

ZONING

170 Attachment 10

City of Dover

Gateway District

[Added 7-22-2020 by Ord. No. 2020.07.08-007; amended 9-14-2022 by Ord. No. 2022.08.10-010; 8-9-2023 by Ord. No. 2023.07.012-008; 10-8-2025 by Ord. No. 2025.09.24-2]

The information included in this table represents the requirements for development in this district; see § 170-20 for additional requirements.

Statement of Purpose

A gateway is an area that marks a transition point where you move from one existing condition to another. In terms of land use, Gateways generally indicate transition points from a less developed area (the highway, the rural landscape, etc.) to a more formal, densely developed urban core (multistory buildings, civic buildings, etc.). In Dover, the primary Gateways (Central Avenue north and south of the downtown core, Broadway, and Portland Avenue) are generally dominated by commercial activity, with buildings of a lower height than those located downtown. Some residual residential activity occurs occasionally as stand-alone buildings, but frequently residential activity is located above ground-floor commercial uses. A modest distance between the building and the street exists, with a fair amount of landscaping.

Dimensional Regulations*

Principal Building	
Lot size	N/A
Lot coverage	50% max
Frontage build-out	60% min.
Front primary build to line	5 ft. min - 20 ft. max
Front secondary build to line	5 ft. min - 20 ft. max
Side setback	10 ft. min
Rear setback	15 ft. min
Outbuilding	
Front setback	20 ft. min + bldg. setback
Side setback	10 ft. min
Rear setback	15 ft. min
Private Frontages	
Common yard	Permitted
Porch and fence	Permitted
Terrace/light well	Permitted
Stoop	Permitted
Shopfront/awning	Permitted
Gallery	Not permitted
Height of Building	
Principal building	4 story max, 2 story min#
Outbuilding/accessory	2 story max

* CUP (§ 170-20B) may be used to adjust standards.

Parking Location Standards (See § 153-14)

New construction resulting in additional square footage or an increase in residential units must comply with parking standards for the new portion of the building only.

Permitted Uses* [1]

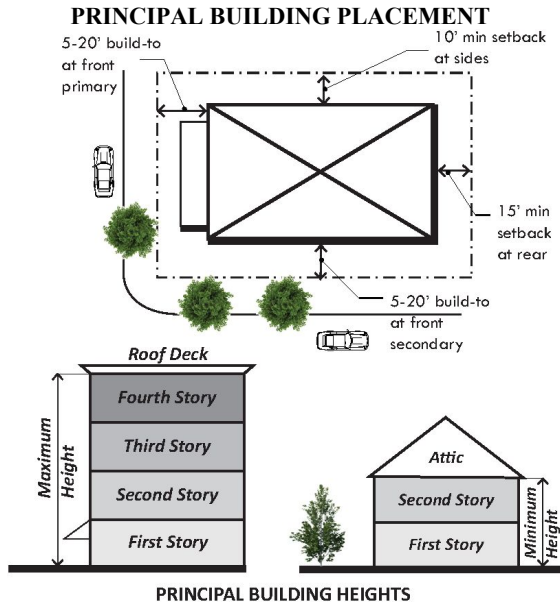
Use	
Residential	Permitted; density: 4,000 sf. per unit**#
Lodging	Permitted, up to 12 rooms. Must be 150 ft. from residential. 13 or more rooms are permitted with CUP.
Day care	Adult and child permitted, institutional not permitted.
Professional services and offices	Permitted#
Eating and drinking establishments	Permitted#
Retail/personal services	Permitted#
Industrial	Permitted on Broadway via CUP
Civic	Permitted
Drive-thru services	Not permitted
Other	Via conditional use permit

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Footnotes

[1] If a four-story building is proposed, screening (year-round landscaping or solid fence) is required near property lines shared with adjacent properties where the building height is less than 4 stories, in order to create a visual buffer.

DOVER CODE



- A pedestrian entrance shall be required at the street side or front facade.
- Residential uses permitted.
- The use of ground floor exterior lighting on the building should offer a feeling of warm security and increase safety to pedestrians without being overwhelming.

Required Building Standards:

- Building designs shall be harmonious with neighboring structures in terms of mass, width, height, proportion, spacing, and setback.
- All exterior walls that front on a public way with adjacent pedestrian traffic/infrastructure must incorporate wood, brick, stone or a suitable contemporary material appropriately detailed within the first 20 vertical feet.
- Large structures shall be broken into smaller masses to provide human scale, variation, and depth.
- The design of the building shall incorporate views that are directed to the street and garden/courtyard rather than adjacent neighbors.
- Buildings shall be placed at or near the street, along the outer edge of their sites, to ensure the unity of those streets and to encourage and facilitate pedestrian activity.
- Building design shall enhance the pedestrian environment and streetscape.
- Utility elements shall be screened in an aesthetically pleasing manner.
- Use of architectural details and changes in depth are included on building elevations to increase visual interest and scale.
- Garages shall not face the street.
- Solar/green roof standard:
 - All buildings must be solar ready
 - Commercial and mixed-use buildings that are 25,000 square feet or more must also incorporate solar panels and/or a green roof on at least 30% of the roof area.

