CITY OF DOVER**

**Table I: Principal Uses, Part B
Districts**

B. Agricultural Uses.

USES	R-40	R-20	R-12	RM-20	RM-12	RM-10	RM-8	RM-6	O	B-1	B-2	B-3	B-4 (7)	B-5 (9)	I-1 (6)	I-2 (8)	I-4 * (7)	UMUD (4)	CWD (5)	SPECIAL CONDITIONS
AGRICULTURE, HORTICULTURE AND FLORICULTURE	P	P		P	P								-	-	P	P	P			
GREENHOUSE, RETAIL SALE OF AGRICULTURAL OR FARM PRODUCTS RAISED ON SITE	P	S	-	S	-	-	-	-	-	-	-	-	-	-	P	P	P	-		170-25
FARM, LIVESTOCK, POULTRY AND SWINE	[1]	[2]	-	[2]	S	-	-	-	-	-	-	-	P	-	P	-	[1]	-	-	170-21
VETERINARY OFFICE, ANIMAL HOSPITAL OR KENNEL	[3,10]	[10]	-	-	-	-	-	-	-	-	-	-	P	-	P	-	[3]	-	-	

NOTES:

* **Editor's Note: Applies only to the I-4 Districts created by Ord. No. 35 on 1-22-2003**

- [1] Where livestock, poultry and swine are raised and boarded, shelters to house said animals shall not be less than one hundred (100) feet from any property boundary
- [2] Farms shall be permitted where livestock, poultry and swine are raised and boarded, provided that the tract upon which such animals are kept shall support a minimum land area of one hundred thousand (100,000) square feet. In no instance shall the shelters and pens or runs used to contain said animals be closer than one hundred (100) feet from any property boundary.
- [3] Shelters and runs used to house and/or contain animals shall be no closer than one hundred (100) feet from any property line and must support a minimum tract size of one hundred thousand (100,000) square feet. [Amended 8-1-90 by Ord. 8-90]
- [4] [Added 3-30-83 by Ord. No. 5-83]
- [5] [Added 4-27-83 by Ord. No. 12-83]
- [6] [Amended 1-9-85 by Ord. No. 1-85] [Amended 8-1-90 by Ord. 8-90]
- [7] [Added 10-26-88 by Ord. No. 18-88]
- [8] [Added 9-16-92 by Ord. No. 23-92]
- [9] [Added 11-22-95 by Ord. No. 19-95]
- [10] Veterinary Office, Animal Hospital uses are allowed as a commercial component to an Open Space Subdivision. (See 155.22 section 7) . [Added 1-22-2003 by Ord. No. 35].

**TABLE OF USE REGULATIONS
CITY OF DOVER
TABLE 1: Principal Uses, Part C1**

C. Commercial uses.

USES	Districts																		SPECIAL CONDITIONS	
	R-40	R-20	R-12	RM-20	RM-12	RM-10	RM-8	RM-6	O	B-1	B-2	B-3 [8][9][11]	B-4 [6]	B-5 [12]	I-1	I-2[10]	I-4 [6]	UMUD [4]		CWD [5]
ADULT BOOKSTORE AND/OR VIDEO STORE	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	170-25.7
ADULT CABARET	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	170-25.7
AUTO SERVICE	-	-	-	-	-	-	-	-	-	-	-	-	-	P	S	S	-	-	-	170-23
BARBER OR BEAUTY SHOP	[13]	[13]	-	-	-	S	S	-	-	P	P	P	-	P	-	-	-	P	-	170-22
BANK	[13]	[13]	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	P	P	
BED AND BREAKFAST [7]	P	P	P	-	-	P	-	-	P	P	P	P	-	-	-	-	-	P	P	
COMMERCIAL PARKING FACILITY	-	-	-	-	-	-	P	-	-	-	P	P	P	P	P	P	-	P	P	
COMMERCIAL RECREATION FACILITY	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	P	P	
COUNTRY CLUB	P, [14]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
DRIVE-IN THEATER	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
EATING AND DRINKING ESTABLISHMENTS [15]	-	-	-	-	-	-	-	-	-	[1]	[1]	P	[1]	P	-	P	-	[1]	[1]	
FARM PRODUCE	[2]	[2]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
FUEL, OIL OR GAS STORAGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	
FUNERAL PARLOR	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-	-	
GAS SERVICE STATION	-	-	-	-	-	-	-	-	-	-	-	S	-	P	S	S	-	-	-	170-23
GRAVEL PIT	P, [14]	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	
HOTEL	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	P	P	
JUNKYARD	S, [14]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	170-24

