Project Overview/Timeline

• 2013 Downtown Gateway Project
• November – public hearings
  • Citizen feedback
• Grant Funding
• Inventory
• Neighborhood Session – April 23\textsuperscript{rd}
• Analysis
• Neighborhood Session – June 2\textsuperscript{nd}
• Next Steps
  • Focus on Architectural/Design Standards Component
Project Goals

• Promote citizen participation in Planning
• Respect and support the heritage of the neighborhood
• Promote context sensitive development
Heritage Zoning vs Historic District

**Heritage**
- Advisory
- Promote character of homes/neighborhoods
- Guides change, reuse and reinvestment in the neighborhood
- Promotes adaptive reuse of existing structures for residential uses in a manner that also protects their historical and architectural character

**Historic District**
- Regulatory
- Council must set up a design review board
- Board creates a district that is laid out and separate and distinct from other neighborhoods
- Standards are created by Board and enforced by City, through the Board and staff
Heritage Residential District
Original Proposed Boundary
“These historic, primarily residential neighborhoods surrounding the Silver Street area exhibit a rare collection of interesting architecture. While primarily Victorian and characterized by wide porches, bay windows, steep roofs, and intricate and involved woodwork, there are noteworthy Colonial buildings as well. In both instances their original occupants were likely community leaders, whether early tavern keepers, or later senior managers and foremen from the mill facilities that lined the Cochecho River, as well as other community professionals.

The common theme through all of these designs is both the massing and the placement of these structures in a manner that is compatible with what had gone before. It is the intent that in this district new construction, replacement construction, and new additions should continue that tradition of compatibility with the existing neighborhood.”
HRD Draft Table of Use

**Heritage Residential (HR) District**

**Adapted by Ord. No. 2014**

**Permitted Uses***

- ACCESSORY DWELLING UNIT
- ADULT DAY CARE
- BED AND BREAKFAST
- CHILD CARE FACILITY
- CHILD CARE HOME
- Conversion of Existing Dwelling to Accommodate not more than 2 units [1]
- Dwelling, 2 Family [3]
- Dwellings, Single Family
- Farm Animals for Family Use, for non-commercial purposes, on lots containing one or two Family dwelling [4]
- Public Recreation
- Public Use
- ROOMING HOUSE
- ROADSIDE FARM STAND [5]

***See reverse side for architectural standards, required for new construction and additions.

**Uses Permitted by Conditional Use Permit***

- Conversion of Existing Dwelling to accommodate not more than 4 units
- Dwelling, 3 to 4 Family
- Elderly Assisted Care Home
- Group Home for Minors
- Retail Store

***See reverse side for architectural standards, required for new construction and additions.

**Sign Regulations**

**Size**

- Total signs permitted
- Total area permitted
- Type
  - Freestanding
  - Projecting
  - Wall Mounted

- Temporary

- Permitted
- Not permitted

**Principal Building Placement**

10' min setback at sides
30' min setback at rear

- 10' max build to front
- 25' max build to side

- NOT TO SCALE

**Dimensional Regulations**

<table>
<thead>
<tr>
<th>Dimension</th>
<th>Minimum Lot Size</th>
<th>Maximum Lot Coverage</th>
<th>Minimum Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT</td>
<td>50,000 sq. ft.</td>
<td>40%</td>
<td>80 ft.</td>
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</tbody>
</table>

**PRINCIPAL BUILDING**

- Front ELEVATION (2)achs
- Side ELEVATION (2)
- Rear ELEVATION (2)

**OUTBUILDING/ACCESSORY USE**

- Front ELEVATION (2)
- Side ELEVATION (2)
- Rear ELEVATION (2)

**MISSING BUILDING**

- HNR Building
- OUTBUILDING

**Notes**

- (1) Refer to 201:13:01-34 for exceptions to lot size and setback requirements.
- (2) All land containing wetlands shall not be counted in determining the gross lot area 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 purpose of this calculation, wetlands shall include areas that meet the definition of wetland under the Code of Administrative Rules – NR. 305.07 and the 1987 Federal Manual for Identifying Vegetation Wetlands. Wetland buffers shall not be allowed for areas of less than 20 feet of southeasterly or northerly property line.
- (3) Three or four Family and group homes shall be subject to the following regulations:
- A. The specific site must have an open space, either landscaped or left natural, at least equal to the average amount of open space on all developed lots in the HR District that are wholly or partly within three hundred (300) feet of the subject parcel. Existing parking areas, either gravel, paved, or unpaved, shall not be considered to be open space.
- B. Off street parking in accordance with Chapter 201:03. The space shall be provided to access vehicle pulling into the street. Two (2) parking spaces per unit shall be required.
- C. Parking lots shall be less than five (5) feet from a side property line and ten (10) feet from a front property line.
- D. Parking spaces shall be screened from the street and from abutting lots.
- E. All abutting properties shall be at least twenty (20) feet from a front property line, thirty (30) feet from a rear property line, and fifty (50) feet from an alley property line unless abutting a street, in which case, the distance from the front property line shall be twenty (20) feet.

