**Zones in Dover:**

The community assigns each zone different uses and dimensions, with defined purposes and intentions.

**Residential**
- R-12—Medium Density
- R-20—Low Density
- R-40—Rural Residential
- RM-U—Urban Density
- RM-SU—Suburban Density
- HR—Heritage Residential

**Commercial**
- B-1—Neighborhood Business
- B-3—Thoroughfare Business
- B-4—Hotel/Retail
- B-5—Rural Commercial/Retail

**Industrial**
- I-1—Restricted Industrial
- I-2—Rural Restricted Industrial
- I-4—Office and Assembly
- ETP—Enterprise/Technology

**Mixed Use**
- CBD—Central Business
- CWD—Cochecho Waterfront
- H—Hospital
- LBW—Little Bay Waterfront
- O—Office

**Overlay**
- 10 various overlay districts

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**Why Zone?**

**What is Zoning?**
Zoning is the legal classification of property in certain land uses. The concept has been in Dover since 1948.

Currently, zoning and land use law addresses conflicts between private property rights—rights of ownership—and government’s efforts to create a functional, safe and beautiful community.

**Purpose of Zoning Chapter**
Dover’s Zoning chapter is an element of the Dover Comprehensive Development (Master) Plan and is designed to promote the health, safety, and the general welfare of Dover’s residents by serving to facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements; to encourage the maintenance of Dover’s economic and aesthetic quality of life; and to encourage the most appropriate use of land throughout the City of Dover.

Dover’s master plan is divided into five chapters, all of which can be found online.

**Types of Zones**
Dover has 19 zones, which are listed on the left of this page. In addition to those zones, the City has 10 overriding districts which cover things from Wetlands Protection to Transfer of Development Rights, and conservation areas.

**Other Information**
The Zoning chapter also contains the regulations for signage, fences, parking and loading.

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**Commonly Asked Dimensions**

<table>
<thead>
<tr>
<th>Zone</th>
<th>Min Lot Size</th>
<th>Frontage</th>
<th>Front Setback</th>
<th>Rear Setback</th>
<th>Side Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-40</td>
<td>40,000 SF</td>
<td>150</td>
<td>40</td>
<td>30</td>
<td>25</td>
</tr>
<tr>
<td>R-20</td>
<td>20,000 SF</td>
<td>125</td>
<td>20-25</td>
<td>30</td>
<td>20</td>
</tr>
<tr>
<td>R-12</td>
<td>12,000 SF</td>
<td>100</td>
<td>15-25</td>
<td>30</td>
<td>15</td>
</tr>
<tr>
<td>B-3/B-5</td>
<td>20,000 SF</td>
<td>125</td>
<td>50</td>
<td>15</td>
<td>12</td>
</tr>
<tr>
<td>I-4/B-4</td>
<td>5 Acres</td>
<td>400</td>
<td>75/50</td>
<td>75</td>
<td>75</td>
</tr>
<tr>
<td>O</td>
<td>10,000 SF</td>
<td>100</td>
<td>12</td>
<td>15</td>
<td>10</td>
</tr>
<tr>
<td>ETP</td>
<td>3 Acres</td>
<td>0</td>
<td>50</td>
<td>50</td>
<td>50</td>
</tr>
</tbody>
</table>

*Chapter 170 of the Dover Code has the full dimension table and footnotes related to the above.*