NOTES:

- [1] If fully enclosed with no drive-in service.
- [2] Subject to the same conditions as specified in Subsection B of Table I, Footnote[1]
- [3] [Repealed 12-26-91 by Ord. No. 43-91]
- [4] [Added 3-30-83 by Ord. No. 5-83]
- [5] [Added 4-27-83 by Ord. No. 12-83]
- [6] [Added 10-26-88 by Ord. No. 18-88]
- [7] [Added 8-1-90 by Ord. No. 8-90]
- [8] [Amended 8-1-90 by Ord. No. 8-90]
- [9] [Amended 12-26-91 by Ord. No. 43]
- [10] [Added 9-16-92 by Ord. No. 23-92]
- [11] [Added 10-20-93 by Ord. No. 28-93]
- [12] [Added 11-22-95 by Ord. No. 19-95]
- [13] Use is allowed as a commercial component to an Open Space Subdivision. (See 155.22 section 7) . [Added 1-22-2003 by Ord. No. 35].
- [14] Use is not allowed as a commercial component to an Open Space Subdivision. (See 155.22 section 7). [Added 1-22-2003 by Ord. No. 35].
- [15] If the eating and drinking establishment has drive-in services, said service shall be setback either 50' from a residential abutting lot line, or 100' from the abutting residential structure whichever is greater. [Added 1-22-2003 by Ord. No. 35].

**TABLE OF USE REGULATIONS
CITY OF DOVER
Table I: Principal Uses, Part C2**

C. Commercial uses (continued)

Districts

USES	R-40	R-20	R-12	RM-20	RM-12	RM-10	RM-8	RM-6	O	B-1	B-2	B-3	B-4 [9]	B-5 (12)	I-1	I-2[11]	I-4 [9]	UMUD [7]	CWD [4]	SPECIAL CONDITIONS
LIQUOR STORE	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	-	P	-	
MARINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
MOTEL	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	P	P	
MOTOR VEHICLE JUNKYARD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
NEW CAR SALES	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	
OFFICE	[2,13]	[2,13]	[2]	[2]	[2]	[2]	[2]	-	P	P	P	P	P	P	P	P	P	P	P	
OPEN STORAGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	[3]	[3]	-	-	-	
PERSONAL SERVICE ESTABLISHMENT	[13]	[13]	-	-	-	-	-	-	-	P	P	P	P	-	P	P	-	P	P	
RECREATIONAL CAMP	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
RETAIL STORE	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	P	P	
SERVICE CLUB	-	-	-	-	-	-	[4]	P	P	P	P	P	P	-	-	-	-	P	-	
THEATER	[13]	[13]	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	P	P	
TRUCKING TERMINAL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	
USED CAR SALES PLACE	-	-	-	-	-	-	-	-	-	-	[5]	[5]	-	-	-	-	-	-	-	
WAREHOUSING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	
WATERBORNE PASSENGER TRANSPORTATION FACILITY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
WATER RELATED EDUCATION/RESOURCE CENTER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
WHOLESALE	[6,14]	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	

NOTES:

