

DOVER CODE

(2) Dimensional Requirements

(a) SETBACKS

- (i) Minimum SETBACKS from the edge of pavement and between STRUCTURES shall be calculated by determining the average SETBACK front, REAR and side SETBACKS of those STRUCTURES within five hundred (500) feet of the external property boundary.

(b) BUILDING HEIGHT

- (i) To determine the residential BUILDING HEIGHT, the APPLICANT shall calculate the modal HEIGHT of all residential STRUCTURES, on the STREET side, within five hundred (500) feet of the external property boundary.
- (ii) The highest modal HEIGHT shall be the maximum HEIGHT and the lowest modal HEIGHT shall be the minimum HEIGHT.
- (iii) For mixed use BUILDINGS, the HEIGHT shall be a maximum of forty-five (45) feet.

(3) Parking

- (a) All DWELLING UNITS shall require two (2) independently accessible PARKING SPACES per unit, except where multimodal transportation resources are provided. Non-residential uses shall comply with parking requirements defined by the zoning ordinance.
- (b) Visitor parking shall be provided for each residential unit. The total residential spaces shall be calculated and an additional five percent (5%) of spaces shall be provided for visitors.
- (c) Where mixed uses will be contained within a STRUCTURE, parking shall be shared between the residential and non-residential uses.

170-20 Central Business District Regulations. [Amended on 12-09-2009 by Ord. No. 2009.09.09-15; Amended on 12-08-2010 by Ord. No. 10-10.27-13.]

A. Purpose and Intent

The City of Dover Central Business District (CBD) follows the premises of context sensitive zoning. This form based code is intended to foster a vital main street both for itself and for its adjacent NEIGHBORHOODS through a lively mix of uses—with

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SHOPFRONTS, sidewalk cafes, and other commercial uses at street level, overlooked by canopy shade trees, upper story residences and offices.

Redevelopment within the Central Business District (CBD) shall be regulated by this form based code, in order to achieve the City's vision set forth in the 2007 update to the Land Use Chapter of the Master Plan, adopted by the PLANNING BOARD on November 13, 2007.

The form based code was developed through a citizen-based discussion process regarding the design for the improvement of all properties in the Central Business District. designated areas. To allow further refinement consistent with individual areas, the district has been divided into sub-districts, with special requirements for each sub-district to allow for context sensitive development along corridors and NEIGHBORHOODS alike.

All of the areas within the CBD share a common goal of increased emphasis on the form and placement of STRUCTURES, and a decreased emphasis on the function(s) contained within them. As such this Article sets careful and clear controls on BUILDING form—with broader parameters on BUILDING use—so as to shape clear, attractive PUBLIC SPACES (good streets, NEIGHBORHOODS and parks) with a healthy mix of uses. With proper urban form, a greater integration of BUILDING uses is natural and comfortable.

Wherever there appears to be a conflict between the form based code and other sections of the Zoning Ordinance (as applied to a particular development), the requirements specifically set forth in this section shall prevail. For development standards not covered herein, the other applicable sections in the City of Dover Code shall be used as the requirement.

B. Conditional Use Permit

- (1) Conditional use approval for relief from the standards herein may be granted by the Planning Board (RSA 674:21 II) after proper public notice and public hearing provided that the proposed project complies with the following standards:
 - (a) That both public and private BUILDINGS and landscaping shall contribute to the physical definition of RIGHTS OF WAY as CIVIC SPACES.
 - (b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
 - (c) That the design of streets and BUILDINGS shall reinforce safe environments, but not at the expense of accessibility.

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- (d) That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.
- (e) That BUILDINGS shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- (f) That CIVIC BUILDINGS and public gathering places shall be provided as locations that reinforce community identity and activity.
- (g) That CIVIC BUILDINGS shall be distinctive and appropriate to a role more important than the other BUILDINGS that constitute the fabric of the city.
- (h) That the preservation and renewal of historic BUILDINGS shall be facilitated.
- (i) That the harmonious and orderly evolution of urban areas shall be secured through the adoption of these regulations.

- (2) Conditional use approval shall be subject to a formal agreement between the PLANNING BOARD and the APPLICANT. Said agreement shall be recorded at the Strafford County Registry of Deeds.

C. Sub-districts

- (1) The REGULATING PLAN for the CBD shall locate the boundaries for the following sub-districts:
 - (a) General
 - (b) Mixed Use
 - (c) Residential

D. Standards and regulations

- (1) The standards for use and dimensions to be utilized within the CBD are shown on the tables at the end of the section. Included in each table are the following areas:
 - (a) District Purpose
 - (b) LOT Occupation Regulations
 - (c) Diagram of BUILDING HEIGHT
 - (d) Diagram of BUILD TO LINES
 - (e) Special Regulations

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(f) Permitted Uses

- (2) Where BUILDINGS exist on LOTS adjacent to a proposed BUILDING, the proposed BUILDING may match the more conforming of the adjacent BUILDINGS' SETBACKS and HEIGHTS rather than match the provisions of this code, through the issuance of a conditional use permit.
- (3) The goal of the BUILDING HEIGHT and BUILD TO LINE standards is the creation of a healthy and vital public realm through good STREET space.

(a) General Guiding Principles

- (i) BUILDINGS are aligned and close to the STREET.
- (ii) The STREET is a coherent space, with consistent BUILDING forms on both sides of the STREET, creating a clear PUBLIC SPACE and community identity.
- (iii) BUILDINGS oversee the STREET (and SQUARE) with active fronts contributing to a vital and safe PUBLIC SPACE.
- (iv) Property lines are physically defined by BUILDINGS or STREET WALLS.
- (v) BUILDINGS are designed for an urban feel and situation. Views are directed to the STREET and the garden/courtyard, not toward the neighbors. However within the STREET wall alcoves or small courtyards are permitted to allow for seating and public access
- (vi) Vehicle storage, garbage and mechanical equipment are kept away from the STREET.
- (vii) Within the General and Mixed Use sub-districts, new retail and commercial activities are located on the GROUND FLOOR. Residential activity is not.
- (viii) Parking (not including on-street parking) should be away from the STREETS and shared by multiple owners/users.
- (ix) Historic character should be preserved and enhanced by context sensitive construction

E. STREETSCAPE

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(1) The CBD sites shall be developed so that BUILDINGS are placed at or near the STREET, along the outer edge of their sites and so as to ensure the unity of those STREETS. Furthermore, the standards demonstrate the relationship between the STREET and LOTS. Finally, these standards establish an environment that encourages and facilitates pedestrian activity.

(2) General Principles and Intent

(a) The STREETSCAPE

(i) The STREET and BUILDING façade receives more attention than the rest of the BUILDING.

(ii) STREETSCAPE elements, such as brick pavers, benches and waste-bins must be consistent within a project and adjacent properties.

(iii) PUBLIC ART is encouraged.

