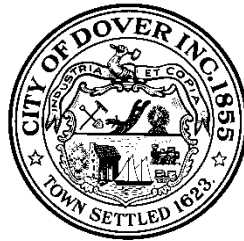


Donna P. Benton, AICP
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Dover, New Hampshire 03820-4169
(603) 516-6008
www.dover.nh.gov

City of Dover, New Hampshire
Department of Planning & Community Development

August 10, 2026

Dear Dover Property Owner:

The Dover Planning Board has scheduled two opportunities for the public to learn about and provide feedback on the 26 proposed amendments to the Dover Zoning Ordinance, Chapter 170. A public hearing will be held at the Planning Board meetings on: **Tuesday, September 8, 2026 and Tuesday September 22, 2026**. You are invited to attend either or both meetings, which will be held in **City Hall's City Council Chambers, 288 Central Avenue at 7:00 PM**. **You may also email Dover-Planning@dover.nh.gov or call (603) 516-6008 with comments.** The amendments were developed with input from Planning Board members, a sub-committee of volunteers, and Planning Department staff, and they are summarized below. Full text of the amendments is available on the City website.

1. Purpose Statement
2. Amend 170-6.B by amending the definition of "Personal Service Establishment";
3. Amend 170-6.B by defining "Conversion of Existing Dwelling to Accommodate not more than 2 units";
4. Amend 170-6.B by amending the definition of "Flood Insurance Rate Map";
5. Amend 170-6.B by amending the definition of "Transfer of Development Rights (TDR)";
6. Amend 170-6.B by defining definition of "Undeveloped Area";
7. Amend 170-6.B by amending the definition of "Dwelling, Multifamily";
8. Amend 170-12.B, Gateway District Table of Uses to create dimensional exemptions for ≤ 2 unit properties;
9. Amend 170-12.B, Gateway District Table of Uses by amending the Solar/Green Roof Standard;
10. Amend 170-12.B, CWD District Table of Uses by amending the Solar/Green Roof Standard;
11. Amend 170-12.B, R-40 District Table of Uses by adding R-40-specific TDR regulations;
12. Amend 170-12.B, R-20 District Table of Uses by adding R-20-specific TDR regulations;
13. Amend 170-12.B, R-12 District Table of Uses by adding R-12-specific TDR regulations;
14. Amend 170-12.B, RM-SU District Table of Uses by adding RM-SU-specific TDR regulations;
15. Amend 170-12.B, RM-U District Table of Uses by adding RM-U-specific TDR regulations;
16. Amend 170-12.B, H District Table of Uses by adding H-specific TDR regulations;
17. Amend 170-12.B, O District Table of Uses by adding O-specific TDR regulations;
18. Amend 170-12.B, IT District Table of Uses by requiring a CUP for "Computer and data processing" use;
19. Amend 170-15 by changing the threshold for mandatory recreation space developments with ≤ 10 units;
20. Amend 170-16 by updating swimming pool regulations to match changes in state building code;
21. Amend 170-18 by amending Customary Home Occupation regulations to reflect recent state legislation;
22. Amend 170-19.B, by revising non-environmental conditional use permit criteria;
23. Amend 170-24, Accessory Dwelling Units by defining how to calculate the area of an ADU and remove electric meter regulation;
24. Amend 170-29, Transfer of Development Rights, by implementing changes recommended by the TDR Sub-committee;
25. Amend 170-32.F, RCM Overlay District regulations by lowering parking requirement to 1 space per unit;
26. Amend 170-33, Groundwater Protection regulations by limiting CUP standards to commercial/mixed-use, or sites with ≥ 3 units;
27. Amend 170-46, Waiver subsection by renaming "Relief" and specifying relief is sought via CUP;
28. Takes effect statement.

Addendum from last year's posting: Amend 170-12.B RM-U District Table of Uses, Special Exception criteria for 3-4 family dwellings, by lowering mandatory parking spaces from 2 to 1.



City of Dover
288 Central Avenue
Dover NH 03820-4169

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****** IMPORTANT ZONING AMENDMENT INFORMATION ENCLOSED ******

The full text of the amendments is available through the Planning Department office in City Hall or on the Planning Department's webpage: <https://www.dover.nh.gov/government/city-operations/planning/>

Please email Dover-Planning@dover.nh.gov or call (603) 516-6008 with comments.

ZONING AMENDMENT PUBLIC HEARINGS
City Council Chambers, City Hall

Tuesday, September 8, 2026 – 7:00 PM

Tuesday, September 22, 2026 – 7:00 PM