

**NOTICE OF POSTING OF PROPOSED  
CITY OF DOVER  
ZONING AMENDMENTS AND PUBLIC HEARING  
SEPTEMBER 17, 2002**

The Dover Planning Board will hold a Public Hearing at 7:00 pm on September 17, 2002, in the City Hall Auditorium to consider the following amendments to the zoning ordinance (Chapter 170):

1. Rezoning a 160-acre area of Cochecho St./Gulf Rd./Gerry's Ln./Fairway Dr. from RM-12 to R-40, and rezoning a 50-acre area of Gulf Rd./Oak St. from R-12 to R-40.
2. Rezoning a 30-acre area of Back River Rd./Mast Rd. from RM-20 to R-12, rezoning a 185-acre area of Back River Rd./Mast Rd./Grady's Ln./Pondview Dr. from RM-12 to R-12, rezoning a 12-acre area of Corbin Dr./Adelle Dr. from RM-12 to RM-20, and rezoning a 1-acre area of Back River Rd. from UMUD to R-12.
3. Amend the Table of Dimensional Regulations by deleting footnote 4, increasing the R-40 minimum lot size from 30,000 to 40,000 square feet with sewer and water.
4. Amend the Table of Dimensional Regulations, footnote 34 to require that the minimum non-wetland portion of new lots be contiguous.
5. Rezoning a 30-acre area of Dover Point Rd., between Dover Auto World and Thornwood Market from R-12 to B-3.
6. Rezoning a 121-acre area of Dover Point Rd. & Middle Rd., behind Thornwood Market, from R-40 to ETP.
7. Rezoning a 15-acre area of Abbey Sawyer Memorial Dr. and Central Ave. from R-12 to Office.
8. Rezoning a 77-acre area of Knox Marsh Rd., near the Madbury Town line, from RM-20 to B-4.
9. Rezoning an 8-acre area of Littleworth Rd., near Old Littleworth Rd., from R-20 to B-4.
10. Rezoning a 10-acre area of Central Ave./Locust St. from RM-10 to Office.
11. Rezoning a 70-acre area of Sixth St./Whittier St. from R-12 to ETP.
12. Rezoning a 25-acre area of New Rochester Rd., north of Weeks Crossing, from R-12 to Office.
13. Rezoning a 150-acre area of Littleworth Rd./Spaulding Turnpike from I-2 to I-4.
14. Rezoning a 70-acre area of Littleworth Rd., east of Columbus Ave., from R-20 to I-4.
15. Rezoning a 125-acre area of Columbus Ave., from R-40 to I-4.
16. Amend Table of Use Regulations to allow up to 4 dwellings units per lot in the B-2 District under certain conditions.
17. Amend Chapter 170-12, Table of Use Regulations to prohibit the conversion of existing dwellings to more than 2 units in certain business and industrial districts.
18. Amend Chapter 170-27.2 to create a residential Transfer of Development Rights District and amend the industrial TDR.
19. Amend the Table of Dimensional Regulations to make an Open Space Subdivision mandatory for major subdivisions in the R-40 district and in the R-20 and R-12 districts under certain conditions.
20. Amend Table of Use Regulations, Table I: Principal Uses, Part A, to allow 2, 3, and 4-family dwellings in Open Space Subdivisions with commercial components in the R-40 and R-20 districts.
21. Amend Table of Use Regulations, Table I: Principal Uses, Part B, to allow veterinary office, animal hospital, or kennel as permitted uses in Open Space Subdivisions with commercial components in the R-40 and R-20 districts.
22. Amend Table of Use Regulations, Table I: Principal Uses, Part C, to allow barber or beauty shop, bank, office, personal service establishment or theater as permitted uses in Open Space Subdivisions with commercial components in the R-40 and R-20 districts.
23. Amend Table of Use Regulations, Table I: Principal Uses, Part C, to not allow country club, gravel pit, junkyard or wholesaling as permitted uses in Open Space Subdivisions with commercial components in the R-40 district.
24. Amend Table of Use Regulations, Table I: Principal Uses, Part E, to allow adult day care as a permitted use in Open Space Subdivisions with commercial components in the R-40 and R-20 districts.
25. Amend Chapter 170-6 – Definitions, to amend the definition of "Elderly Assisted Care Home" and amend Chapter 170-25.3 to allow increased bedrooms and residents by special exception.
26. Amend Chapter 170-28.1 – Wetlands Protection district ordinance by revising the definition of wetlands to conform to the state standard, by adding a 50 foot buffer to all wetlands, and requiring wetlands be marked.
27. Amend Chapter 170-28.3 – Groundwater Protection ordinance with general updates including allowing some uses in a secondary zone by conditional use permit, requiring an environmental protection plan, adding performance standards, and limiting gravel excavation to four feet above the water table.
28. Amend Table of Use Regulations, Table I: Principal Uses, Part C, to establish setbacks for drive-in services from residential lots and structures.
29. Amend Table of Use Regulations, Table I: Principal Uses, Part C, to prohibit drive-in eating and drinking establishments in the CWD.
30. Amend Chapter 170 by adding an Impact Fee Ordinance.

31. Amend Chapter 170-28 – Overlay Districts, by adding a Scenic Road Overlay District.
32. Amend Chapter 170-32- Sign Review and Regulations by updating the sign ordinance.
33. Rezone an area of City property on River Street from I-1 and R-12 to CWD.
34. Rezone an area of City property adjacent to Maglaras Park from I-1 to R-12.
35. Amend Table of Use Regulations, Table I: Principal Uses, Part A, to allow 1-family, 2-family, and 3 & 4-family dwellings in the CWD.
36. Amend Table of Use Regulations, Table I: Principal Uses, Part A, to specify the limitations on 1-family dwellings in the CWD.
37. Amend the Table of Dimensional Regulations to change the Dimensional Regulations for the CWD.
38. Amend Table of Use Regulations, Table I: Principal Uses, Part C, to add Waterborne Passenger Transportation Facility and Water Related Education/Resource Center as permitted uses in CWD.
39. Amend Chapter 170-44 to require that parking spaces be independently accessible to an aisle or driveway.
40. Amend Chapter 170 to change the term 'Public Works' to 'Community Services'.
41. Amend Chapter 170 to change the term 'Alternative Design Subdivision' to 'Open Space Subdivision'.

A complete listing of the amendments, including maps, is available in the Planning Department of City Hall, 288 Central Avenue, from 8:00 AM to 4:00 PM weekdays, and until 6:00 PM on Wednesdays, and in the Public Library during regular business hours. The amendments are available on the City's website at [www.ci.dover.nh.us](http://www.ci.dover.nh.us), which contains a link to send comments or questions to the Planning Department. Written comments regarding the amendments will also be accepted.