- [1] If completely surrounded by a solid fence or wall not being less than seven (7) feet in height. No portion of the yard shall be located less than two hundred (200) feet from all abutting vehicular rights-of-way.
- [2] Permitted only if operated as a customary home occupation (Refer to definition in µ 170-6B)
- [3] Provided that safety precautions be implemented so to prevent the endangerment of people and property adjacent to said storage. Screening of all open storage shall be accomplished through use of a fence, wall or vegetal (evergreens) material.
All screening shall be at least six (6) feet in height.
- [4] Provided that there is no sale or consumption of alcoholic beverages on the premises.
- [5] If an accessory use to a new car dealership. [Amended 8-1-90 by Ord. 8-90]
- [6] If for the storage of farm products
- [7] [Added 3-30-83 by Ord. No. 5-83]
- [8] [Added 4-27-83 by Ord. No. 12-83]
- [9] [Added 10-26-88 by Ord. No. 18-88]
- [10] [Amended 8-1-90 by Ord. 8-90]
- [11] [Added 9-16-92 by Ord. No. 23-92]
- [12] [Added 11-22-95 by Ord. No. 19-95]
- [13] Use is allowed as a commercial component to an Open Space Subdivision. (See 155.22 section 7) . [Added 1-22-2003 by Ord. No. 35].
- [14] Use is not allowed as a commercial component to an Open Space Subdivision. (See 155.22 section 7). [Added 1-22-2003 by Ord. No. 35].

**TABLE OF USE REGULATION
CITY OF DOVER
TABLE I: PRINCIPAL USES, PARTS D and E**

D. Industrial uses

USES	R-40	R-20	R-12	RM-20	RM-12	RM-10	RM-8	RM-6	O	B-1	B-2	B-3	B-4 [3]	B-5 [5]	I-1	I-2	I-4 [3]	MUD	CWD [2]
LIGHT INDUSTRY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-
INDUSTRY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-

NOTES:

- [1] [Added 3-30-83 by Ord. No. 5-83]
- [2] [Added 4-27-83 by Ord. No. 12-83]
- [3] [Added 10-26-88 by Ord. No. 18-88]
- [4] [Added 9-16-92 by Ord. No. 23-92]
- [5] [Added 11-22-95 by Ord. No.19-95]

E. Community/public uses.

DISTRICTS

USES	R-40	R-20	R-12	RM-20	RM-12	RM-10	RM-8	RM-6	O [9]	B-1	B-2 [9]	B-3 [8]	B-4 [5]	B-5 [12]	I-1	I-2 [10]	I-4 [5]	ETP	UMUD [3]	CWD [4]	SPECIAL EXCEP.
ADULT DAY CARE	[13]	[13]	-	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-
CHILD CARE FACILITY [6]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-
CHURCH	P	P	P	P	P	P	P	P	P	-	P	P	-	P	-	-	-	-	-	-	-
CLINIC	P	-	-	-	-	-	-	-	P	-	P	P	-	P	-	P	-	-	P	-	-
CONGREGATE CARE	S	S	-	-	-	S	S	S	[11]	-	-	-	-	-	-	-	-	-	-	-	170-25.4,170-52
COUNTY BUILDING	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-	-
EDUCATIONAL INSTITUTION, POST SECONDARY	S	S	P	-	-	-	-	-	P	P	P	P	P	P	-	-	-	P	P	P	-
EDUCATIONAL INSTITUTION, K-12	P	P	P	P	P	P	P	P	P	-	P	-	-	-	-	-	-	-	-	-	-
ELDERLY ASSISTED CARE	S	S	S	S	S	S	P	P	P	-	-	-	-	-	-	-	-	-	-	-	170-25.3,170-52
GROUP HOME FOR MINORS	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-	-	-	170-25.6,170-52
HOSPITAL	P	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-
NURSING HOME	S	S	-	-	-	-	S	S	[11]	-	-	-	-	-	-	-	-	-	-	-	170-25.5,170-52
PUBLIC RECREATION	P	P	P	P	P	P	P	P	P	-	P	-	-	P	P	-	-	-	P	P	-
PUBLIC UTILITY	P	[2]	[2]	[2]	[2]	[2]	[2]	[2]	[2]	[2]	[2]	[2]	-	-	P	P	[2]	-	[2]	[2]	-

NOTES:

- [1] Permitted only if operated as a customary home occupation. (Refer to definition in μ 170-6)
- [2] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within. [Amended 10-28-88 by Ord. No. 18-88]
- [3] [Added 3-30-83 by Ord. No. 5-83]
- [4] [Added 4-27-83 by Ord. No. 12-83]
- [5] [Added 10-26-88 by Ord. No. 18-88]
- [6] Editor's Note: The "Day-care facilities" use category was deleted in its entirety and replaced with "Child Care Facility", [Amended 8-1-90 by Ord. 8-90]
- [7] Editor's Note: The "Nonprofit Educational Institution" and "Profit Educational Institution" were replaced with a single "Educational Institution" use category. [Amended 8-1-90 by Ord. 8-90]
- [8] [Amended 8-1-90 by Ord. 8-90]
- [9] [Amended 12-26-91 by Ord. 43-91]
- [10] [Added 9-16-92 by Ord. No. 23-92]
- [11] A Congregate Care Facility shall require a minimum lot size of 1,000 sq. ft. per unit, and a Nursing Home Facility shall require a minimum lot size of 1,000 sq.ft. per bedroom. [Amended 09-15-93 by Ord. No. 19-93]
- [12] [Added 11-22-95 by Ord. No. 19-95]
amended 09/01/93, 09/15/93, 11/22/95
- [13] Use is allowed as a commercial component to an Open Space Subdivision. (See 155.22 section 7 [Added 1-22-2003 by Ord. No. 35].)

TABLE OF USE REGULATION

CITY OF DOVER

TABLE I: PRINCIPAL USES, PART F

[added 7-8-87 by Ord. No. 15-87, amended 10-28-88 by Ord. No. 18-88]

F. Research/high technology, manufacturing uses

DISTRICTS

USES	R-40	R-20	R-12	RM-20	RM-12	RM-8	RM-6	O	B-1	B-2	B-3	B-4	B-5 (11)	I-1	I-2 [9]	I-4	UMUD	CWD	ETP 1-7	Special Exception
Laboratories (scientific, medical chemical) and testing facilities devoted to experimental production, research, product development or similiar activity													-			P			P	
Computer and data processing													-			P			P	
Offices (administrative, financial, professional)								P	P	P	P	P	P	P	P	P	P	P	P	
Establishments for the manufacture assembly, services and repair of the products listed below:													-	P	P	P	P		P	
Drugs													-	P	P	P	P		P	
Office, computing and accounting machines													-	P	P	P	P		P	
Radio and television receiving equipment													-	P	P	P	P		P	
Communication equipment													-	P	P	P	P		P	
Electronic components and accessories													-	P	P	P	P		P	
Engineering, laboratory, scientific and research instruments and associated equipment													-	P	P	P	P		P	
Measuring and controlling instruments													-	P	P	P	P		P	
Optical instruments and lenses													-	P	P	P	P		P	
Surgical, medical and dental instruments and supplies													-	P	P	P	P		P	
Photographic equipment and supplies													-	P	P	P	P		P	
Electrotherapeutic, electro-medical and X-ray apparatus												P	-	P	P	P	P		P	
Research institutes													-						P	
Child care facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Publishing Facility [10]	-	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	-	P	170-52(C)(3)

TABLE OF USE REGULATIONS

CITY OF DOVER

Table II: Accessory Uses (2)

Amended Feb.10,1999 per Ord.No.25

Districts

USES	R-40	R-20	R-12	RM-20	RM-12	RM-10	RM-8	RM-6	O	B-1	B-2	B-3	B-4	B-5 (5)	I-1	I-2 [4]	I-4	ETP	UMUD	CWD
ACCESSORY	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
SWIMMING POOL	[1]	[1]	[1]	[1]	[1]	[1]	[1]	[1]	[1]	[1]	[1]	[1]	[1]	-	[1]	[1]	-	-	[1]	[1]
OPEN STORAGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
OTHER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	-	-
HELICOPTER TAKE OFFS & LANDINGS	S	S	-	-	-	-	-	-	S	-	-	S	S	S	P [7]	P [7]	P [7]	P [7]	S	S

