Form Based Code

• Dover has been using this for a while

• Downtown

• Gateways
Form Based Zoning

• The concept is simple.

• The details are sometimes not.

• In general, the theory is that the form of a structure is almost as critical as its use.

• Over time, the use may change, but the building will remain.

• So, in addition to an appropriate use, it is important to get the building in the right place and in the right form.
Area Under Consideration

Heritage Residential District
Purpose Statement

• These historic, primarily residential neighborhoods surrounding the Silver Street area exhibit a rare collection of Victorian architecture. Their original residents were likely senior managers and foremen from the mill facilities that lined the Cochecho River, as well as other community professionals.
Purpose (Continued …)

• The bulk of the structures date from the Civil War era to the early 1900s. Although there has been some in-fill development, the primary structures are characterized by wide porches, bay windows, steep roofs, and intricate and involved woodwork. Collectively they create very walkable, pedestrian friendly neighborhoods.
Purpose (…concluded)

• It is the intent of this zoning district to retain, supplement, and replicate (where practicable) these distinct architectural buildings as a tribute to the history of the City of Dover.
Walking Tour of Area
Walking tour of Area
Basic Form Examples

YES!

Nice Houses, but Probably Not here.
General Characteristics

Guidelines to assist in Victorian ‘Form’ design:

- Size, height
- Placement on Site
- Massing & Scale
- Primary Entrances
- Roof Styles
- Windows & Doors
- Building Materials
Similar Area: Franklin St. in Concord
More Franklin Street
Not so Recent Changes
Details from District

- Have done measuring from District
- Understand patterns
  - 3 ½ stories
  - Set backs/Frontage
  - Auxiliary building placement
- Considering Design standards
  - Residential only use allowed
  - Roof pitch, porches, bay windows, materials
  - 1 or 2 family, no more than 4
Discussion??

• How can the new supplement and support the existing??