**Conditional Use Permit Criteria**

- ELEVENTY-TWO (2) HOUSES shall be in accordance with the densities and provisions stated below:

**GROUP HOME FOR MINORS**

- Group home for Minors shall be subject to the following conditions:
- A. The group home site shall be compatible with abutting uses.
- B. The group home shall be located in areas of transactional or mixed land use.
- C. Parking and service areas shall be screened from abutting residential uses, unless the abutters choose to not want site screening.
- D. Easements shall be required on the property in any amount comparable to the parcel.
- E. The planned occupancy of the group home shall be compatible with the permitted density of the surrounding neighborhood.

**MUTUAL USE**

- Mutual Use is allowed in accordance with the density and provisions stated below:

  - A. Units over 2,000 sq. ft. of land
  - B. Existing and service areas shall be screened from abutting residential uses.

**Retail Store**

- Retail stores are permitted on Silver Street and are subject to the following regulations:
- A. The store shall contribute to a NICH GROWTH and feel in the pedestrian friendly area.
- B. The store shall not be larger than 2,000 sq. ft.
- C. No more than half of the required parking necessary shall be on site parking, which shall be screened from abutting residential uses.
- D. Any building or loading of products shall not drop sidewalks or crosswalks.
- E. The proposed use shall be consistent with the surrounding NEIGHBORHOOD.
Feedback From April 23 Meeting

- Celebrate a style or different styles?
- Need to address larger quality of neighborhood issues
- Are additions included in the zoning changes?
- Home occupation should still be allowed. Maybe professional business as well?
- Need regulation for architectural standards
- Would like specifics for uses
- Side yard, front yard setbacks and lot coverage are important
- Noise controls
- Boundary Adjustments
  - Central Ave. and North side of Silver St. should be within district
  - Washington Street
  - Arch Street
  - Woodman Park area
- Install trees along streets
- Sidewalk improvements needed
Heritage Residential District
Compromise Proposed Boundary
Proposed Dimensional Changes
Post 6/2 Meeting

- Lot Size: 10,000 square feet
- Frontage: 80 feet
- Front Setback – Main: TBD
- Front Setback – Accessory: 45 feet
- Side Setback: 15 feet
- Rear Setback: 30 feet
- Height of Building: 24 – 40 foot range
Proposed Uses - Post-6/2 Meeting

In
- ACCESSORY DWELLING UNIT (R-12/RM-U)
- ADULT DAY CARE (R-12/RM-U)
- BED AND BREAKFAST (R-12)
- CHILD CARE FACILITY (R-12/RM-U)
- CHILD CARE HOME (R-12/RM-U)
- CONVERSION FROM 1 TO 2 UNITS (R-12/RM-U)
- DWELLING, 2 FAMILY (R-12/RM-U)
- DWELLING, SINGLE FAMILY (R-12/RM-U)
- FARM ANIMALS (R-12/RM-U)
- PUBLIC RECREATION (R-12/RM-U)
- PUBLIC UTILITY (R-12/RM-U)
- ROOMING HOUSE (RM-U)
- ROADSIDE FARM STAND (R-12)
- CUSTOMARY HOME OCCUPATION

Out
- ASSEMBLY HALL (R-12/RM-U)
- CONSERVATION LOT (R-12/RM-U)
- EDUCATIONAL INSTITUTION (R-12)
- FARM (R-12)
- FUNERAL PARLOR (RM-U)
- OFFICE (R-12/RM-U)
- ROOMING HOUSE (RM-U)
## Proposed Uses via CUP — Post 6/2 Meeting

<table>
<thead>
<tr>
<th>In</th>
<th>Out</th>
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<tbody>
<tr>
<td>• CONVERSION OF EXISTING TO 4 UNITS</td>
<td>• ASSISTED LIVING FACILITY</td>
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<tr>
<td>• DWELLING, 3 TO 4 FAMILY***</td>
<td>• BEAUTY AND BARBERSHOP</td>
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<tr>
<td>• ELDERLY ASSISTED CARE HOME (R-12)</td>
<td>• CONGREGATE CARE FACILITY</td>
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<td>• GROUP HOME FOR MINORS</td>
<td>• CONTINUING CARE COMMUNITY FACILITY</td>
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<td>• OFFICE**</td>
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*Silver Street Only

**Standards to be developed

***Add criteria that new construction or conversion retain the appearance of a single family dwelling
Architectural Standards

• For new construction and additions only
  • Applicants for new construction shall refer to the Dover Historic Preservation Guide (June, 1991) for examples of architecture and design that is fitting for the Heritage Residential District. This document is intended to serve as a guide to help encourage and inspire thoughtful and attractive development.
  • Additions to existing buildings must be designed and constructed in the same architectural style and with the same exterior materials as the existing building, and at a HEIGHT not taller than the existing building. Deviations from this requirement shall be permitted by Conditional Use Permit.
• 2 family dwellings and 3-4 family dwellings shall be designed to look like SINGLE FAMILY DWELLINGS. At a minimum, this shall mean that only one entrance shall be visible from a public street.
GUIDEBOOK

HISTORIC PRESERVATION
GUIDE

DOVER, NEW HAMPSHIRE

Architectural Standards
Post 6/2 Meeting

• The majority of participants at the well attended April 23rd and June 2nd neighborhood meetings expressed a strong interest in establishing some basic design standards for new construction.

• Based on the feedback received, staff is working to develop a set of objective design criteria that can be assessed administratively.

• The design criteria will be presented at a third neighborhood meeting to be held in July.
Questions?