Footnotes - Conditions Imposed

[1] Pools for swimming or bathing shall be in conformity with the following regulations:

- A. Every outdoor swimming pool shall be completely surrounded by a fence or wall not less than four (4) feet in height, which shall be so constructed as not to have openings, holes or gaps larger than four (4) inches in any dimension, except for doors and gates, and if a picket fence is erected or maintained, the horizontal dimension shall not exceed four (4) inches. A primary dwelling or accessory building or structure may be used as part of the enclosure.
- B. Gates. All gates or door openings through such enclosure shall be equipped with a self-closing and self-latching device for keeping the gates or door securely closed at all times when not in actual use, except that the door of any dwelling which forms a part of the enclosure need not be so equipped.
- C. Applicability. The requirements of this chapter shall be applicable to all new swimming pools hereafter constructed, other than indoor pools, and shall apply to all existing pools which have a minimum depth of eighteen (18) inches of water. No person in possession of land within the city, either as owner, purchaser, lessee, tenant or a licensee, upon which is situated a swimming pool having a minimum depth of (18) inches shall fail to provide and maintain such fence or wall as herein provided.
- D. Appeals and hearings. The Board of Adjustment after public hearing, may make modifications in individual cases, upon a showing of good cause with respect to the height, nature or location of the fence, wall, gates or latches or the necessity thereof, provided that the protection as sought hereunder is not reduced thereby. The Board of Adjustment may permit other protective devices or structures to be used so long as the degree of protection afforded by the substitute devices or structures in not less than the protection afforded by the wall, fence, gate and latch described herein.
- E. State requirements. Swimming pools shall conform to all requirements of the New Hampshire Department of Health and Welfare.
- F. Option to fence regulation. When not in attendance, access ladders or slide ladders to pool shall be removed or raised and locked or otherwise made inaccessible from the outside to small children.

[2] [Amended 7-8-87 by Ord. No. 15-87]

[3] Uses that are accessory and complimentary to the principal use. Such uses and related structures shall be designed and operated to serve only the principal use and not be designed and operated so as to serve the general public.

[4] [Added 9-16-92 by Ord [4] [Added 9-16-92 by Ord. No. 23-92]

[5] [Added 11-22-95 by Ord. No. 19-95]

[6] Helicopter take offs and landings on private land by the owner of such land or by a person who resides on such land shall be permitted as an accessory use or as a special exception, as indicted above.

All other aircraft take offs and landings shall not be permitted. Criteria for granting a special exception shall be found in 170-25.8. [Amended 2/17/99 by Ord. No. 25-98]

[7] Must comply with the standards contained in sections A-D of Chapter 170-25.8. [Amended 2/17/99 by Ord. No. 25-98]

TABLE OF DIMENSIONAL REGULATIONS *[26]

**CITY OF DOVER
BUILDING SETBACKS**

ZONING DISTRICT	MINIMUM LOT SIZE [1][34]	MINIMUM FRONTAGE [1]	FRONT	REAR	ABUT A LOT	ABUT A STREET	MAXIMUM COVERAGE OF LOT	MAXIMUM HEIGHT [25]
Residential:	(Square Feet)	(Feet)	(Feet)	(Feet)	(Feet)	(Feet)	(Percent)	(Feet)
R-40 [16]	40,000[5,]	150	50	15	25	50	10	35
R-20 [16]	20,000 [5]	125	35	15	20	35	30	35
R-12 [16]	12,000 [5]	100	30	15	15	30	30	35
RM-20	20,000 [3]	150	50	20	20	50	40	40
RM-12 [8]	20,000 [12]	125 [7]	35 [6,13]	20 [13,14]	20 [13,14]	35 [6,13]	40	40 [15]
RM-10	10,000	80	20	15	15	20	40	40
RM-8	8,000	80	15	15	15	15	50	40
RM-6	6,000	60	15	15	15	15	50	60
Nonresidential:								
O	10,000	100	12	15	10	12	50	65
B-1	10,000	100	15	15	10	15	50	40
B-2	-	-	-	12	-	-	70	75
B-3	20,000 [9]	125	50	15	12	50	50	40
B-4 [20,22,23,24]	5 acres	400	75	75	75	75	33	55
B-5 [30,31]	20,000	125	50	15	12	50	50	40
I-1	40,000 [9]	150	50	25	15	50	50	50 [27]
I-2 [28]	20,000	100	35 [29]	10	10	35	50	50 [27]
I-4 [20,22,23,24]	5 acres	400	75	75	75	75	33	40 [27]
UMUD [10]	-	-	-	-	-	-	70	75
CWD [11,36]	0	0	0	0	0	0	75% [35]	55
ETP [17,18,19,20,21]	3 acres	0	50[33]	50[32,33]	50[32,33]	50[33]	33	55