(b) FRONTS AND REARS

(i) BUILDING facades are the public "face" of every BUILDING. Owners are encouraged to place planters and window boxes with flowering plants and/or climbing vines along the area in front of their BUILDINGS.

(ii) The private, REAR portions of the LOTS allow commercial operators to utilize these spaces as efficient working environments unseen by the public and allow residents to have private and semi-private (for apartment and condominium BUILDINGS) OPEN SPACE.

(c) OFF STREET PARKING

(i) Parking provided for a project shall be screened from the STREET.

(ii) Parking shall be considered accessory and shall not be the principal use of a lot.

(3) Minimum Standards

Unless sub-district tables indicate additional or replacement regulations, development shall follow the regulations outlined below:

(a) The STREETSCAPE

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- (i) Each STREET shall have canopy shade trees (STREET TREES). STREET TREES shall be planted at an average spacing not greater than twenty-five (25) to thirty (30) feet on center (measured per BLOCK FACE). The planting area's minimum dimension shall be not less than five (5) feet. At planting, trees shall be at least four (4) to four and a half (4.5) inches in diameter (four (4) feet above grade) and at least twelve (12) feet in overall HEIGHT.
- (ii) Any unpaved ground area fronting the LOTS (to the curb) shall be planted with groundcover or flowering vegetation.

(b) SIDEWALKS

- (i) SIDEWALKS shall be a minimum of five (5) feet wide

(c) STREET FURNITURE

- (i) Benches - Benches will have backs and arm rests.
 - a. For each project, one (1) bench will be provided for every one hundred (100) feet of FRONTAGE on a project.
- (ii) Waste Bins - At a minimum, one (1) waste bin will be provided at each BLOCK CORNER.
- (iii) Bike Racks – At a minimum, one (1) bike rack shall be required per non-residential project.

F. Architectural Standards

The following standards are optional and may be utilized by the APPLICANT. An APPLICANT's election not to submit to architectural standards shall not adversely prejudice the application.

(1) General Principles and Intent

(a) Tradition

- (i) These standards favor BUILDINGS that are traditional in design in a broad sense. They specify an architectural language of load-bearing walls and regional materials that help define building base and cornice. These standards encourage details, such as column and pier spacing, window proportions, entry level, roof or cornice configurations, storefronts, and overhangs.

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(ii) The intent behind these standards is to reinforce the existing character and historic nature of Dover's central business district. However, modern BUILDINGS that are sensitive to that character may be permitted as well

(iii) All building materials to be used shall express their specific properties. For example, stronger and heavier materials (masonry) support lighter materials (wood).

(b) Energy Efficiency and Environmental Conservation

(i) LEED (Leadership in Energy and Environmental Design) standards, or an equivalent standard (or such others as may succeed them), are encouraged to be incorporated into the building design.

(c) PUBLIC SPACE

(i) Many of these standards apply only in conditions that enhance and define the PUBLIC SPACE. These controls concentrate on the public space/views from the public space and minimize interference in the private realm.

(2) Building Walls (Exterior)

(a) Building walls should reflect and complement the traditional materials and techniques of Dover's architecture. They should express the construction techniques and structural constraints of traditional, long-lasting, building materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) support lighter materials (wood).

(b) Building materials shall be context sensitive and shall reflect a consistency to be found within the sub-district.

(i) Brick, stone or masonry building materials are encouraged for exterior walls.

(3) Roofs and PARAPETS

(a) Roofs and PARAPETS should demonstrate a commonsense recognition of the climate by utilizing appropriate pitch, drainage, and materials.

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- (b) BUILDINGS without visible roof surfaces and overhanging eaves may have a cornice projecting horizontally between six (6) and twelve (12) inches beyond the building walls. For BUILDINGS three stories or taller, the cornice projection shall increase an additional six (6) and twelve (12) inches per STORY.
 - (c) Skylights and roof vents are permitted only on the roof plane opposite the primary STREET or when shielded from the STREET view by the building's PARAPET wall.
 - (d) Overly elaborate, "postmodern" and/or "high-tech" designs are discouraged. However, ornamentation which contributes to the character of the building is encouraged. BUILDING designs need to reflect the adjacent massing. Ornamentation should be consistent with that used in the neighborhood of BUILDINGS to reinforce the fabric and richness of the community.
 - (e) Green roof technologies are encouraged. Vegetative cover should be considered for flat roofs and solar panels should be considered for integration into pitched roof STRUCTURES.
- (4) Street Walls
- (a) STREET WALLS establish a clear edge to the STREET in locations where the BUILDINGS do not. The CBD requirements include masonry walls that define outdoor spaces and separate the STREET from the private realm (parking LOTS, trash cans, gardens, and equipment). All STREET WALL façades shall be as carefully designed as the building façade, with the finished side out, i.e. the "better" side facing the STREET.
- (5) Windows and Doors
- (a) Windows should be divided by multiple panes of glass. This helps the window "hold" the surface of the façade, rather than appearing like a "hole" in the wall (an effect produced by a large single sheet of glass).
- (6) Lighting and Mechanical Equipment
- (a) Materials and equipment chosen for lighting fixtures should be durable, energy efficient and weather well. Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution.

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(b) STREET LIGHTS:

- (i) In order to minimize light pollution, light should be directed downward to the immediate area being lighted and away from any living quarters.
- (ii) Lights shall be located sixteen (16) feet above grade with a maximum average spacing (per BLOCK FACE) of sixty (60) feet on center
- (iii) At the front of the building, exterior lights shall be mounted between six (6) feet and fourteen (14) feet above the adjacent grade.
- (iv) Floodlights or directional lights (maximum seventy-five (75)-watt bulbs) may be used to illuminate parking garages and working (maintenance) areas, but must be shielded or aimed in such a way that they do not shine into other LOTS, or the STREET.
- (v) Floodlighting shall not be used to illuminate building walls (i.e. no up-lighting), except in the Mill sub-district.
- (vi) Site lighting shall be of a design and height so as to illuminate only the LOT.
- (vii) No flashing, traveling, animated, or intermittent lighting shall be visible from the STREET on the exterior of any building, whether such lighting is of temporary or long-term duration.

(c) Mechanical Equipment

- (i) The following shall not be stored or located within any STREET, and be screened from view from the STREET:
 - a. Air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, and the like may not be stored or located within any area considered a front yard under this Code.
- (ii) Roof mounted equipment shall be screened from view from the STREET.

G. Incentives for Architectural Standards

- (1) Any plan that demonstrates reasonable use of the optional architectural standards defined in Section F, may apply for the following incentives:
 - (a) Fast track review

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The Planning Director shall give preference to projects in setting the Planning Board agendas and in other review processes.

- (2) Reasonable use shall be considered demonstration of at least six (6) of the criteria or items mentioned under Section F. These criteria/items will be listed on a waiver application form.

