

Rezoning 2010



City Council Workshop
September 01, 2010

Amendment Procedure

- Information Gathering
 - Surveyed land use Boards in November/December 2009
- Workshops
 - January 12, 2010 March 9, 2010
 - February 9, 2010 April 6, 2010
 - February 23, 2010 May 25, 2010
- Regular Meetings
 - April 27, 2010
 - May 11, 2010
 - May 25, 2010 (Posted Amendments)
- Public Hearing
 - June 22, 2010
- Citywide notice
- Next steps

Amendment Type

Amendment	Non-Use	Use
2	X	
3	X	X
4	X	
5		X
6	X	X
7		X
8		X
9		X
10	X	
11	X	
12	X	

Non-Use Amendments

#	Intent
2	Remove the term “morals” from the purpose statement.
3	Revise the definition for “Abutter”, add definition for “Conservation Lot”, “Farm Animals For Family Use”, and “Livestock, Poultry and Swine”.
4	Update the name of the B-5 district, and add purpose statements.
6	Add “Excavation” as a permitted use in I-4 district, and replace the term “Gravel Pit” with “Excavation”.
10	Rename the CBD “commercial” sub-district to “general”
11	Update lighting requirements for signs, and clarify election signs rules.
12	Clarify the height limitations on fences.

Use Amendments

#	Intent
3	Revise the uses contained in the definition for “Customary Home Occupation” and “Civic Building”.
5	Allow creation of a lot without frontage for conservation purposes.
6	Add “Excavation” as a permitted use in I-4 district, and replace the term “Gravel Pit” with “Excavation”.
7	Move “drive in theater” use from R-40 district to B-4.
8	Allow “farm animals for family use” in the R-40, R-20, R-12, RM-SU, RM-U, B-1 and Office
9	Allow a “retail store” in the Office and RM-U districts via special exception.

Non-Use: Amendment 3

- Changes to the Abutter definition include:
 - Under section 2, adding the term entity to allow clarify a business or organization can offer testimony
 - Under section 3, requiring 1st class notices be sent to owners of condominiums within 200 feet of a boundary line, in addition to a certified notice sent to the Association.
 - Add section 5, requiring use of the City's tax records as the basis for obtaining abutter owner information.

Non-Use: Amendment 3

•Changes to the Customary Home Occupation definition include:

- Under section 1, removing antiques dealer from the allowed use list, and adding hairdresser
- Under section 6, replacing “nonelectric” with “non-illuminated”
- Under section 7, adding “light emissions” as a potentially objectionable characteristic
- Under section 8 revising the list of prohibited uses
- Under section 11, requiring annual renewal of permits.

Non-Use: Amendment 3

- Add three new definitions:
 - “CONSERVATION LOT means a LOT created solely for the purpose of land conservation. The CONSERVATION LOT must contain no less than fifty percent (50%) developable uplands, but will have no DEVELOPMENT RIGHTS. The CONSERVATION LOT may be owned by a private, nonprofit organization, which has as its purpose the preservation of OPEN SPACE, or dedicated to a public entity. CONSERVATION LOTS must meet the required minimum LOT size and SETBACKS. CONSERVATION LOTS do not need to meet the minimum FRONTAGE requirements. CONSERVATION LOTS must be created following the regulations outlined in Chapter 155, Subdivision of Land.”
 - “FARM ANIMALS FOR FAMILY USE means animals commonly raised or kept by a family for non-commercial purposes on a LOT containing a one or two family dwelling. Includes chickens, sheep or goats totaling six (6) or fewer, but does not include roosters.”
 - “LIVESTOCK, POULTRY AND SWINE means animals that are commonly raised or kept in an agricultural setting, including, but not limited to, chickens, roosters, turkeys, ducks, pigs, sheep, goats, horses, cows, cattle, llamas, emus, ostriches, donkeys, mules, buffalo, bison, alpacas, elk, deer and reindeer; provided, however, that chickens, sheep or goats, totaling six (6) or fewer, shall not be considered to be included.”

Use: Amendment 8

“FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling (#)

(#) Use is allowed on the portion of the lot that is behind the principal structure, provided the following standards are met: Chickens: No more than six (6) chickens and no roosters, with three (3) square feet of chicken coop and twenty (20) square feet of a fenced enclosure yard per chicken; all coops and enclosures shall be twenty (20) feet from any property line. Sheep or goats: one animal per 10,000 square feet of LOT area, with a maximum of six (6) animals; ten (10) square feet of shelter and thirty (30) square feet of a fenced enclosure yard per animal; all shelters and enclosures shall be thirty (30) feet from any property line.”

For More Information....

- **The full text is available:**
 - **On the City’s Web Site:** www.dover.nh.gov under “Current Reports”
 - **In the Planning Department and City Clerk’s Office M-F 8 am to 4 pm.**
 - **At the Public Library**
- **Please call 516-6008 with further questions.**
 - ◉ Blog: <http://dovernhplanning.blogspot.com/>
 - ◉ Facebook: www.facebook.com/DoverNHPLanning
 - ◉ Twitter: @DoverNHPlanning