Footnotes

* These shall not apply to tracts of land legally existent at the time of passage of this chapter whose land area and lot frontage are less than those required herein, but are otherwise in conformance with this chapter prior to this amendment.

[1] Refer to μμ 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements. Refer to μ 170-17 for dimensional requirements for accessory buildings.

[Amended 9-24-86 by 14-86; 6-10-87 by Ord. No. 13-87]

[2] Where a nonresidential district abuts a residential district, the minimum side yard requirements shall be twenty (20) feet, unless a greater distance is specified in the Table. [Amended 9-24-86 by Ord. No. 14-86]

[3] A single-family residential dwelling may be constructed within this zoning district under the same dimensional regulations that govern development in a R-20 District.

[4] [Deleted per Ord. 35 on 1-22-2003]

[5] Refer to Chapter 155, Subdivision of Land, Article IV for the minimum lot size for a major Subdivision. In an R-40 district, any major subdivision must follow the procedures for an Open Space Subdivision (OSS). Any major subdivision in an R-20 or R-12 district, must follow the procedures for an OSS if the original lot meets the minimum lot size required. [Amended 1-22-2003 by Ord. No. 35].

[6] The front yard setbacks shall be as follows: one (1) unit: thirty-five (35) feet; two(2) to four (4) units: fifty (50) feet. Front yards shall be measured from the public way [Amended 9-24-86 by Ord.No. 14-86]

[7] The lot width shall be as follows: one (1) to two (2) units: one hundred twenty-five (125) feet; three (3) to four (4) units: one hundred fifty (150) feet [Amended 9-24-86 by Ord. No. 14-86]

[8] [Amended 7-24-85 by Ord. No. 9-85, 9-24-86 by Ord. No. 14-86]

[9] Refer to Footnote[9] in Table 1, Permitted Uses, Subsection C, Commercial uses.

[10] [Added 3-30-83 by Ord. No. 5-83]

[11] [Added 4-27-83 by Ord. No. 12-83; amended 3-25-87 by Ord. No. 8-87]

TABLE OF DIMENSIONAL REGULATIONS * [26]

