Proposed Zoning Amendments

City Council Workshop
June 1, 2016
How We Got Here:

- Housekeeping changes from Staff
- Complying with State law
  - ADU
- Categories
  - Housekeeping/Simplification
  - Mandated
  - Additions/Limitations
- Public Input
  - Citywide mailing April 25th
  - Public hearings May 10/24
- Planning Board U/A approval of amendments
## Housekeeping/Simplification

### Amendments

<table>
<thead>
<tr>
<th>#</th>
<th>Intent</th>
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</thead>
<tbody>
<tr>
<td>4</td>
<td>Adding three lots to Heritage Residential District</td>
</tr>
<tr>
<td>2</td>
<td>Revising existing definitions</td>
</tr>
<tr>
<td>8</td>
<td>Revising dimensional regulations table for CBD-Downtown Gateway District to clarify that residential uses are allowed on ground floor and architectural standards apply for 4 or more units</td>
</tr>
<tr>
<td>9</td>
<td>Removing obsolete reference to mill motif sign regulations</td>
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<tr>
<td>13</td>
<td>Replacing “mean high water mark” with “reference line”</td>
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<tr>
<td>15</td>
<td>Deleting loading spaces section and move standards to Chapter 149</td>
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# Mandated Amendments

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>6</td>
<td>Adding Accessory Dwelling Unit as a permitted use in Hospital, Little Bay Waterfront and Office Districts</td>
</tr>
<tr>
<td>12</td>
<td>Amending Accessory Dwelling Unit ordinance to comply with revisions to state law</td>
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# Additions/Limitations Amendments

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>3</td>
<td>Adding new definitions re: illuminated signs</td>
</tr>
<tr>
<td>5</td>
<td>Add Self-Storage facility definition &amp; use via CUP in I-1, I-2, &amp; I-4 Districts</td>
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<td>7</td>
<td>Removing requirement that a single family dwelling in RM-SU District meet R-20 dimensional requirements</td>
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<tr>
<td>10</td>
<td>Revising Central Business District - Downtown Gateway &amp; Mixed Use sub-districts, so that no CUP is required if development results in 3 or less residential units or less than 2,500 sq. ft. of nonresidential space</td>
</tr>
<tr>
<td>11</td>
<td>Remove obsolete impact fee waiver provision to be consistent with state law</td>
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<tr>
<td>14</td>
<td>Allowing taller fences in side yards starting from the front of house or 10 feet from the ROW, whichever is less</td>
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Accessory Dwelling Units

- 2011: Dover allows use
- 2015: State adopted statute requiring the use
- Tweaks to Chapter 170
  - Allow in all residential zones,
  - Remove restriction of 30% of total structure,
  - ADU size can be between 300 and 800 square feet
Self-Service Storage Facility

• Define the Use
• Determine Districts Allowed via CUP
• Conditional Use Permit Criteria:
  • Setbacks are double underlying zone
  • Any unit visible from the street must be perpendicular to the street
  • If adjacent to residential lot
    • One story height limitation
    • Restricted hours of operation
    • No auctions or sales
    • Sufficient screening to block abutters from units
  • Must comply with architectural standards.
For More Information…..

- The full text is available:
  - On the City’s Web Site: http://1.usa.gov/1WpIylZ
  - In the Planning Department and City Clerk’s Office M-Th 8:30 am to 5:30 pm or Fri 8:30am-4pm
  - At the Public Library

- Please call 516-6008 with further questions.
  - Facebook: www.facebook.com/DoverNHPPlanning
  - Twitter: @DoverNHPPlanning