

REZONING 2021

OCTOBER 6, 2021

HOW DID WE GET HERE?

- January: Planning Board Goals Set
- February: Potential amendments suggested
 - Subcommittee for wetlands appointed
- February to May: Subcommittees draft amendment
 - SRPC and staff work on Floodplain Development changes
- May 25, 2021: PB Posts amendments
- June 22, July 27, August 24: PB holds public hearings
- August 24: PB amended and adopted the amendments
 - Amendments were to two family dwelling allowances, ADUs in R-40 and clarifying “unsuitable development area” definition.

WHAT'S NEXT?

-
- October 13 - City Council Public Hearing
 - October 13 - Deliberations and Vote by City Council

REZONING – CATEGORIES

Zoning District	Affordable Housing Amendment #	Rezoning Amendment #	Substantive Amendment #
C	-	-	-
CBD-G	-	-	6, 8
CBD-Mixed use	-	-	8
CBD-Residential	-	-	7
CBD-TOD	-	-	8
CM	-	-	4, 11, 15
CWD	-	-	-
Gateway	9	-	6, 8
Hospital	-	-	4
HR	9	-	4, 7
IT	-	-	4, 11, 15
LBW	9	-	4, 6
O	9	-	4, 6
R-12	3, 5, 9	-	4, 6, 7
R-20	3, 5, 9	-	4, 6, 7
R-40	3, 5, 9	-	4, 6, 7, 11
RM-SU	-	-	4, 7
RM-U	9	-	4, 6, 7
Citywide	-	-	2, 10, 12, 13, 14, 16

REZONING –HOUSING

- Amendment 3

- Allows conversion to a 2 family by right as long as the home remains looking like a single family home (one door facing street, one driveway)
 - Current only for homes pre 1964
- R-12, R-20, R-40
- Allows new duplex by right as long as the home remains looking like a single family home (one door facing street, one driveway)
 - Density is 1.5 times per unit
- R-12, R-20

- Amendment 5

- Allows lots smaller than 5,000 to be built upon without a variance, if unit is size restricted
- R-zones

- Amendment 9

- Allows more than 1 ADU
- Allows ADU on first floor of detached structure
- Any zone that allows residential, except R-40

REZONING – SUBSTANTIVE

- Amendment 2
 - Updates definition of Accessory Structure to meet building code
- Amendment 4
 - Requires conservation area be taken into account for min lot size
 - CM, H, HR, IT, LBW, I, R zones
- Amendment 6
 - Updates swimming pool regs to include temp/inflatable pools
 - Any zone which allows residential
- Amendment 7
 - Clarifies trade home occupations
 - HR, R zones
- Amendment 10
 - Updates wetlands regs to meet State requirements
- Amendment 11
 - Updates RCM location
 - Updates density Calc
 - CM, IT, R-40 zones

REZONING – SUBSTANTIVE

- Amendment 12

- Allows Accessory Structure to meet primary structure relief, if non-conforming

- Amendment 13

- Adds definition of unsuitable development area to include all environmental constraints

- Amendment 14

- Updates TDR to replace wetlands and environmental constraints with unsuitable development area

- Amendment 15

- Clarifies TDR for residential, you need to ID location of units generated at initial approval.
- CM, IT zones

- Amendment 16

- Updates floodplain to include:
 - accessory structures,
 - freeboard requirements
 - Critical facilities
 - Substantial improvement

FOR MORE INFORMATION....

- **The full text is available:**
 - **On the City's Web Site:**
www.dover.nh.gov
 - **In the Planning Department and City Clerks Office**
 - **At the Public Library**
- **Please call 516-6008 with further questions.**