Footnotes Continued - Page 2

- [12] The minimum lot size shall be as follows: one (1) or two (2) units shall be supported by at least twenty thousand (20,000) square feet of land area; developments containing three (3) units or more shall be supported by at least twelve thousand (12,000) square feet of land area per dwelling unit. For multiunit development, the surface area of the existing water bodies and those areas which support the federally designated floodway shall be deleted from the tract's gross developable land area. Structures shall not be erected on topographic slopes in excess of twenty percent (20%) or within the Conservation District as defined in 170-27 of the Code of Dover. A maximum of four (4) units per building is allowed. [Amended 9-24-86 by Ord. No. 14-86; 9-14-88 by Ord. No. 15-88]
- [13] The setback between any two (2) structures shall equal the height of the taller structure. [Amended 9-24-86 by Ord. No. 14-86]
- [14] The rear and side yard setbacks shall be as follows: one (1) to two (2) units; twenty (20) feet; three (3) to four (4) units; seventy-five (75) feet. [Amended by Ord. No. 14-86]
- [15] The maximum building height shall be forty (40) feet, provided that at least two (2) parking spaces are enclosed beneath the dwelling unit. If parking is not enclosed beneath the dwelling unit, the maximum building height shall be thirty (30) feet. [Added 9-24-86 by Ord. No. 14-86]
- [16] In the case of an alternative design subdivision, in accordance with Article IV of Chapter 155 of the Code of Dover, the dimensional requirements shall be as specified in μ 155-22 of the Code of the City of Dover, 1983. [Added 6-10-87 by Ord. No. 13-87]
- [17] Added 7-8-87 by Ord. No. 15-87]
- [18] Structures shall be separated by a distance at least equal to the height of the taller structure. [Added 7-8-87 by Ord. No. 15-87]
- [19] At least thirty-three percent (33%) of the site shall be maintained as open space, either landscaped or left natural. [Added 7-8-87 by Ord. No. 15-87] [Amended by Ord #6-05/13/98]
- [20] Parking areas shall be set back at least twenty-five (25) feet from property lines. [Added 7-8-87 by Ord. No. 15-87]
- [21] Parcels greater than four hundred seventy-five thousand six hundred (475,600) square feet in area that contain a residential structure as of the public hearing posting date of this chapter may be subdivided one (1) time in such a manner as to separate the residential structure from the remaining vacant property At least forty thousand (40,000) square feet of land area shall remain with the structure [Added 7-8-87 by Ord. No. 15-87]
- [22] At least thirty-three percent (33%) of the site shall be maintained as open space, either landscaped or left natural. A maximum of thirty-three percent (33%) of the site can be covered by buildings. [Added 10-26-88 by Ord. No. 18-88]
- [23] Buildings shall be at least one hundred fifty (150) feet from all residential structures that exist on the date of enactment of the B-4 and I-4 Zoning Districts. A continuous visual buffer of either vegetation or fencing shall separate buildings from these existing residential structures. [Added 10-26-88 by Ord. No. 18-88]
- [24] [Added 10-26-88 by Ord. No. 18-88]
- [25] [Amended 8-1-90 by Ord. 8-90]
- [26] Editors Note - Maximum Floor Ratio was deleted in its entirety. [Amended 8-1-90 by Ord. 8-90]
- [27] The maximum height may be increased to 75 feet in accordance with Section 170-25.2. [Added 02-20-91 by Ord. No. 02-91]
- [28] [Added 9-16-92 by Ord. No. 23-92]
- [29] Except where parcels front Littleworth and Knox Marsh Roads, the front setback shall be 50 feet.
- [30] A continuous visual buffer of either vegetation or fencing shall separate buildings and parking areas from existing residential structures located to the rear and side of any proposal.
- [31] At least fifteen (15%) of the site shall be maintained as open space and shall have a detailed landscape plan approved by the Planning Board.
- [32] The building setback may be reduced to thirty-five (35) feet if a continuous visual buffer of vegetation is installed and maintained within the reduced setback area. [Added by Ord. No. 6-05/13/98]
- [33] All new buildings shall be setback a minimum of one hundred (100) feet from Sixth Street, County Farm Road and Watson Road, and from all residential structures existing at the date of enactment of this amendment. All new parking lots shall be setback a minimum of fifty (50) feet from Sixth Street, County Farm Road and Watson Road, and from all residential structures existing at the date of enactment of this amendment. The building and parking lot setbacks From residential structures shall not apply to existing residential structures located on the same lot as the proposed building. [Added by Ord. No. 6-05/13/98]

TABLE OF DIMENSIONAL REGULATIONS * [26]

Footnotes Continued - Page 3

[34] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35].

[35] Lots located in the Cochecho Waterfront District (CWD) and located South of the Cochecho River may have a maximum lot coverage of 100%.
[Added 1-22-2003 by Ord. No. 35].

[36] Any new construction along the existing CWD/R-12 zoning boundary (*as described herein*) shall conform to the following setbacks:

1. Structures and buildings shall be set back a minimum of seventy-five (75) feet from said boundary.

2. Pavement and parking shall be set back a minimum of twenty-five (25) feet from said boundary. [Added 1-22-2003 by Ord. No. 35].

