Zoning Recommendations

Summary

January 17, 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
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