H. Administration

- (1) The CBD district exists like every other district and development within is intended to be reviewed and approved as any other district. Any appeals of this section shall be treated as any other zoning appeal and shall be directed to the Zoning Board of Appeals (as outlined in 170 – 52). Projects submitted shall follow the process outlined with Chapter 149, Site Review Regulations.
- (2) Any redevelopment within the CBD is exempt from Wetlands Regulations as described and administered in this Chapter.

170-21. SMALL WIND ENERGY SYSTEM. [Amended on 02-22-2012 by Ord. No. 2012.01.25; Amended on 11-28-2012 by Ord. No. 2012.11.14-24.]

A. Authority/Purpose:

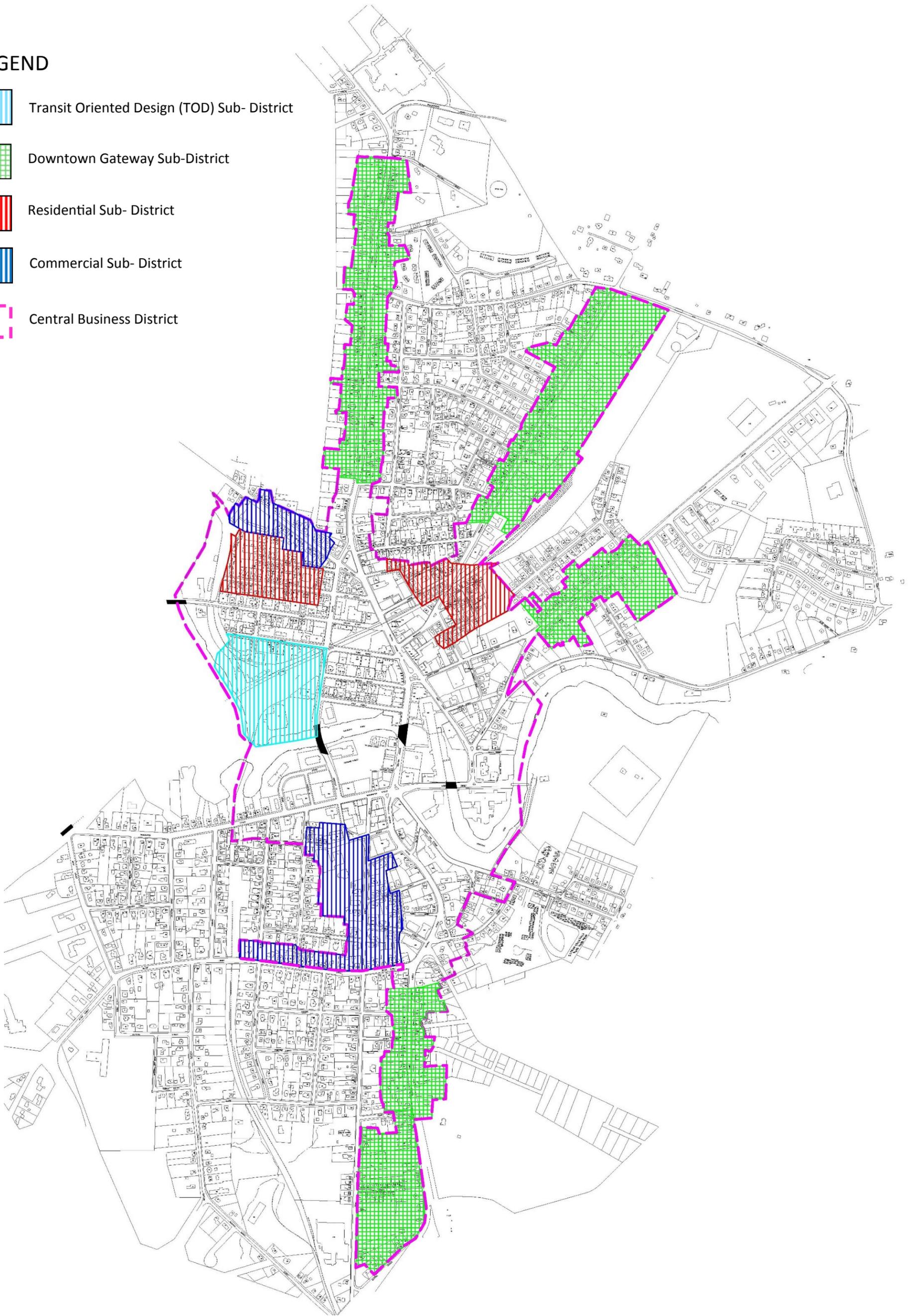
This SMALL WIND ENERGY SYSTEMS ordinance is enacted in accordance with RSA 674:62-66, and the purposes outlined in RSA 672:1-III-a. The purpose of this ordinance is to accommodate SMALL WIND ENERGY SYSTEMS in appropriate locations, while protecting the public's health, safety and welfare. In addition, this ordinance provides a permitting process for SMALL WIND ENERGY SYSTEMS to ensure compliance with the provisions of the requirements and standards established herein.

B. Procedure for Review:

- (1) Building Permit: SMALL WIND ENERGY SYSTEMS and met TOWERs are an accessory use permitted in all zoning districts where STRUCTUREs of any sort are allowed. No SMALL WIND ENERGY SYSTEM shall be erected, constructed, or installed without first receiving a building permit from the Building Inspector. A building permit shall be required for any physical modification to an existing SMALL WIND ENERGY SYSTEM. Met TOWERs that receive a building permit shall be permitted on a temporary basis not to exceed 3 years from the date the building permit was issued.

LEGEND

-  Transit Oriented Design (TOD) Sub- District
-  Downtown Gateway Sub-District
-  Residential Sub- District
-  Commercial Sub- District
-  Central Business District



City of Dover, New Hampshire

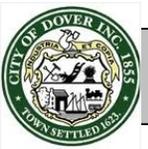
CBD Regulating Plan

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CBD Transit Oriented Development Sub-District

The information included in this Table represents the requirements for development in this Sub-district, see Section 170-20 for additional requirements.*



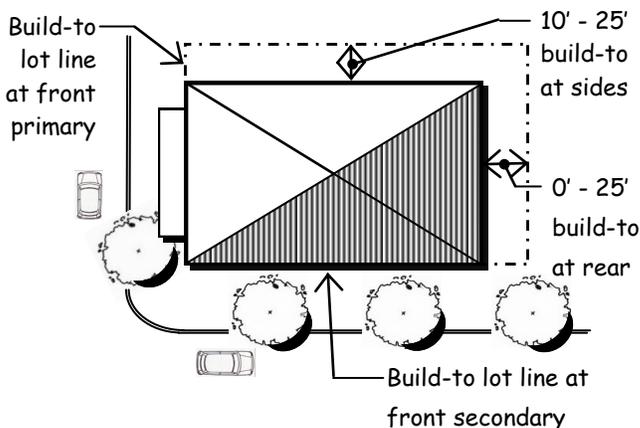
Statement of Purpose

This is an area ripe for redevelopment. This area west of Chestnut Street was once the home of coal yards, warehouses, and other supporting structures for the rail line that passes through it. The rail line will be the key to its future success as well. In combination with the associated bus terminal, transportation is the key to future development here. It is envisioned that this could be an area of very dense development along the banks of the Cochecho River. A wide variety of uses is intended here, with residences dominating upper levels, and retail and commercial activity dominating lower levels.