Boundary runs from the northern property line of the Tax Assessor's lot 22-39; thence turning and running westerly along the southern property line of Tax Assessor's lot 22-42 for a distance of approximately 520 feet to the northeast corner of Tax Assessor's lot 22-33, thence running westerly to the northeast corner of Tax Assessor's lot 22-12.

XIII

SIGN REVIEW AND REGULATION TABLE

[Amended 1-22-2003 by Ord. No. 35].

Residential							Zoning Districts							Non-Residential					
R-40	R-20	R-12	RM-20	RM-10	RM-8	RM-6	O	B-1	B-2	B-3	B-4	B-5	I-1	I-2	I-4	UMUD	CWD	ETP	
1	1	1	1	1	1	1	Total Sign No.	1	1	2	3	2	3	2	2	2	2	2	2
16sf*	16sf*	16sf*	16sf*	16sf*	16sf*	16sf*	Max. Sign Area	12sf	B	A	C	D	100sf	E	E	E	A	A	D
Freestanding Min. Setback:																			
10'	10'	10'	10'	10'	10'	10'	Sign	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	Building	20'	20'	5'	50'	-	-	35'	35'	35'	5'	5'	-

NOTE: Total sign # for each tenancy, except in B-3 and I zones, where # is per building Max. sign area for lot excluding development identification signs.

R-40	R-20	R-12	RM-20	RM-10	RM-8	RM-6	Sign Type	O	B-1	B-2	B-3	B-4	B-5	I-1	I-2	I-4	UMUD	CWD	ETP
P	P	P	P	P	P	P	Freestanding	P12	P10	P3	P6	P3	P14	P13	P13	P13	P3	P3	P3
P	P	P	P	P	P	P	Projecting	-	P9	P2	P5	-	-	P	P	P	P2	P2	-
-	-	-	-	-	-	-	Wall/Awning	P11	P8	P1	P6	P	P15	P	P	P	P1	P1	P
-	-	-	-	-	-	-	Temporary	-	-	P4	P7	-	P7	-	-	-	P4	P4	-

- : Not Permitted

P: Permitted

* Customary home occupation signs shall not exceed 2sf. Development identification signs may be up to 20 sf.

A: 1sf of sign area for each lineal foot of business frontage. Sf may be increased if Mill Motif is adhered to.

[B] 1sf of sign area for each 3' of lineal business frontage. Max.. height is 16' or to the bottom of the sills of the first level of windows above the first floor, whichever is lowest.

[C] 2sf of sign area for each lineal foot of business frontage.

[D] 1sf of sign area for each lineal foot of business frontage. See regulations for businesses bordering the Spaulding Tpk

[E] 1sf of sign area for each 100sf of leased space. If less than 700 sf of leased space, then 6sf max.

[1] Max. size: 40sf

[2] Max. size: 24 sf. Min.. height is 10' above sidewalk Max.. height is 25' above sidewalks

[3] Max. size: 60 sf. Max. height is 16'. One sign per side of frontage

[4] 1 year permits granted, 1 sign allowed per building, any building over 100' of frontage is allowed a second sign. Max. height is 3'. Max. size: 6sf

[5] Max. size: 60 sf. Max. height is 25' above ground elevation, or the bottom of the sills of the first level of windows above the first floor, whichever is lowest.

[6] Max. size: 1sf per lineal foot of business frontage. Max. height is 30'

[7] 6 month permits granted for new businesses. Max. height is 4'. Max size: 32sf

[8] Max. size: 16sf.

[9] Max. size: 8sf.

[10] Max. height sixteen (16) feet in height or twelve (12) square feet in area, regardless of the number of individual tenants within the building

[11] Max. height is 16' above ground elevation, or to bottom of the sills of the first level of windows above the first floor, whichever is lowest.

[12] If multiple tenants, maximum size: 4sf/tenant. Max. height: 8'

[13] Max. size: 100sf. Max. height 30'

[14] Max. height 20'

[15] Max.size: 1sf of sign per lineal foot of tenancy