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City of Dover, New Hampshire

Department of Planning & Community Development

July 10, 2009

Dear Dover Property Owner:

The Dover Planning Board invites you to attend a **Public Hearing in the City Hall Council Chambers at 7:00 PM on July 28, 2009**, regarding 29 proposed amendments to the Dover Zoning Ordinance. The amendments are the result of a comprehensive effort by the Planning Board to involve the public in the process. Two sub-committees comprised of Planning Board members and interested volunteers developed these amendments. Additionally, a consultant was hired to develop a rezoning specific to downtown Dover. Goals of the amendments include the protection of Dover's character and a move towards context sensitive development. The amendments will promote development that will have a positive tax impact, protect natural resources, and better manage growth. Since some amendments affect all zoning districts in the City, this notice is being sent to all property owners. The following is a summary of the zoning ordinance amendments:

1. Purpose statement.
2. Amend Chapter 170 in various specific locations to replace the terms "Building Official", "Building Inspector" and "Code Enforcement Officer" with "Zoning Administrator", and other minor related amendments.
3. Amend Chapter 170-6, "Definitions" by inserting 50 definitions from other sections, by adding a definition of Slope, amending definitions of Accessory Structure & Customary Home Occupation, & other minor amendments.
4. Amend Chapter 170-7 "Establishment of Districts" to change names of the RM-20 District to RM-SU - Suburban Density Multiresidential, the RM-10 District to RM-U - Urban Density Multiresidential, the B-2 District to the CBD - Central Business District, and the B-5 District to Commercial/Retail District; and delete the RM-12, RM-8, RM-6, and UMUD Districts.
5. Rezoning a 38-acre area of Mill St., Charles St. & Back River Rd., from UMUD to R-12; rezoning an 11-acre area of Central Ave. & Charles St. from UMUD to B-5; rezoning a 12-acre area of Central Ave. from R-20 to B-5; rezoning a 2-acre area of Central Ave. & Locust St. from I-1 to B-5; rezoning a 5-acre area of Central Ave. from B-3 to B-5; and amend Chapter 170-8 to update the Zoning Map date and all references in zoning.
6. Rezoning a 364-acre area of Spur Rd., Garrison Rd., Shaws Ln., Leathers Ln., and McKenna Dr., from RM-12 to RM-SU; and rezoning a 125-acre area of Whittier St., Washington St., Portland Ave., Plaza Dr., Northway Cir., Park St., New York St., Hill St., and Ham St. from RM-8 to RM-U.
7. Rezoning a 13-acre area of Washington St. and Main St. from UMUD to CBD, rezoning a 12-acre area of Main St., Cocheco St. and Portland Ave. from CWD to CBD, rezoning a 15-acre area of Silver St. and Locust St. from Office to CBD, rezoning a 14-acre area of Washington St. and Chestnut St. from RM-6 to CBD, rezoning a 55-acre area of Third St., Fourth St., Fifth St., Lincoln St., Grove St., Sixth St., Preble St., Twombly St., Pierce St., Broadway, Washington St., George St., Henry Law Ave., and Central Ave. from RM-8 to CBD, rezoning a 19-acre area of Sixth St., St. Thomas St., Silver St. Court St., and Central Ave. from RM-10 to CBD, rezoning a 3-acre area of Broadway from B-3 to CBD, rezoning a 2-acre area of River St., and Henry Law Ave. from RM-8 to RM-10, rezoning a 2-acre area of River St. and Henry Law Ave. from Office to RM-10, and amending Chapter 170-8 to add the Regulating Plan for the CBD Zone.
8. Amend Chapter 170 by adding Chapter 170-10.1, Central Business District Regulations
9. Amend Chapter Article IV, "USES; TABLES" to replace the Tables of Use and Dimensional Regulations with new Tables of Use and Dimensional Regulations By District and other minor related amendments.
10. Amend Chapter 170-15, "Open Space Requirements", by deleting references to UMUD & B-2 and adding CBD.
11. Amend Chapter 170-16, by adding "Dimensional Regulations for Swimming Pools".
12. Amend Chapter 170-17, to replace with the text of Chapter 170-17.1, and other minor amendments.
13. Amend Chapter 170-18 to add references to the new Tables of Use and Dimensional Regulations By District.
14. Amend Chapter 170-19 to replace with new ordinance on "Flexible Zoning in the I-1 District".
15. Amend Chapter 170-27 "Conservation District" to add slope criteria, amend Conditional Use Permit criteria, update consistent with Comprehensive Shoreland Protection Act, incorporate Urban Exemption Area, and other minor related amendments.

16. Amend Chapter 170-27.1 "Wetlands Protection district" by deleting wetlands map, requiring marking of wetland limits and iron pins where wetlands intersect property lines, amends Conservation Commission review criteria, amend Conditional Use Permit criteria, amend wetlands evaluation method, amend wetland buffer criteria and uses, and other minor related amendments.
17. Amend Chapter 170-27.2 "Transfer of Development Rights" to remove definitions, allow residential land bank, and other minor related amendments.
18. Amend Chapter 170-28.2 "Residential-Commercial Mixed Use Overlay District" to amend permitted uses and amend Procedural Concepts to encourage mixed residential and non-residential uses.
19. Amend Chapter 170-28.3 "Groundwater Protection" to add a building permit review role for the Zoning Administrator.
20. Amend Chapter 170-28.6 "Telecommunication Facilities", to delete Subsection D, Definitions.
21. Amend Chapter 170-28.7 "Impact Fee Ordinance" to amend purpose, delete definitions, amend assessment and collection process, and other minor related amendments.
22. Amend Article VIII, "Extraction Industries" to delete definitions and require information in electronic format.
23. Amend Chapter 170-32 "Sign Review and Regulations" by changing political to election signs, increasing the fine to \$50, adding Zoning Administrator references, and other minor related amendments.
24. Amend Chapter 170-33 "Fence review and regulations", to amend district names and delete the UMUD.
25. Amend Chapter 170-41 "Non-conforming Structures" to clarify that additions and accessory structures can meet the side setbacks for nonconforming lots.
26. Amend Chapter 170-44 to add the CBD and delete the B-2 and UMUD from parking standards.
27. Amend Chapter 170-45 "Required Spaces" to delete the parking space requirements.
28. Amend Chapter 170-48 "Building Permit Procedure", Chapter 170-49 "Certificate of Occupancy", and Chapter 170-50 "Building Permit Fees" to delete the text which will be added to Chapter 68.
29. Amend Chapter 170-52 "Zoning Board of Adjustment" to increase the rehearing deadline to 30 days.
30. Amend Chapter 170-53 "Amendment Procedure" to update the zoning amendment procedure.

A listing of the amendments, including maps, is available in the Planning Department in City Hall, 288 Central Avenue, from 8:00 AM to 4:00 PM weekdays, and in the Public Library during regular business hours. The amendments are available on the City's website at www.dover.nh.gov which contains a link to send comments or questions to the Planning Department. Written comments regarding the amendments will also be accepted.

**ZONING AMENDMENT PUBLIC HEARING
CITY HALL COUNCIL CHAMBERS
July 28, 2009 – 7:00 PM**



City of Dover
288 Central Avenue
Dover NH 03820-4169

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