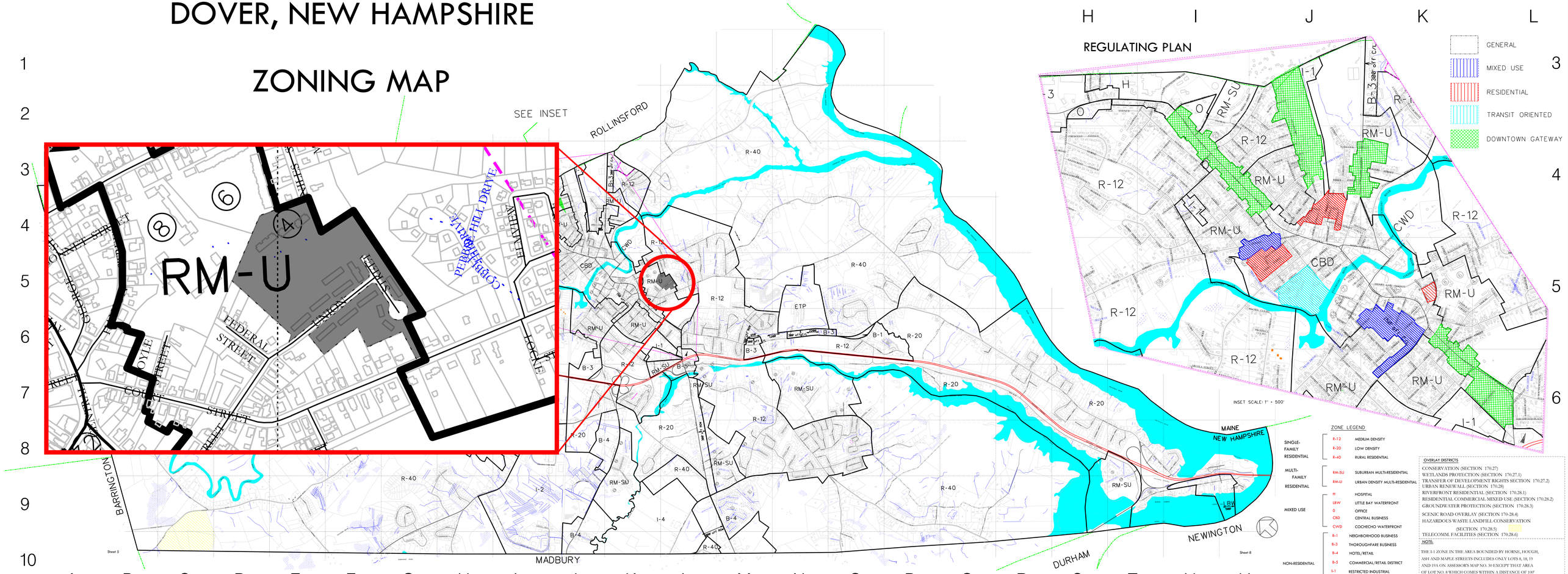
# DOVER, NEW HAMPSHIRE

## ZONING MAP




| | | |
|---|---|---|
| SINGLE-FAMILY RESIDENTIAL | R-12 | MEDIUM DENSITY |
| | R-20 | LOW DENSITY |
| | R-40 | RURAL RESIDENTIAL |
| MULTI-FAMILY RESIDENTIAL | RM-SU | SUBURBAN MULTI-RESIDENTIAL |
| | RM-U | URBAN DENSITY MULTI-RESIDENTIAL |
| MIXED USE | H | HOSPITAL |
| | LBW | LITTLE BAY WATERFRONT |
| | O | OFFICE |
| | CBD | CENTRAL BUSINESS |
| | CWD | COCHECHO WATERFRONT |
| NON-RESIDENTIAL | B-1 | NEIGHBORHOOD BUSINESS |
| | B-3 | THOROUGHFARE BUSINESS |
| | B-4 | HOTEL/RETAIL |
| | B-5 | COMMERCIAL/RETAIL DISTRICT |
| | I-1 | RESTRICTED INDUSTRIAL |
| | I-2 | INDUSTRIAL |
| | I-4 | ASSEMBLY AND OFFICE |
| | ETP | EXECUTIVE AND TECHNOLOGY PARK |