Dimensional Regulations

PRINCIPAL BUILDING	
Lot Size	NA
Lot Coverage	75% - 100%
Frontage Build-Out	80% min
Front Primary Build-To	0 ft min - 0 ft max
Front Secondary Build-To	0 ft min - 0 ft max
Side Setback	10 ft min, 25 ft max
Rear Setback	0 ft min, 25ft max
OUTBUILDING	
Front Setback	Not permitted
Side Setback	Not permitted
Rear Setback	Not permitted
Private Frontages	
	see table
Common Yard	Not permitted
Porch and Fence	Not permitted
Terrace / Lightwell	Not permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
HEIGHT OF BUILDING	
Principal Building	5 story max, 3 story min
Outbuilding/Accessory	2 story max

*CUP may be used to adjust standards



Special Regulations

Parking Location Standards (See 170-44) - New construction resulting in additional square footage, or an increase in residential units, must comply with parking standards for the new portion of the building only.

- Parking spaces may be located off-site within 1,000 feet of the proposed use, and may be leased from the City or a private landowner.
- Parking spaces shall be screened from the street with a masonry wall, see section 170-20F.
- One space per residential unit.

Ground Floor Standards

- No less than 30% of the façade shall be windows.
- A pedestrian entrance shall be required at the street side or front façade.
- No more than 80% of any street façade shall be for parking.

Streetscape Standards (See 170-20 E) - All elements must be consistent within a project.

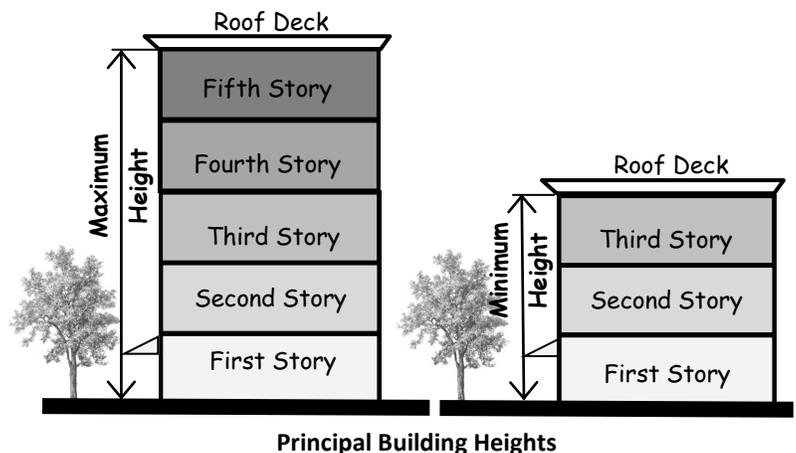
- Street trees shall be planted at an average spacing of 25 to 30 feet on center.
- Unpaved ground area along the frontage shall be planted with appropriate groundcover or shrubs for the space, no bare ground is permitted.
- Sidewalks shall be concrete or brick, a minimum of 5 feet wide
- Street furniture shall include:
 - * 1 bench for every 50 feet of frontage
 - * At least 1 waste bin at each block corner
 - * 1 bike rack per non-residential project

Architectural Standards (See 170-20 F)

- Exterior walls shall be brick, stone, or masonry.
- LEED standards or an equivalent standard are encouraged.
- Drive-in Services not permitted.
- These standards are required. The fast track review provisions of 170-20(G) shall apply.

Adult Bookstore, Video Store or Cabaret [Added 10-20-93 by Ord. No. 28-93] shall be subject to the following conditions:

- An Adult Bookstore, Video Store or Cabaret shall be at least 500 feet from a parcel of land containing an existing residential use.
- An Adult Bookstore, Video Store or Cabaret shall be at least 1000 feet from a parcel of land containing a school, church, community park or public recreational area.
- No adult Bookstore, Video Store or Cabaret shall be permitted within 1000 ft. of an existing similar use.
- The proposed use shall comply with all other state statutes, and city ordinances and codes.



Permitted Uses—Central Business District

Uses	General	Mixed Use	Residential	Downtown Gateway	TOD
Residential	Permitted, but not on ground floor, except in an existing use	Permitted, but not on ground floor except in existing structures	Permitted	Permitted, buildings of four or more units on ground floor allowed only if Architectural Standards are followed.	Permitted but not on ground floor, except as an existing use.
Lodging	Permitted	Permitted, up to 12 rooms w/ stays up to 14 days	Permitted, up to 12 rooms w/stays up to 14 days	Permitted, up to 12 rooms, 13+ rooms if Arch Standards followed.	Permitted
Professional Services & Offices	Permitted	Permitted	Via CUP	Permitted	Permitted
Eating and Drinking Establishments	Permitted	Not Permitted	Not Permitted	Permitted	Permitted
Retail/ Personal Services	Permitted	Permitted	Via CUP	Permitted	Permitted
Industrial	Not Permitted	Not Permitted	Not Permitted	Permitted on Broadway via CUP	Not Permitted
Civic	Permitted	Permitted	Permitted	Permitted	Permitted
Other	Via CUP	Via CUP	Via CUP	Via CUP	Via CUP

For Conditional Use Permit (CUP) criteria see section 170-20 B

Signage Regulations—Central Business District

Sign Size & Quantity	General	Mixed Use	Residential	Downtown Gateway	TOD
Total Signs Permitted	2	1	1	2	2
Total area of all signs	1 sf per lf of frontage (4)	12 sf	16	24 sf	1 sf per lf of frontage (4)
Sign Type					
Freestanding	not permitted	not permitted	not permitted	permitted (5)	not permitted
Projecting	permitted (1)	not permitted	permitted (1)	permitted (1)	permitted (1)
Wall/ Awning	permitted, 40 sf max	permitted (3)	permitted (3)	permitted	permitted, 40 sf max
Temporary	permitted per 170-32.E.3 (2)	not permitted	not permitted	permitted per 170-32.E.3 (2)	permitted per 170-32.E.3 (2)

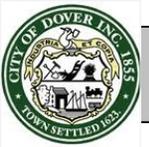
1) 10 ft min above sidewalk, 25 ft max ht. 24 sf max size.

2) 1 year permit granted, 1 sign per building, for lots with over 100 lf of frontage 2 signs permitted. Max ht 3 ft, 6 sf max size. Mill Motif not required for Downtown Gateway.

3) 16 ft max ht, or to bottom of second floor window sills, which ever is lowest.

4) Area may be increased if Mill Motif is adhered to.

5) One per lot, 5 ft max ht.



