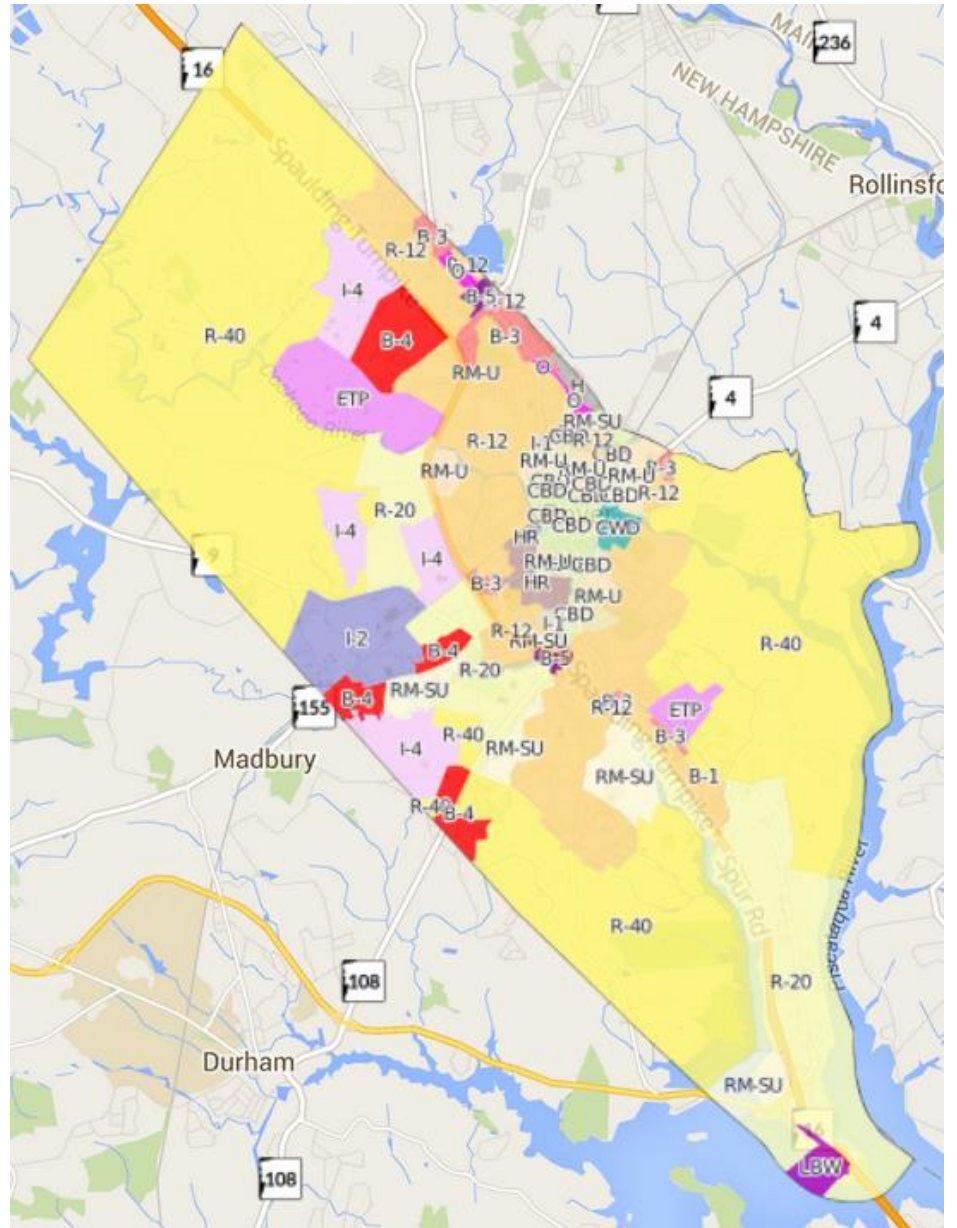


Proposed Zoning Amendments

City Council
Public Hearing
August 22, 2018



How We Got Here:

- Goal Setting in January
- Housekeeping changes from Staff
- Posting of amendments in March
- Review and reposting in May
- Zoning amendment letter mailed to every property owner in City on June 13th
- Planning Board public input on June 26, July 24
- Planning Board vote (UA) on July 24th
- Categories
 - Housekeeping/Simplification
 - Mandated
 - Additions/Limitations

Am I Affected?