### OVERLAY DISTRICTS

CONSERVATION (SECTION 170.27)
WETLANDS PROTECTION (SECTION 170.27.1)
TRANSFER OF DEVELOPMENT RIGHTS SECTION 170.27.2)
URBAN RENEWALL (SECTION 170.28)
RIVERFRONT RESIDENTIAL (SECTION 170.28.1)
RESIDENTIAL COMMERCIAL MIXED USE (SECTION 170.28.2)
GROUNDWATER PROTECTION (SECTION 170.28.3)
SCENIC ROAD OVERLAY (SECTION 170-28.4)
HAZARDOUS WASTE LANDFILL CONSERVATION (SECTION 170.28.5)
TELECOMM. FACILITIES (SECTION 170.28.6)

### NOTE

THE I-1 ZONE IN THE AREA BOUNDED BY HORNE, HOUGH, ASH AND MAPLE STREETS INCLUDES ONLY LOTS 8, 18, 19 AND 19A ON ASSESSOR'S MAP NO. 30 EXCEPT THAT AREA OF LOT NO. 8 WHICH COMES WITHIN A DISTANCE OF 100' (FEET) FROM THE EASTERN BOUNDARY OF HORNE ST THAT AREA IS IN ZONE RM-U.

### DISTRICT SUMMARY

| | R-40 | R-20 | R-12 | RM-SU | RM-U | B-1 | B-3 | B-4 | B-5 | I-1 | I-2 | I-4 | ETP | H | LBW | O | CWD |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **LOT OCCUPATION** | | | | | | | | | | | | | | | | | |
| Min. Lot Size* | 40,000 SF | 20,000 SF | 12,000 SF | 20,000 SF | 10,000 SF | 10,000 SF | 20,000 SF | 5 ac | 20,000 SF | 40,000 SF | 20,000 SF | 5 ac | 3 ac | 10,000 SF | 10,000 SF | 10,000 SF | 0 |
| Frontage (feet) | 150 | 125 | 100 | 100 | 80 | 100 | 125 | 400 | 125 | 150 | 100 | 400 | 0 | 100 | 75 | 100 | 0 |
| Lot Coverage | 10% | 30% | 30% | 40% | 40% | 50% | 50% | 33%* | 50%* | 50% | 50% | 33%* | 33%* | 50% | 50% | 50% | 70%* |
| **SETBACKS - PRINCIPAL BUILDING (FEET)** | | | | | | | | | | | | | | | | | |
| Front/Abut a Street | 40 | 20-35* | Neighborhood | | Neighborhood | | | | | | | | | | | | |
| Side Setback | 25 | 20 | 15 | 20 | 15 | 10 | 12 | 75* | 12 | 15 | 10 | 75* | 50* | 12 | 15 | 12 | 0* |
| Rear Setback | 30 | 30 | 30 | 20 | 15 | 15 | 15 | 75* | 15 | 25 | 10 | 75* | 50* | 15 | 15 | 15 | 0* |
| **SETBACKS - OUTBUILDING/ACCESSORY USE (FEET)** | | | | | | | | | | | | | | | | | |
| Front/Abut a Street | 40 | 20-35* | Neighborhood | | Neighborhood | | | | | | | | | | | | |
| Side Setback | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 0 |
| Rear Setback | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 0 |
| **BUILDING HEIGHT (FEET)** | | | | | | | | | | | | | | | | | |
| Principal Building | 35 | 35 | 35 | 40 | 40 | 40 | 40 | 55 | 40 | 50* | 50* | 40* | 55 | 55 | 40 | 45 | 55 |
| Outbuilding | 35 | 35 | 35 | 40 | 40 | 40 | 40 | 55 | 40 | 40 | 40 | 55 | 55 | 40 | 40 | 40 | 55 |

* = see full table for associated footnote.

