Agenda

• Project Overview
• Goals of the Project
• Feedback from April 23
• Expanded Project Area
• Dimensional Regulations
• Current vs Proposed Uses
• Architectural Standards
Project Overview/Timeline

• 2013 Downtown Gateway Project
• November – public hearings
  • Citizen feedback
• Grant Money
• Inventory
• Neighborhood Session
  • April 23
• Analysis
• Next Steps
Project Goals

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

- Zoning is the legal classification of property in certain land uses. The concept has been in Dover since 1949.
- Currently, zoning and land use law addresses conflicts between private property rights—rights of ownership—and government’s efforts to create a functional, safe and beautiful community.
- Dover has 18 zones, in 5 categories. In addition to those zones, the City has 10 overriding districts which cover things from Wetlands Protection to Transfer of Development Rights, and conservation areas.
- The Zoning chapter also contains the regulations for signage, fences, parking and loading.
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 form other neighborhoods
• Standards are created by Board and enforced by City, through the Board and staff.
Feedback So Far

- 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?
- Needs regulation for architectural stds.
- 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
Original Proposed Boundary
Heritage Residential District
Suggested Boundary
Heritage Residential District
Compromise Proposed Boundary
Proposed Dimensional Changes

- Lot Size
- Frontage
- Front Setback - Main
- Front Setback - Accessory
- Side Setback
- Rear Setback

![Bar Chart]

- RM-U
- R-12
- HR
- Avg
Proposed Dimensional Changes

- Lot Size
- **Frontage**
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- Rear Setback
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Proposed Dimensional Changes

- Lot Size: 10,000 square feet
- Frontage: 80 feet
- Front Setback – Main: 10 – 25 foot range
- Front Setback – Accessory: 45 foot
- Side Setback: 15 foot
- Rear Setback: 30 foot
- Height of Building: 24 – 40 foot range
Proposed Uses

**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)

**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)
Proposed Uses via CUP**

In
• CONVERSION OF EXISTING TO 4 UNITS
• DWELLING, 3 TO 4 FAMILY
• ELDERLY ASSISTED CARE HOME (R-12)
• GROUP HOME FOR MINORS
• RETAIL STORE*

Out
• ASSISTED LIVING FACILITY
• BEAUTY AND BARBERSHOP
• CONGREGATE CARE FACILITY
• CONTINUING CARE COMMUNITY FACILITY
• NURSING HOME

*Silver Street Only
** Conditional Use Permit
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 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.
Architectural Examples
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Architectural Examples
Guidebook

HISTORIC PRESERVATION GUIDE

DOVER, NEW HAMPSHIRE

Questions?