SITE PLAN REVIEW PROCESS

1. Guiding Principles
2. Process
3. Zoning
4. Landscaping
5. Parking/Access
6. Lighting
7. Transportation
8. Architectural Design
9. Stormwater

Why

JULY 6, 2016
1 GUIDING PRINCIPLE

- Understand the nature, size and impacts of proposed development
- Support good, thoughtful planning
- Trust, but verify
2 PROCESS

All projects which follow the Site Plan Review regulations proceed as follows:

- **Pre-Approval Phase:**
  - Concept Review
  - Technical Review

- **Approval Phase:**
  - Conservation Commission
  - Planning Board
  - Site Walk

- **Post-Approval Phase:**
  - Permitting/Inspections
  - Certificate of Occupancy
3 ZONING

Zoning Review of a project:

- **Use**
  - Allowed by right
  - Allowed by Conditional Use

- **Dimensional**
  - Lot size
  - Setbacks

- **Other**
  - Groundwater Protection
  - Conservation/Wetland Protection
  - Signage
4 LANDSCAPING

Requirements:

- **Goal/Intent**
  - Provide screening from the street
  - Re-use existing healthy trees

- **Interior/Perimeter Landscaping**
  - Tree sizes are proscribed
  - Spacing of trees is proscribed

- **Other Landscaping**
  - Screening of infrastructure
  - Invasive Species
  - Stormwater
5 PARKING/ACCESS

Requirements:

- **Lot Specifications**
  - Width
  - Make up

- **Parking**
  - Maximum Count
  - Electric Vehicle
  - Bicycle

- **Other**
  - Provide for snow storage
  - Screened from residential
6 LIGHTING

Requirements:

▸ Goal/Intent
  ▪ Provide minimum necessary to ensure safety and vision
  ▪ Cut-off fixtures are required

▸ Standards
  ▪ Mounting height
  ▪ Minimum Illumination Level
  ▪ Uniformity ratio (average: Minimum)

▸ Other
  ▪ Period lighting is encouraged

<table>
<thead>
<tr>
<th>Zoning Districts – B-3, B-4, B-5, I-1, I-2, I-4, and ETP</th>
<th>Zoning Districts – O, B-1, CBD, and CWD</th>
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<tbody>
<tr>
<td>Mounting Height (Maximum)*</td>
<td>25 feet</td>
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<tr>
<td>20 feet</td>
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<tr>
<td>Minimum Illumination Level (at darkest spot of the parking lot)</td>
<td>No less than 0.3 FOOT-CANDLES</td>
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<td></td>
<td>No more than 0.5 FOOT-CANDLES</td>
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<td></td>
<td>No less than 0.2 FOOT-CANDLES</td>
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<td></td>
<td>No more than 0.4 FOOT-CANDLES</td>
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<tr>
<td>Uniformity Ratio **</td>
<td>6:1</td>
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<td></td>
<td>5:1</td>
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</tbody>
</table>
Requirements:

- **Traffic Study**
  - Review is based on intensity
  - Drafted by Traffic Engineer
- **Access points**
  - Limitation on # of driveways
  - Spacing between driveways and intersections is laid out.
- **Other**
  - Stacking is not allowed on public road
  - Interconnection between parcels is required
Requirements:

▸ **Goal/Intent**
  ▶ The built environment should respect and enhance the historic character of Dover
  ▶ Encourage traditional New England design

▸ **Standards**
  ▶ Broken out by sections of the City
    ▶ CBD, Industrial, Retail etc
    ▶ General
    ▶ Elements of Design
9 STORMWATER

Requirements:

- **Applicability**
  - New Construction
  - Disturbance of 20,000 sf
- **Purpose**
  - Manage discharge of runoff
  - Minimize pollutants
  - Maintain levels of flow & rate
- **Other**
  - Low Impact Development
  - Best Management Practices
Questions?

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