### APARTMENTS / CONDOMINIUMS

BELLAMY COURT
BELLAMY WOODS
BLACK LODGE
CENTRAL PARK
CENTRAL TOWERS
COCHECO COURT
COCHECO PARK
CROSSTBROOK
DAKE HOUSE
DAVIS PARK
DOWS BLUFF
DUNN ESTATE
DUNNS BRIDGE
FAIRFIELD GARDEN APTS.
FORE'S LANDING
GARRISON CROSSINGS
HEMLOCK FORGE
HILLSIDE
MADBURY LANE
MILL COURT
MILL PLACE
OLD ENGLISH VILLAGE
REDDEN GARDENS
RIVERVIEW
ROYAL OAK
SAWYER MILL APTS
TEN COMMANDMENTS
THE MEADOW
THE MEADOWS
THE PADDOCK
TIDEWEST
TUTTLE SQUARE
WALDEN SQUARE
WESTGATE VINES
WHITE CLIFFS
WINCHESTER ARMS
WOODLAND CROSSING
SKYH STREET STATION
BELLAMY RIVER VILLAGE
COCHECO VILLAGE COMMONS
COASTAL COMMONS
MILLSTONE
SOUTHWOOD VILLAGE
WINGATE COVE

### MOBILE HOME PARKS

SAYWEW PARK
SPONDYS TRAILER PARK
JENDONS TRAILER PARK
POLLY ANNA TRAILER PARK
SUNNYBROOK TRAILER PARK
DOVER BROOK TRAILER PARK

### LEGEND

SPAULDING TURNPIKE
STATE/US HIGHWAYS
CITY STREETS
CLASS SIX HIGHWAY
PRIVATE STREETS
ZONING BOUNDARY

* (P) = PRIVATE ROAD
** (H) = CLASS SIX HIGHWAY

### OPEN SPACE SUBDIVISION WITH LOT LINES

| LOT DESCRIPTION | |
|---|---|
| Min. Lot Size* | 20,000 SF / 0.500 SF |
| Frontage (feet) | 40 / 50 |
| Lot Coverage | 20% / 30% |

| SETBACKS - PRINCIPAL BUILDING (FEET) | | |
|---|---|---|
| Front/Abut a Street | 20 | 15 |
| Side Setback | 10 | 10 |
| Rear Setback | 20 | 15 |

| SETBACKS - OUTBUILDING/ACCESSORY USE (FEET) | | |
|---|---|---|
| Front/Abut a Street | 20 | 15 |
| Side Setback | 10 | 10 |
| Rear Setback | 20 | 15 |

### CERTIFICATION OF ADOPTION

THIS ZONING MAP, WITH ALL EXPLANATORY MATTER HEREON, WAS ADOPTED AS PART OF THE ZONING ORDINANCE OF THE CITY OF DOVER NH, ON DECEMBER 9,2003, AND IS HEREBY CERTIFIED TO BE THE OFFICIAL ZONING MAP OF THE CITY OF DOVER, NH.

MONTA_____ CITY CLERK

_____ CERTIFIED NOTARY PUBLIC

### RECORD OF AMENDMENTS

| AMENDMENT NO. | AMENDMENTS ORDIN.EFFECTIVE DATE | SIGNIATURE OF CITY CLERK |
|---|---|---|
| 1 | 2011.05.12-13 | 12/16/2011 Karen Lavertu |
| 2 | 2011.07.13-10 | 8/16/2011 Karen Lavertu |
| 3 | 2013.05.23-1 | 2/12/2013 Karen Lavertu |
| 4 | 2013.11.14-24 | 11/28/2013 Karen Lavertu |
| 5 | 2014.03.22 -8&15 | 3/10/2014 Karen Lavertu |
| 6 | 2014.04.09-008 | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |