Zoning Recommendations

Summary
January 17, 2019
Updated:
April 4, 2019
How We Got Here:

- PB Creation in February
- Reviewed goals
- Reviewed definitions
- Looked at City as a whole
- Reviewed Transportation Corridors:
  - Spaulding Turnpike
  - 108
  - 155
  - 9
  - Sixth Street
  - Dover Point/Middle Road
How We Got Here:

• January Public Hearing
  • How would you like Dover to be Zoned?
    • Feedback sought on what people would like to see
  • Review of ideas generated
    • Feedback from ideas gathered
Future Dover:

• January Public Hearing
  • How would you like Dover to be Zoned?
    • Feedback sought on what people would like to see
  • Review of ideas generated
    • Feedback from ideas gathered
Future Land Use Map:
General Recommendations

• “De-residentializing areas”

• Creating mixed use areas where higher density single family homes are located near commercial areas to create a balance between the need for affordable homes and increased commercial uses.

• Revising existing land uses in the commercial districts to ensure uses allowed are ones Dover wants.
Spaulding Recommendations

- Exit 6
- Add hospitality and dining options to encourage Mixed Use
Spaulding Recommendations

- Exit 7
- Merge commercial zones/adjusting the existing R-12 and RM-U districts east of the Spaulding, to create a MU area
Spaulding Recommendations

• Exit 8
  • Create a Mixed Use area at the intersection of Routes 9/155
Spaulding Recommendations

• Exit 9
  • Explore Commercial on both sides of Indian Brook Drive and review options for Glenwood and Sixth Street
  • Extend Sewer.
108 Recommendations

- North of Weeks Crossing
  - Office to B-1 zone
- Week’s Crossing
  - Consider converting B-1 to B-3 zone
108 Recommendations

• South of Week’s Crossing
  • Consider converting R-12 around Morin Street to B-3

• South of Merry Street
  • No Change
108 Recommendations

• Back River to Alumni
  • Area should be rezoned to a low intensity/low turn over commercial use - ETP
108 Recommendations

• Mast Road area
  • Review area at the intersection of Route 108 and Mast Road

• Elks/Meserve parcels
  • Explore Industrial rezone
Route 155 Recommendations

• Amend the existing B-4 districts to allow mixed used, similar to RCM
  • Would need a residential component
  • Create a more of a flexible “context sensitive” model
Route 9 Recommendations

• The two R-20 districts at or before Columbus Avenue and R-40 after Columbus Avenue:
  – should be considered for non-residential districts
Major Route Recommendations

• Middle Road
  – Create a mixed use zone similar to RCM for property on Middle and Back Roads
Major Route Recommendations

• Sixth Street
  – No changes beyond County Farm Road

• Dover Point Road
  – No changes were recommended
Comments Received

• Dover is primarily zoned residential
• Capitalize on existing infrastructure and traffic patterns
• Community needs to remain walkable/pedestrian focus, over car focus
• Accessible uses are important
• Access to public transit is important
• Housing for all ages is important
• Market shifting to smaller homes
Comments Received

• Look at uses allowed and evaluate
• Consider higher density to allow smaller homes be built for young and elderly buyers
• Rezone Dover Point Road, by Pointe Pl
• Rezone Dover Point Road by Nordic Stove
• Rezone Littleworth Road/Old Littleworth
• Don’t rezone Durham Road
• Don’t rezone Middle/Back Road*
Questions

• Please feel free to provide written comments to either by February 11, 2019:
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  Or
  • Christopher Parker, AICP: c.parker@dover.nh.gov