

ZONING

170 Attachment 14

City of Dover

CBD Transit Oriented Development Sub-District [Amended 9-11-2019 by Ord. No. 2019.08.28-12; 10-8-2025 by Ord. No. 2025.09.24-2]

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

Statement of Purpose

This is an area ripe for redevelopment. This area west of Chestnut Street was once the home of coal yards, warehouses, and other supporting structures for the rail line that passes through it. The rail line will be the key to its future success as well. In combination with the associated transportation center, transportation is the key to future development here. It is envisioned that this could be an area of very dense development along the banks of the Cochecho River. A wide variety of uses is intended here, with residences dominating upper levels, and retail and commercial activity dominating lower levels.

Dimensional Regulations*

Principal Building	
Lot size	N/A
Lot coverage	75% - 100%
Frontage build-out	80% min
Front primary build-to line	0 ft. min - 0 ft. max
Front secondary build-to line	0 ft. min - 0 ft. max
Side setback	10 ft. min, 25 ft. max
Rear setback	0 ft. min, 25 ft. max
Outbuilding	
Front setback	Not permitted
Side setback	Not permitted
Rear setback	Not permitted
Private Frontages	
Common yard	Not permitted
Porch and fence	Not permitted
Terrace/lightwell	Not permitted
Stoop	Permitted
Shopfront/awning	Permitted
Gallery	Permitted
Height of Building	
Principal building	5 story max, 3 story min
Outbuilding/accessory	Not permitted

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

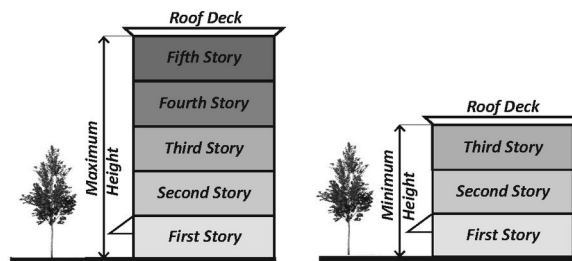
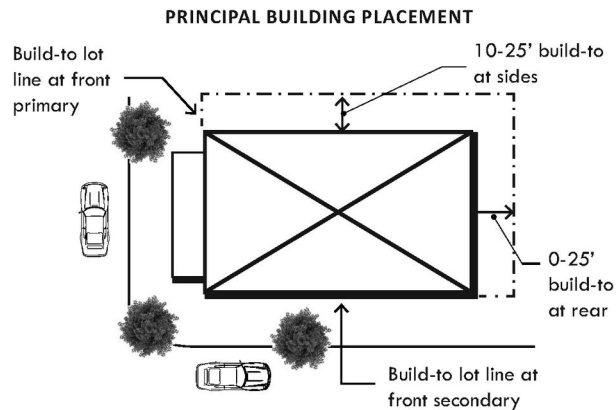
Parking Location Standards (See § 153-14)

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*

Use	
Residential	Permitted but not on ground floor, except as existing use
Lodging	Permitted
Professional services & offices	Permitted
Eating & drinking establishments	Permitted
Retail/personal services	Permitted
Industrial	Not permitted
Civic	Permitted
Drive-thru services	Not permitted
Other	Via conditional use permit

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



DOVER CODE

Sign Regulations

Sign Size & Quantity	
Total signs permitted	2
Total area of all signs	1 sf per lf of frontage - area may be increased if mill motif is adhered to
Sign Type	
Freestanding	Not permitted
Projecting	Permitted - 10 ft. min above sidewalk, 25 ft. max height, 24 sq. ft. max
Wall/Awning	Permitted - 40 sq. ft. max
Temporary	Permitted per § 170-500(1)
Sign Size & Quality	
Total signs permitted	2 [per tenancy, and is for lot (excluding development identification SIGNS)]

Architectural Standards*

Preserving and enhancing the architectural tradition, history, and visual appeal of the Central Business District is integral to maintaining the character and identity of our community. Building designs and materials should enhance the appearance of Dover, reinforce pedestrian character where appropriate, and 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. For more information, please see Section 2 of Dover's CBD Architectural Design Guidelines.

The following architectural standards must apply for a residential building with 5 units or more and all mixed-use/nonresidential uses. 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.
- A pedestrian entrance shall be required at the street side or front facade.
- No more than 80% of any street facade shall be for parking.
- The use of ground floor exterior lighting on the building should offer a feeling of warm security and increase safety for 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.
- Solar/green roof standard:
 - All buildings shall be constructed to be solar ready ensuring that future installation of solar energy systems can be easily and effectively accommodated.

Optional Standards:

- Use of architectural details and changes in depth are encouraged on building elevations to increase visual interest and scale.
 - 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.
- *CUP (§ 170-20B) may be used to adjust standards.

Streetscape Standards

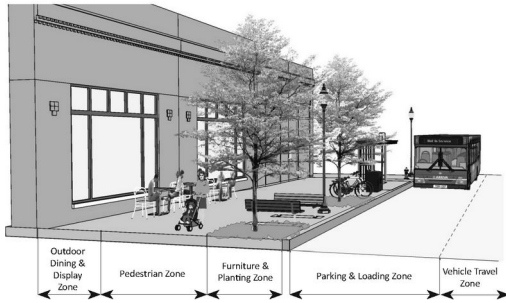
Streetscape standards were crafted to ensure streets in transportation-oriented, mixed-use areas of the CBD accommodate pedestrians and bicyclists and facilitate alternative transportation travel. All street elements must be consistent with Dover streetscape and landscape standards. For more information on streetscape standards, please see Section 3 of Dover's CBD Architectural Design Guidelines.

- Sidewalks shall be brick and 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 be maintained to ensure 5-foot-wide walkways.
- Projects shall be designed to maintain and enhance the quality of vehicular, bicycle and pedestrian circulation and safety on affected public streets.
- Street furniture shall, at a minimum, be provided as follows:
 - 1 bench for every 75 feet of frontage.

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- At least 1 waste bin at each block corner.
 - At least 1 bike rack per project plus 10% of the parking spaces provided for bike storage.
 - Lighting and mechanical equipment standards per § 170-20E(3)(d).
- *CUP (§ 170-20B) may be used to adjust standards.

STREETSCAPE ELEMENTS



Adult Bookstore, Video Store, or Cabaret

These uses are subject to the following conditions:

- An adult bookstore, video store or cabaret shall be at least 500 feet from a parcel of land containing an existing residential use.
- An adult bookstore, video store or cabaret shall be at least 1,000 feet from a parcel of land containing a school, church, community park or public recreational area.
- No adult bookstore, video store or cabaret shall be permitted within 1,000 feet of an existing similar use.
- The proposed use shall comply with all other state statutes, and City ordinances and codes.