Statement of Purpose

North of the Downtown core are neighborhoods of smaller homes, once the residences of mill employees, shopkeepers, and others for whom the close proximity to the Downtown was an important feature. Smaller in scale than the more ornate homes in the Mixed Use District, many of these buildings still present considerable architectural detailing. Many of them have outbuildings at the rear of the property. The continued use of these areas as residential neighborhoods is important, both to the city's heritage and to achieving the smart growth and low carbon impact goals of the master plan. Where new structures are added, they should mimic the placement, scale, and building materials of the older homes.

Special Regulations

Parking Location Standards (See 170-44)

New construction resulting in additional square footage or an increase in residential units must comply with parking standards for the new portion of the building only.

- Two (2) spaces per unit are required.
- Additional parking spaces may be leased from the City or a private landowner.

Ground Floor Standards

- No less than 30% of the façade shall be windows.
- A pedestrian entrance shall be required at the street side or front façade.

Streetscape Standards (See 170-20 (E))

All elements must be consistent with Dover Streetscape Standards.

- Sidewalks shall be asphalt a minimum of 5 feet wide.
- Lighting and mechanical equipment standards per 170-20(E)(3)(d).

Architectural Standards (See 170-20 (F))

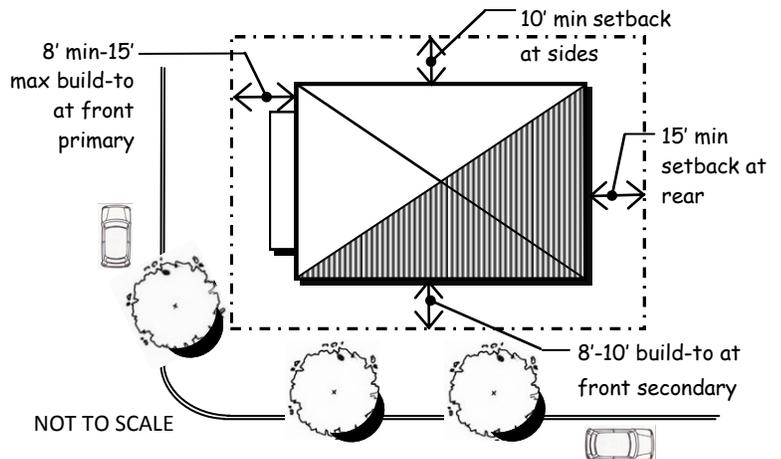
- LEED standards or an equivalent standard are encouraged.
- All other standards are optional and may be utilized by applicant.

Dimensional Regulations

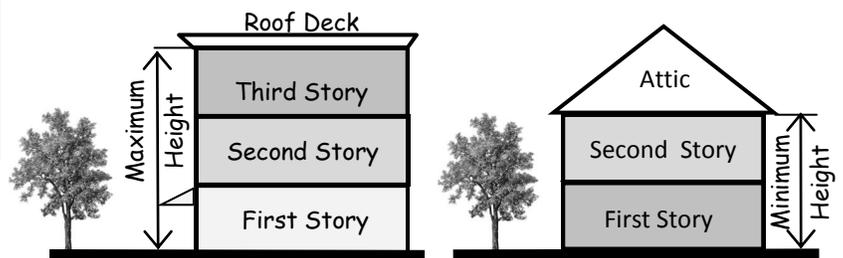
Principal Building	
Lot Size	N/A
Minimum Lot Coverage	40%
Minimum Frontage	75 ft
Frontage Build-Out	40% min
Front Primary Build-To	8 ft min - 15 ft max
Front Secondary Build-To	8 ft min - 10 ft max
Side Setback	10 ft min
Rear Setback	15 ft min
OUTBUILDING/ACCESSORY USES	
Front Setback	20 ft min + bldg. setback
Side Setback	5 ft min
Rear Setback	5 ft min
Private Frontages <i>see table</i>	
Common Yard	permitted
Porch and Fence	permitted
Terrace / Lightwell	not permitted
Stoop	permitted
Shopfront & Awning	not permitted
Gallery	not permitted
HEIGHT OF BUILDING	
Principal Building	2 story min, 3 story max
Outbuilding/Accessory	2 story max

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Principal Building Placement



Principal Building Heights



Permitted Uses - Central Business District

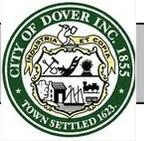
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Retail/ Personal Services	Permitted	Permitted	Via CUP	Permitted	Permitted
Industrial	Not Permitted	Not Permitted	Not Permitted	Permitted on Broadway via CUP	Not Permitted
Civic	Permitted	Permitted	Permitted	Permitted	Permitted
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For Conditional Use Permit (CUP) criteria see section 170-20 B

Signage Regulations—Central Business District

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Temporary	permitted per 170-32.E.3 (2)	not permitted	not permitted	permitted per 170-32.E.3 (2)	permitted per 170-32.E.3 (2)

- 1) 10 ft min above sidewalk, 25 ft max ht. 24 sf max size.
- 2) 1 year permit granted, 1 sign per building, for lots with over 100 lf of frontage 2 signs permitted. Max ht 3 ft, 6 sf max size. Mill Motif not required for Downtown Gateway.
- 3) 16 ft max ht, or to bottom of second floor window sills, which ever is lowest.
- 4) Area may be increased if Mill Motif is adhered to.
- 5) One per lot, 5 ft max ht.



Statement of Purpose

This is an area in transition. Once the homes of the mills' managers and the community's professionals and successful merchants, shipbuilders, sea captains, and others, these stately Victorian buildings are a tribute to Dover's financial success during the height of the mill economy. These elegant structures lend grace to the community. While some of the existing buildings remain as single family residences others are being converted to apartments and offices. As new structures replace older ones, they should follow the setback and massing of earlier structures. Residences in these newer building should be restricted to upper levels. Landscaping is an important element of this district, in both the public and private arenas.

Dimensional Regulations

PRINCIPAL BUILDING	
Lot Size	NA
Minimum Lot Coverage	50%
Frontage Build-Out	60% min
Front Primary Build-To	5 ft min - 20 ft max
Front Secondary Build-To	5 ft min - 20 ft max
Side Setback	5 ft min - 20 ft max
Rear Setback	10 ft min - 20 ft max
OUTBUILDING	
Front Setback	20 ft min
Side Setback	5 ft min
Rear Setback	5 ft min
Private Frontages	
Common Yard	permitted
Porch and Fence	permitted
Terrace / Lightwell	permitted
Stoop	permitted
Shopfront & Awning	not permitted
Gallery	not permitted
HEIGHT OF BUILDING	
Principal Building	2 story min, 3 story max
Outbuilding	2 story max

*CUP may be used to adjust standards

Special Regulations

Parking Location Standards (See 170-44) - New construction resulting in additional square footage or an increase in residential units must comply with parking standards for the new portion of the building only.

- Parking spaces may be located off-site within 1,000 feet of the proposed use.
- Parking spaces may be leased from the City or a private landowner.
- Parking spaces shall be screened from the street with a masonry wall, see Section 170-20(F)(4).

