

**TABLE OF DIMENSIONAL REGULATIONS \*[26]**

**CITY OF DOVER  
BUILDING SETBACKS**

<b>ZONING DISTRICT</b>	<b>MINIMUM LOT SIZE [1][34]</b>	<b>MINIMUM FRONTAGE [1]</b>	<b>FRONT</b>	<b>REAR</b>	<b>ABUT A LOT</b>	<b>ABUT A STREET</b>	<b>MAXIMUM COVERAGE OF LOT</b>	<b>MAXIMUM HEIGHT [25]</b>
Residential:	(Square Feet)	(Feet)	(Feet)	(Feet)	(Feet)	(Feet)	(Percent)	(Feet)
R-40 [16]	40,000[5,]	150	50	15	25	50	10	35
R-20 [16]	20,000 [5]	125	35	15	20	35	30	35
R-12 [16]	12,000 [5]	100	30	15	15	30	30	35
RM-20	20,000 [3]	150	50	20	20	50	40	40
RM-12 [8]	20,000 [12]	125 [7]	35 [6,13]	20 [13,14]	20 [13,14]	35 [6,13]	40	40 [15]
RM-10	10,000	80	20	15	15	20	40	40
RM-8	8,000	80	15	15	15	15	50	40
RM-6	6,000	60	15	15	15	15	50	60
Nonresidential:								
O	10,000	100	12	15	10	12	50	65
B-1	10,000	100	15	15	10	15	50	40
B-2	-	-	-	12	-	-	70	75
B-3	20,000 [9]	125	50	15	12	50	50	40
B-4 [20,22,23,24]	5 acres	400	75	75	75	75	33	55
B-5 [30,31]	20,000	125	50	15	12	50	50	40
I-1	40,000 [9]	150	50	25	15	50	50	50 [27]
I-2 [28]	20,000	100	35 [29]	10	10	35	50	50 [27]
I-4 [20,22,23,24]	5 acres	400	75	75	75	75	33	40 [27]
UMUD [10]	-	-	-	-	-	-	70	75
CWD [11,36]	0	0	0	0	0	0	75% [35]	55
ETP [17,18,19,20,21]	3 acres	0	50[33]	50[32,33]	50[32,33]	50[33]	33	55

**Footnotes**

\* These shall not apply to tracts of land legally existent at the time of passage of this chapter whose land area and lot frontage are less than those required herein, but are otherwise in conformance with this chapter prior to this amendment.

[1] Refer to μμ 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements. Refer to μ 170-17 for dimensional requirements for accessory buildings.

[Amended 9-24-86 by 14-86; 6-10-87 by Ord. No. 13-87]

[2] Where a nonresidential district abuts a residential district, the minimum side yard requirements shall be twenty (20) feet, unless a greater distance is specified in the Table. [Amended 9-24-86 by Ord. No. 14-86]

[3] A single-family residential dwelling may be constructed within this zoning district under the same dimensional regulations that govern development in a R-20 District.

[4] [Deleted per Ord. 35 on 1-22-2003]

[5] Refer to Chapter 155, Subdivision of Land, Article IV for the minimum lot size for a major Subdivision. In an R-40 district, any major subdivision must follow the procedures for an Open Space Subdivision (OSS). Any major subdivision in an R-20 or R-12 district, must follow the procedures for an OSS if the original lot meets the minimum lot size required. [Amended 1-22-2003 by Ord. No. 35].

[6] The front yard setbacks shall be as follows: one (1) unit: thirty-five (35) feet; two(2) to four (4) units: fifty (50) feet. Front yards shall be measured from the public way [Amended 9-24-86 by Ord.No. 14-86]

[7] The lot width shall be as follows: one (1) to two (2) units: one hundred twenty-five (125) feet; three (3) to four (4) units: one hundred fifty (150) feet [Amended 9-24-86 by Ord. No. 14-86]

[8] [Amended 7-24-85 by Ord. No. 9-85, 9-24-86 by Ord. No. 14-86]

[9] Refer to Footnote[9] in Table 1, Permitted Uses, Subsection C, Commercial uses.

[10] [Added 3-30-83 by Ord. No. 5-83]

[11] [Added 4-27-83 by Ord. No. 12-83; amended 3-25-87 by Ord. No. 8-87]

## TABLE OF DIMENSIONAL REGULATIONS \* [26]

### Footnotes Continued - Page 2

- [12] The minimum lot size shall be as follows: one (1) or two (2) units shall be supported by at least twenty thousand (20,000) square feet of land area; developments containing three (3) units or more shall be supported by at least twelve thousand (12,000) square feet of land area per dwelling unit. For multiunit development, the surface area of the existing water bodies and those areas which support the federally designated floodway shall be deleted from the tract's gross developable land area. Structures shall not be erected on topographic slopes in excess of twenty percent (20%) or within the Conservation District as defined in 170-27 of the Code of Dover. A maximum of four (4) units per building is allowed. [Amended 9-24-86 by Ord. No. 14-86; 9-14-88 by Ord. No. 15-88]
- [13] The setback between any two (2) structures shall equal the height of the taller structure. [Amended 9-24-86 by Ord. No. 14-86]
- [14] The rear and side yard setbacks shall be as follows: one (1) to two (2) units; twenty (20) feet; three (3) to four (4) units; seventy-five (75) feet. [Amended by Ord. No. 14-86]
- [15] The maximum building height shall be forty (40) feet, provided that at least two (2) parking spaces are enclosed beneath the dwelling unit. If parking is not enclosed beneath the dwelling unit, the maximum building height shall be thirty (30) feet. [Added 9-24-86 by Ord. No. 14-86]
- [16] In the case of an alternative design subdivision, in accordance with Article IV of Chapter 155 of the Code of Dover, the dimensional requirements shall be as specified in  $\mu$  155-22 of the Code of the City of Dover, 1983. [Added 6-10-87 by Ord. No. 13-87]
- [17] Added 7-8-87 by Ord. No. 15-87]
- [18] Structures shall be separated by a distance at least equal to the height of the taller structure. [Added 7-8-87 by Ord. No. 15-87]
- [19] At least thirty-three percent (33%) of the site shall be maintained as open space, either landscaped or left natural. [Added 7-8-87 by Ord. No. 15-87] [Amended by Ord #6-05/13/98]
- [20] Parking areas shall be set back at least twenty-five (25) feet from property lines. [Added 7-8-87 by Ord. No. 15-87]
- [21] Parcels greater than four hundred seventy-five thousand six hundred (475,600) square feet in area that contain a residential structure as of the public hearing posting date of this chapter may be subdivided one (1) time in such a manner as to separate the residential structure from the remaining vacant property At least forty thousand (40,000) square feet of land area shall remain with the structure [Added 7-8-87 by Ord. No. 15-87]
- [22] At least thirty-three percent (33%) of the site shall be maintained as open space, either landscaped or left natural. A maximum of thirty-three percent (33%) of the site can be covered by buildings. [Added 10-26-88 by Ord. No. 18-88]
- [23] Buildings shall be at least one hundred fifty (150) feet from all residential structures that exist on the date of enactment of the B-4 and I-4 Zoning Districts. A continuous visual buffer of either vegetation or fencing shall separate buildings from these existing residential structures. [Added 10-26-88 by Ord. No. 18-88]
- [24] [Added 10-26-88 by Ord. No. 18-88]
- [25] [Amended 8-1-90 by Ord. 8-90]
- [26] Editors Note - Maximum Floor Ratio was deleted in its entirety. [Amended 8-1-90 by Ord. 8-90]
- [27] The maximum height may be increased to 75 feet in accordance with Section 170-25.2. [Added 02-20-91 by Ord. No. 02-91]
- [28] [Added 9-16-92 by Ord. No. 23-92]
- [29] Except where parcels front Littleworth and Knox Marsh Roads, the front setback shall be 50 feet.
- [30] A continuous visual buffer of either vegetation or fencing shall separate buildings and parking areas from existing residential structures located to the rear and side of any proposal.
- [31] At least fifteen (15%) of the site shall be maintained as open space and shall have a detailed landscape plan approved by the Planning Board.
- [32] The building setback may be reduced to thirty-five (35) feet if a continuous visual buffer of vegetation is installed and maintained within the reduced setback area. [Added by Ord. No. 6-05/13/98]
- [33] All new buildings shall be setback a minimum of one hundred (100) feet from Sixth Street, County Farm Road and Watson Road, and from all residential structures existing at the date of enactment of this amendment. All new parking lots shall be setback a minimum of fifty (50) feet from Sixth Street, County Farm Road and Watson Road, and from all residential structures existing at the date of enactment of this amendment. The building and parking lot setbacks From residential structures shall not apply to existing residential structures located on the same lot as the proposed building. [Added by Ord. No. 6-05/13/98]

## TABLE OF DIMENSIONAL REGULATIONS \* [26]

### Footnotes Continued - Page 3

[34] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35].

[35] Lots located in the Cochecho Waterfront District (CWD) and located South of the Cochecho River may have a maximum lot coverage of 100%. [Added 1-22-2003 by Ord. No. 35].

[36] Any new construction along the existing CWD/R-12 zoning boundary (*as described herein*) shall conform to the following setbacks:

1. Structures and buildings shall be set back a minimum of seventy-five (75) feet from said boundary.

2. Pavement and parking shall be set back a minimum of twenty-five (25) feet from said boundary. [Added 1-22-2003 by Ord. No. 35].

Boundary runs from the northern property line of the Tax Assessor's lot 22-39; thence turning and running westerly along the southern property line of Tax Assessor's lot 22-42 for a distance of approximately 520 feet to the northeast corner of Tax Assessor's lot 22-33, thence running westerly to the northeast corner of Tax Assessor's lot 22-12.