Sign Regulations

Sign Size and Quantity	
Total signs permitted	2
Total area of all signs	24 sf
Sign Type	
Freestanding	Permitted - 16 ft. max ht.
Projecting	Permitted - 10 ft. min. above sidewalk, 25 ft. max height, 24 sq. ft. max.
Wall/awning	Permitted
Temporary	Permitted per § 170-500(1)

Downtown Architectural Standards*

Preserving and enhancing the architectural tradition, history, and visual appeal of the Gateway District is integral to maintaining the character and identity of our community. Building designs and materials along Central Ave. should enhance the appearance of Dover, reinforce pedestrian character where appropriate, reflect a consistency found within the sub-district, neighboring buildings, and natural and cultural resources. Building design should also minimize potential aesthetic conflicts between residential and nonresidential uses and between single-family and multifamily uses. Architectural standards are not intended to stifle creativity or variety, but produce designs respectful of place and context.

The following architectural standards must apply for a residential building with 5 units or more and all mixed-use/nonresidential uses along Central Ave. Applicants will also be expected to prepare a narrative explaining how the project meets all of the architectural standards.

Required Ground Floor Standards:

- No less than 30% of the facade shall be windows.

Optional Standards:

- Use of elements that accentuate and/or provide coverage at the entry such as canopy, porch, recessed entry, etc., are encouraged.
- Ornamental roof features that exceed the allowed building height are subject to the CUP process.
- Energy-efficient design techniques, LEED standards, or an equivalent standard is encouraged.
- Other integrated green infrastructure elements are encouraged.
- Approved public art is encouraged.

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ZONING

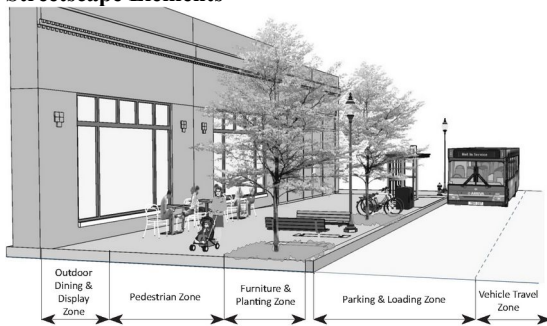
Streetscape Standards

Streetscape standards were crafted to ensure streets in mixed-use areas of the Gateway District have a relationship with adjacent buildings, accommodate pedestrians and bicyclists, and are compatible with the character of Dover's neighborhoods. All street elements must be consistent with Dover Streetscape and Landscape Standards.

- Sidewalks are encouraged to be brick and shall be a minimum of 5 feet wide.
- Street trees shall be planted at an average spacing of 25 to 30 feet on center. Planting method shall allow for maximum root zone space where possible. Existing healthy street trees shall be protected, if possible.
- Unpaved ground area along the frontage shall be planted with appropriate ground cover or shrubs, no bare ground permitted. Low-impact development techniques such as rain gardens, bioretention areas, tree boxes and other green infrastructure techniques shall be incorporated into these landscaped areas and maintained to ensure five-foot-wide walkway.
- Projects shall be designed to maintain and enhance the quality of vehicular, bicycle and pedestrian circulation and safety on affected public streets.
- Street furniture is encouraged to be provided as follows:
 - 1 bench for every 75 feet of frontage.
 - At least 1 waste bin at each block corner.
 - 1 bike rack per nonresidential project.
- Lighting and mechanical equipment standards per § 170-20E(3)(d).

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Streetscape Elements



- ** Density: 3,000 square feet per unit if part of a mixed-use building with 35% nonresidential uses; 2,000 square feet per unit if rents conform to HUD fair market rent rates for Dover, as published by the New Hampshire Housing Finance Authority.

Rooming houses and manufactured homes are considered other uses.

On Dover Point Road, within 300 feet of the center line of New Rochester Road, and for lots on Rutland Street:

- Building height is limited to 2 stories, unless a structure on adjacent property is 3 stories, in which case this may be matched.
- Residential is limited to single-family and two-family dwelling units, unless part of a permitted mixed-use building.
- Professional service and office, eating and drinking establishments and retail/personal services are limited to 2,000 square feet per unit.