Ground Floor Standards

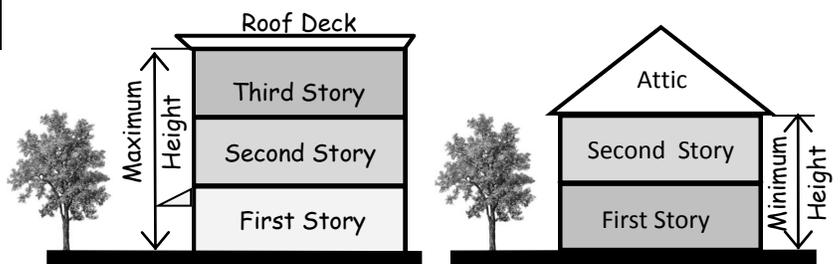
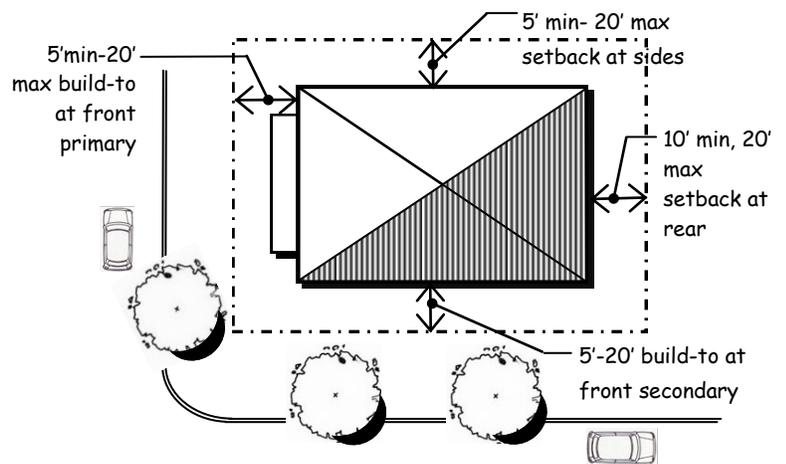
- No less than 30% of the façade shall be windows.
- A pedestrian entrance shall be required at the street side or front façade.
- Residential uses permitted; buildings with more than 4 units are required to follow architectural standards, see section 170-20F.

Streetscape Standards (See 170-20 (E)) - All elements must be consistent with Dover Streetscape Standards.

- Street trees shall be planted at an average spacing of 25 to 30 feet on center.
- Unpaved ground area along the frontage shall be planted with appropriate groundcover or shrubs; no bare ground is permitted.
- Sidewalks shall be concrete or brick and a minimum of 5 feet wide.
- Street furniture shall be provided as follows:
 - * 1 bench for every 100 feet of frontage
 - * At least 1 waste bin at each block corner
 - * 1 bike rack per non-residential project
- Lighting and mechanical equipment standards per sect 170-20 E.

Architectural Standards (See 170-20 (F))

- LEED standards or an equivalent standard are encouraged.
- No Drive-in Service permitted.
- Standards must apply for residential buildings with 4 units or more.
- All other standards are optional and may be utilized by applicant.



Principal Building Heights

Permitted Uses - Central Business District

Uses	General	Mixed Use	Residential	Downtown Gateway	TOD
Residential	Permitted, but not on ground floor, except in an existing use	Permitted, but not on ground floor except in existing structures	Permitted	Permitted, buildings of four or more units on ground floor allowed only if Architectural Standards are followed.	Permitted but not on ground floor, except as an existing use.
Lodging	Permitted	Permitted, up to 12 rooms w/stays up to 14 days	Permitted, up to 12 rooms w/stays up to 14 days	Permitted, up to 12 rooms, 13+ rooms if Arch Standards followed.	Permitted
Professional Services & Offices	Permitted	Permitted	Via CUP	Permitted	Permitted
Eating and Drinking Establishments	Permitted	Not Permitted	Not Permitted	Permitted	Permitted
Retail/ Personal Services	Permitted	Permitted	Via CUP	Permitted	Permitted
Industrial	Not Permitted	Not Permitted	Not Permitted	Permitted on Broadway via CUP	Not Permitted
Civic	Permitted	Permitted	Permitted	Permitted	Permitted
Other	Via CUP	Via CUP	Via CUP	Via CUP	Via CUP

For Conditional Use Permit (CUP) criteria see section 170-20 B

Signage Regulations—Central Business District

Sign Size & Quantity	General	Mixed Use	Residential	Downtown Gateway	TOD
Total Signs Permitted	2	1	1	2	2
Total area of all signs	1 sf per lf of frontage (4)	12 sf	16	24 sf	1 sf per lf of frontage (4)
Sign Type					
Freestanding	not permitted	not permitted	not permitted	permitted (5)	not permitted
Projecting	permitted (1)	not permitted	permitted (1)	permitted (1)	permitted (1)
Wall/ Awning	permitted, 40 sf max	permitted (3)	permitted (3)	permitted	permitted, 40 sf max
Temporary	permitted per 170-32.E.3 (2)	not permitted	not permitted	permitted per 170-32.E.3 (2)	permitted per 170-32.E.3 (2)

- 1) 10 ft min above sidewalk, 25 ft max ht. 24 sf max size.
- 2) 1 year permit granted, 1 sign per building, for lots with over 100 lf of frontage 2 signs permitted. Max ht 3 ft, 6 sf max size. Mill Motif not required for Downtown Gateway.
- 3) 16 ft max ht, or to bottom of second floor window sills, which ever is lowest.
- 4) Area may be increased if Mill Motif is adhered to.
- 5) One per lot, 5 ft max ht.



Statement of Purpose

From the late 1700's, when Dover began to shift from a farming community to a manufacturing center, the land and blocks in and around Washington and Main Streets and Central Avenue have been the community's commercial core. Both redevelopment and new development should reflect that 250 year history. A wide array of retail and commercial activity should be encouraged here. Residential activity should be encouraged on the upper floors of buildings. New construction, where needed, should follow the pattern of existing development in terms of building placement, building height, and the use of durable construction materials. Public spaces are important here, and should be encouraged and maintained properly.

Dimensional Regulations

PRINCIPAL BUILDING	
Lot Size	NA
Minimum Lot Coverage	75%
Frontage Build-Out	70% min
Front Primary Build-To	0 ft min - 10 ft max
Front Secondary Build-To	0 ft min - 10 ft max
Side Setback	0 ft min - 24 ft max
Rear Setback	10 ft min
OUTBUILDING	
Front Setback	not permitted
Side Setback	not permitted
Rear Setback	not permitted
Private Frontages	<i>see table</i>
Common Yard	not permitted
Porch and Fence	not permitted
Terrace / Lightwell	not permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
HEIGHT OF BUILDING	
Principal Building	2 story min
Outbuilding/Accessory	not permitted

Special Regulations

Parking Location Standards (See 170-44) - New construction resulting in additional square footage or an increase in residential units must comply with parking standards for the new portion of the building only.

