



City of Dover, New Hampshire

Department of Planning & Community Development

August 1, 2025

Dear Dover Property Owner:

The Dover Planning Board has scheduled two opportunities for the public to learn about and provide feedback on the 44 proposed amendments to the Dover Zoning Ordinance, Chapter 170. A public hearing will be held at the Planning Board meeting on: **Tuesday, August 26, 2025 and Tuesday, September 9, 2025**. 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 the public, Planning Board members, Planning Department staff, and state legislation, 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 adding the definition of a "Community Residence";
3. Amend 170-6.B. by expanding the definition of "Open Space" to include buffers;
4. Amend 170-6.B. by adding a definition for "Electric Vehicle (EV) Readiness";
5. Amend 170-6.B. by adding a definition for "Solar Readiness";
6. Amend 170-6.B. by adding a definition of a "Grand Opening Sign";
7. Amend 170-6.B. by removing the "garage" requirement from the definition of ADU detached structures;
8. Amend 170-6.B. by expanding the definition of a "single-family home" to include manufactured homes;
9. Amend 170-6.B. by expanding the definition of "Unsuitable Development Area" to include buffers for burial grounds;
10. Amend 170-12 by eliminating the solar panel and green roof standard in the C district for commercial or mixed-use buildings 25,000 sf. or larger and requiring solar readiness;
11. Amend 170-12 by eliminating the solar panel and green roof standard in the CM district for commercial or mixed-use buildings 25,000 sf. or larger and requiring solar readiness;
12. Amend 170-12 by eliminating the solar panel and green roof standard in the IT district for commercial or mixed-use buildings 25,000 sf. or larger and requiring solar readiness;
13. Amend 170-12 by eliminating the solar panel and green roof standard in the CBD-G district under required building standards and requiring solar readiness;
14. Amend 170-12 by eliminating the solar panel and green roof standard in the CBD-M district under required building standards and requiring solar readiness;
15. Amend 170-12 by eliminating the solar panel and green roof standard in the CBD-TOD district under required building standards and requiring solar readiness;
16. Amend 170-12 HR district CUP criteria parking per-unit requirement from 2 parking spaces to 1.
17. Amend 170-12 RM-U district Special Exception criteria parking per-unit requirement from 2 parking spaces to 1.
18. Amend 170-6.B. by changing the IT District CUP state licensure criterion for Education Institution and Post Secondary uses;
19. Amend Chapter 170-12.A. to add "Personal Services" to the RM-U District;
20. Amend 170-12.B. to specify additional signage relief within the CBD-G District;
21. Amend 170-12.B. to specify additional signage relief within the CBD-M District;
22. Amend 170-12.B. to specify additional signage relief within the CBD-R District;
23. Amend 170-12.B. to specify additional signage relief within the CBD-TOD District;
24. Amend 170-12.B. to specify additional signage relief within the C District;
25. Amend 170-12.B. to specify additional signage relief within the CM District;
26. Amend 170-12.B. to specify additional signage relief within the IT District;
27. Amend 170-12.B. by correcting CBD-M dimensional requirements within the table of uses;
28. Amend 170-12.B. by eliminating an erroneous reference to CBD streetscape standards within the G table of uses;
29. Amend 170-12.B. by eliminating an erroneous reference to CBD architectural standards within the G table of uses;
30. Amend 170-14 by clarifying the applicability and relief afforded for Nonconforming Lots;

31. Amend 170-15.B. to update the requirement for distances in between primary and secondary structures to reference adopted fire code;
32. Amend 170-19.A. by adding Site Review Regulation relief for shared parking and driveways for non-environmental CUPs;
33. Amend 170-23 by adding an “Applicability” section to the impact fee ordinance to specify which project approval dates are subject to fees;
34. Amend 170-24.B. by eliminating the “garage” verbiage from the ADU-specific ordinance;
35. Amend 170-24.C. by increasing the square footage of ADUs from 800 s.f. to 950 s.f.;
36. Amend 170-28 by eliminating the “cumulative” modifier for calculating TDR fees;
37. Amend 170-32.E(1) by removing the “manufactured and assembly” requirement for nonresidential projects within the CM under the RCM Overlay District ordinance;
38. Amend 170-33 by fixing a typographic error in the Groundwater Protection District section of the ordinance;
39. Amend 170-50 by eliminating irrelevant footnotes in reference to signage diagrams within Signage ordinance;
40. Amend 170-50.B by requiring Sign Permit Applications include the size and dimensions of existing signage on the property;
41. Amend 170-50.O(1)(a)[2] by allowing “Grand Opening Signs” to be installed in the C district;
42. Amend 170-53.D by changing the threshold of relief for additions to non-conforming structures;
43. Amend 170-56 by adding a Planning Director discretionary trigger to the application of Site Plan rules and regulations in otherwise inapplicable ZBA applications.
44. Amend 170-60.E by removing an erroneous reference to newspaper fees in the amendment procedure;
45. Amend 170-60.G Removing an additional erroneous reference to newspaper fees in the amendment procedure;
46. Takes Effect Statement



City of Dover
288 Central Avenue
Dover NH 03820-4169

Return Service Requested



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

The full text of the amendments is available through the Planning Department. View the amendments on the City's website at <https://bit.ly/2QBNiZq> or request a copy be emailed.

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

ZONING AMENDMENT PUBLIC HEARINGS
City Council Chambers, City Hall

Tuesday, August 26, 2025 – 7:00 PM
Tuesday, September 9, 2025 – 7:00 PM