Zoning District	Amendment #
Heritage	6
RM-SU	8
RM-U	8
B-1	8
B-3	5, 8
B-4	5
B-5	3,5
I-1	8
I-2	8
I-4	8
CBD-G	10
CBD-Mixed use	8, 10
CBD-Downtown Gateway	8
CBD-TOD	10
Citywide	2, 4, 7, 8, 9, 11, 12,13, 14, 15, 16

Housekeeping/Simplification Amendments

#	Intent
2	Remove unused Business Floor Area definition, clarify building
3	Rename Gateway District to avoid confusion with Downtown Gateway
4	Remove redundant language regarding site plan review
6	Updating footnote in HR table
7	Updating Article reference in the nonconforming lots section
8	Change name of “Open Space” to “Recreation Space”
12	Update section reference in floodplain ordinance
13	Remove conflict between lot area calculation & cons ord.

Mandated Amendments

#	Intent
9	Removing language not in compliance with the ADA
11	Amending Impact fee ordinance to comply with State law

Additions/Limitations Amendments

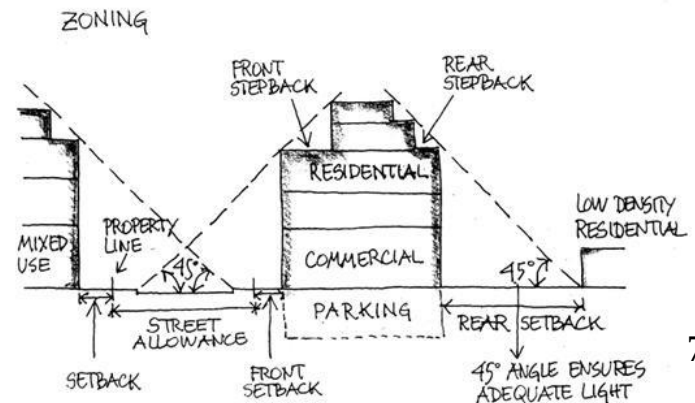
#	Intent
2	Clarifying Build To Line for lots with no frontage
5	Reduce setbacks in B-3, 4 and 5 Districts from 50' to 30'
8	Add buffer requirements in areas where residential uses predate commercial development.
10	Revise CBD to allow additional height, if underground parking or if fair market rent units are provided
14	Amend residential TDR to encourage smaller homes
15	Allow nonconforming structures to be repaired in place
16	Allowing nonconforming structures to be restored in place

TDR

- Allows for purchase of units in exchange for funding conservation activities
- Restrictions on size of units
 - 1,400 sf or 1,000 sf
- Restrictions on additions
- Formula to create baseline of units, then purchase is above baseline
- Formula:
 - SF of parent lot – Environ constraints: **BASE**
 - $\text{BASE} - *.85$: **Net**
 - $\text{Net} *.85$ [sliding]: **Developable Area**
 - Developable Area/Min lot size: **base units**
- 99 Sixth
 - 90,322 sf – 15,225 sf: **75,097 sf**
 - 75,097 sf – *.85: **63,832.45 sf**
 - 63,832.45 sf *.85: **54,257.58 sf**
 - 54257.57 sf/12,000 sf: **4.52**

CBD Amendments

- **Buildings may be taller than 5 stories if**
 - Underground parking is provided
 - HUD Fair Market Rent units are created
 - **Ground Floor Commercial Adjustments**
 - Remove necessary waiver for not providing commercial when a building does not front on a street/parking lot
 - If provided an additional story is allowed
 - **Additional stories must be stepped back, and only via a CUP**
- 



For More Information....

- The full text is available:
 - On the City's Web Site: <https://bit.ly/2JyZFUE>.
 - In the Planning Department and City Clerk's Office M-Th 8:30 am to 5:30 pm or Fri 8:30am-4pm
 - At the Public Library
- Please call 516-6008 with further questions.
 - ◉ Blog: <http://dovernhplanning.tumblr.com/>
 - ◉ Facebook: www.facebook.com/DoverNHPLanning
 - ◉ Twitter: @DoverNHPlanning