- Parking spaces may be located off-site within 1,000 feet of the proposed use.
- Parking spaces may be leased from the City or a private landowner.
- Parking spaces shall be screened from the street with a masonry wall, see Section 170-20(F)(4).

Ground Floor Standards

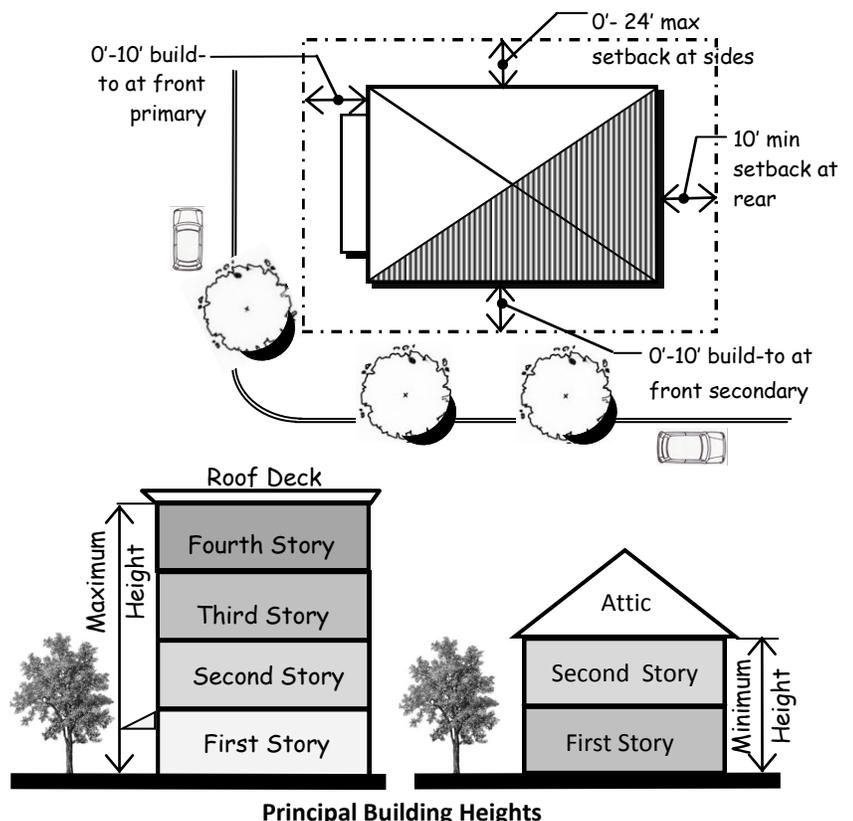
- No less than 30% of the façade shall be windows.
- A pedestrian entrance shall be required at the street side or front façade.
- For new construction only non-residential uses shall be on the ground floor level.

Streetscape Standards (See 170-20 (E)) - All elements must be consistent with Dover Streetscape Standards.

- Street trees shall be planted at an average spacing of 25 to 30 feet on center.
- Unpaved ground area along the frontage shall be planted with appropriate groundcover or shrubs; no bare ground is permitted.
- Sidewalks shall be concrete or brick and a minimum of 5 feet wide.
- Street furniture shall be provided as follows:
 - * 1 bench for every 75 feet of frontage
 - * At least 1 waste bin at each block corner
 - * 1 bike rack per non-residential project
- Lighting and mechanical equipment standards per sect 170-20 E.

Architectural Standards (See 170-20 (F))

- LEED standards or an equivalent standard are encouraged.
- No Drive-in Service permitted.
- These standards are required. The fast track review provisions of 170-20(G) shall apply.



*CUP may be used to adjust standards

Permitted Uses - Central Business District

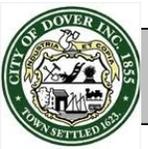
Uses	General	Mixed Use	Residential	Downtown Gateway	TOD
Residential	Permitted, but not on ground floor, except in an existing use	Permitted, but not on ground floor except in existing structures	Permitted	Permitted, buildings of four or more units on ground floor allowed only if Architectural Standards are followed.	Permitted but not on ground floor, except as an existing use.
Lodging	Permitted	Permitted, up to 12 rooms w/stays up to 14 days	Permitted, up to 12 rooms w/stays up to 14 days	Permitted, up to 12 rooms, 13+ rooms if Arch Standards followed.	Permitted
Professional Services & Offices	Permitted	Permitted	Via CUP	Permitted	Permitted
Eating and Drinking Establishments	Permitted	Not Permitted	Not Permitted	Permitted	Permitted
Retail/ Personal Services	Permitted	Permitted	Via CUP	Permitted	Permitted
Industrial	Not Permitted	Not Permitted	Not Permitted	Permitted on Broadway via CUP	Not Permitted
Civic	Permitted	Permitted	Permitted	Permitted	Permitted
Other	Via CUP	Via CUP	Via CUP	Via CUP	Via CUP

For Conditional Use Permit (CUP) criteria see section 170-20 B

Signage Regulations—Central Business District

Sign Size & Quantity	General	Mixed Use	Residential	Downtown Gateway	TOD
Total Signs Permitted	2	1	1	2	2
Total area of all signs	1 sf per lf of frontage (4)	12 sf	16	24 sf	1 sf per lf of frontage (4)
Sign Type					
Freestanding	not permitted	not permitted	not permitted	permitted (5)	not permitted
Projecting	permitted (1)	not permitted	permitted (1)	permitted (1)	permitted (1)
Wall/ Awning	permitted, 40 sf max	permitted (3)	permitted (3)	permitted	permitted, 40 sf max
Temporary	permitted per 170-32.E.3 (2)	not permitted	not permitted	permitted per 170-32.E.3 (2)	permitted per 170-32.E.3 (2)

- 1) 10 ft min above sidewalk, 25 ft max ht. 24 sf max size.
- 2) 1 year permit granted, 1 sign per building, for lots with over 100 lf of frontage 2 signs permitted. Max ht 3 ft, 6 sf max size. Mill Motif not required for Downtown Gateway.
- 3) 16 ft max ht, or to bottom of second floor window sills, which ever is lowest.
- 4) Area may be increased if Mill Motif is adhered to.
- 5) One per lot, 5 ft max ht.



Statement of Purpose

A gateway is an area that marks a transition point where you move from one existing condition to another. In terms of land use, Gateways generally indicate transition points from a less developed area (the highway, the rural landscape, etc.) to a more formal, densely developed urban core (multi-story buildings, civic buildings, etc.). In Dover the primary Downtown Gateways (Central Avenue north and south of the downtown core, Broadway, and Portland Avenue) are generally dominated by commercial activity, with buildings of a lower height than those located downtown. Some residual residential activity occurs occasionally as stand-alone buildings, but frequently residential activity is located above ground floor commercial uses. A modest distance between the building and the street exists, with a fair amount of landscaping.

Special Regulations

Parking Location Standards (See 170-44) - New construction resulting in additional square footage or an increase in residential units must comply with parking standards for the new portion of the building only.

