 CITY OF DOVER	CITY OF DOVER – ORDINANCE Ordinance Number: O – 2020.07.22 Ordinance Title: Updating the Dover Zoning Ordinance Chapter: 170 Section: 12 Applicability of Tables of Use and Dimensional Regulations by District 8 Zoning Map
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The City of Dover Ordains:

1. PURPOSE

The purpose of this ordinance is to amend Chapter 170 of the Code of the City of Dover, entitled Zoning, by rezoning a parcel of land from residential to mixed use and related amendments.

2. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District” by revising the Dimensional Regulations Table in the Cochecho Waterfront District (CWD) by adding a general footnote “[*]: Deviations from these requirements are permitted by Conditional Use Permit, subject to the requirements of Section 170-20.B(1), where applicable.”

3. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising the official Zoning Map of the City of Dover, referred to in Section 170-8 of said Chapter as follows:

“The official Zoning Map of the City of Dover, New Hampshire, dated September 11, 2019, is amended by changing from Medium-Density Residential (R-12) District to Cochecho Waterfront (CWD) District an area of approximately 29 acres located along Washington Street Extension and Towne Drive, consisting of Map 22 lot 1 not currently in the CWD, and Map 22 lot 42 all but the first 400’ into the property off Henry Law Avenue.”

AND

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Medium-Density Residential (R-12) District to Cochecho Waterfront (CWD) District an area of approximately 12.56 acres located along Henry Law Avenue and Towne Drive, consisting of Map K lots 5, 4B and 4C.”

4. TAKES EFFECT

This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

REQUIRES A PUBLIC HEARING

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CITY OF DOVER

CITY OF DOVER – ORDINANCE

Ordinance Number: **O – 2020.07.22**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170
Section: 12 Applicability of Tables of Use and Dimensional Regulations by District
8 Zoning Map

AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Deputy Mayor Dennis Ciotti,
City Council Planning Board
Representative

Approved as to Legal
Form and Compliance: Joshua M. Wyatt
City Attorney

Recorded by: Susan Mistretta
City Clerk

DOCUMENT HISTORY:

First Reading Date:	Public Hearing Date:
Approved Date:	Effective Date:

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Robert Carrier		
Councilor Michelle Muffett-Lipinski, Ward 1		
Councilor Dennis Ciotti, Ward 2		
Councilor Deborah Thibodeaux, Ward 3		
Councilor Joshua Manley, Ward 4		
Councilor Dennis Shanahan, Ward 5		
Councilor Fergus Cullen, Ward 6		
Councilor John O'Connor, At Large		
Councilor Lindsey Williams, At Large		
Total Votes:		
Resolution does does not pass.		

ORDINANCE BACKGROUND MATERIAL:

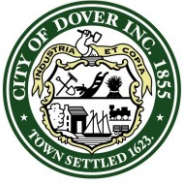
On January 8, 2019 the Dover Planning Board approved the rezoning of areas along Towne Drive and the Cochecho River to be rezoned from Medium Density Residential (R-12) to Cochecho Waterfront (CWD). The rezoning is consistent with the goals outlined in the City's Master Plan to increase commercial zoning in the City.

The Planning Board unanimously approved the rezoning, however staff did not bring it forward to the City Council at the time as there were discussions with a private property owner abutting the property to purchase a

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CWDRezone Ordinance (4).docxChapter 170, Section 12
Applicability of Tables of Use and Dimensional Regulations
by District and 8 Zoning Map

Page 2 of 3

 CITY OF DOVER	CITY OF DOVER – ORDINANCE Ordinance Number: O – 2020.07.22 Ordinance Title: Updating the Dover Zoning Ordinance Chapter: 170 Section: 12 Applicability of Tables of Use and Dimensional Regulations by District 8 Zoning Map
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portion of the City parcel. This land swap was authorized by the Dover City Council in June of 2019. The lot line adjustment plan was approved by the Dover Planning Board in July of 2019, and the deeds were conveyed later that summer.

All of the land in question being rezoned is owned by the City or Dover or Dover Youth Softball.

A neighborhood letter will need to be sent to all abutters inviting them to a public hearing prior to the Council reviewing and ratifying the Planning Board’s vote. City staff is not requesting that the City Council waive the first class mailing to landowners and abutters.

In addition to this background, please find the following attached for reference:

- Background memorandum to City Council dated July 16, 2020;
- The property owner letter sent by the Planning Board.
- A Rezoning Analysis;
- A map entitled “Proposed Rezoning of Maglaras Park”;