- Parking spaces may be located off-site within 1,000 feet of the proposed use.
- Parking spaces may be leased from the City or a private landowner.
- Parking spaces shall be screened from the street with a masonry wall, see Section 170-20(F)(4).

Ground Floor Standards

- No less than 30% of the façade shall be windows.
- A pedestrian entrance shall be required at the street side or front façade.
- Residential uses permitted; buildings with more than 4 units are required to follow architectural standards, see section 170-20F.

Streetscape Standards (See 170-20 (E)) - All elements must be consistent with Dover Streetscape Standards.

- Street trees shall be planted at an average spacing of 25 to 30 feet on center.
- Unpaved ground area along the frontage shall be planted with appropriate groundcover or shrubs; no bare ground is permitted.
- Sidewalks shall be concrete or brick and a minimum of 5 feet wide.
- Street furniture shall be provided as follows:
 - * 1 bench for every 100 feet of frontage
 - * At least 1 waste bin at each block corner
 - * 1 bike rack per non-residential project
- Lighting and mechanical equipment standards per sect 170-20 E.

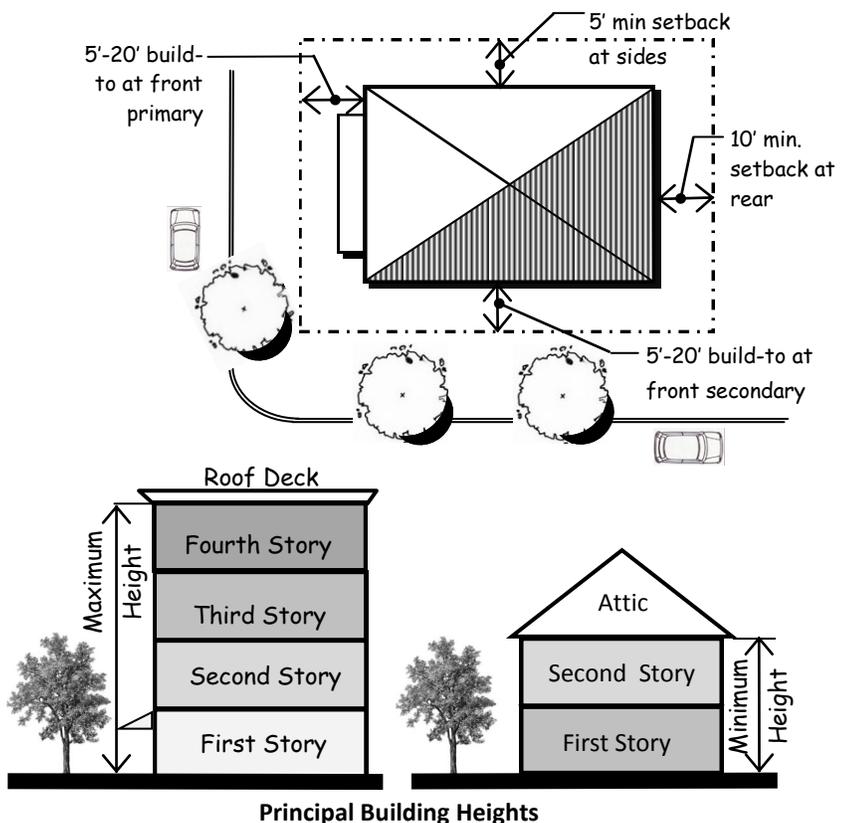
Architectural Standards (See 170-20 (F))

- LEED standards or an equivalent standard are encouraged.
- No Drive-in Service permitted.
- Standards must apply for residential buildings with 4 units or more.
- All other standards are optional and may be utilized by applicant.

Dimensional Regulations

PRINCIPAL BUILDING	
Lot Size	NA
Minimum Lot Coverage	50%
Frontage Build-Out	60% min
Front Primary Build-To	5 ft min - 20 ft max
Front Secondary Build-To	5 ft min - 20 ft max
Side Setback	5 ft min
Rear Setback	0 ft min
OUTBUILDING	
Front Setback	20' min + bldg setback
Side Setback	5' min
Rear Setback	10' min
Private Frontages <i>see table</i>	
Common Yard	permitted
Porch and Fence	permitted
Terrace / Lightwell	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	not permitted
HEIGHT OF BUILDING	
Principal Building	4 story max, 2 story min
Outbuilding/Accessory	2 story max

*CUP may be used to adjust standards



Principal Building Heights

Permitted Uses - Central Business District

Uses	General	Mixed Use	Residential	Downtown Gateway	TOD
Residential	Permitted, but not on ground floor, except in an existing use	Permitted, but not on ground floor except in existing structures	Permitted	Permitted, buildings of four or more units on ground floor allowed only if Architectural Standards are followed.	Permitted but not on ground floor, except as an existing use.
Lodging	Permitted	Permitted, up to 12 rooms w/stays up to 14 days	Permitted, up to 12 rooms w/stays up to 14 days	Permitted, up to 12 rooms, 13+ rooms if Arch Standards followed.	Permitted
Professional Services & Offices	Permitted	Permitted	Via CUP	Permitted	Permitted
Eating and Drinking Establishments	Permitted	Not Permitted	Not Permitted	Permitted	Permitted
Retail/ Personal Services	Permitted	Permitted	Via CUP	Permitted	Permitted
Industrial	Not Permitted	Not Permitted	Not Permitted	Permitted on Broadway via CUP	Not Permitted
Civic	Permitted	Permitted	Permitted	Permitted	Permitted
Other	Via CUP	Via CUP	Via CUP	Via CUP	Via CUP

For Conditional Use Permit (CUP) criteria see section 170-20 B

Signage Regulations—Central Business District

Sign Size & Quantity	General	Mixed Use	Residential	Downtown Gateway	TOD
Total Signs Permitted	2	1	1	2	2
Total area of all signs	1 sf per lf of frontage (4)	12 sf	16	24 sf	1 sf per lf of frontage (4)
Sign Type					
Freestanding	not permitted	not permitted	not permitted	permitted (5)	not permitted
Projecting	permitted (1)	not permitted	permitted (1)	permitted (1)	permitted (1)
Wall/ Awning	permitted, 40 sf max	permitted (3)	permitted (3)	permitted	permitted, 40 sf max
Temporary	permitted per 170-32.E.3 (2)	not permitted	not permitted	permitted per 170-32.E.3 (2)	permitted per 170-32.E.3 (2)

- 1) 10 ft min above sidewalk, 25 ft max ht. 24 sf max size.
- 2) 1 year permit granted, 1 sign per building, for lots with over 100 lf of frontage 2 signs permitted. Max ht 3 ft, 6 sf max size. Mill Motif not required for Downtown Gateway.
- 3) 16 ft max ht, or to bottom of second floor window sills, which ever is lowest.
- 4) Area may be increased if Mill Motif is adhered to.
- 5) One per lot, 5 ft max ht.