

# ZONING

## 170 Attachment 16

### City of Dover

#### CBD Residential Sub-District [Amended 9-11-2019 by Ord. No. 2019.08.28-12]

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

#### Statement of Purpose

North of the downtown core are neighborhoods of smaller homes, once the residences of mill employees, shopkeepers, and others for whom the close proximity to the downtown was an important feature. Smaller in scale than the more ornate homes in the Mixed Use District, many of these buildings still present considerable architectural detailing. Many of them have outbuildings at the rear of the property. The continued use of these areas as residential neighborhoods is important, both to the City's heritage and to achieving the smart growth and low carbon impact goals of the Master Plan. Where new structures are added, they should mimic the placement, scale, and building materials of the older homes.

#### Dimensional Regulations\*

Principal Building	
Lot size	N/A
Minimum lot coverage	40%
Minimum frontage	75 ft.
Frontage build-out	40% min
Front primary build-to line	8 ft. min - 15 ft. max
Front secondary build-to line	8 ft. min - 10 ft. max
Side setback	10 ft.
Rear setback	15 ft.
Outbuilding	
Front setback	20 ft. min + bldg. setback
Side setback	5 ft. min
Rear setback	5 ft. min
Private Frontages	
Common yard	Permitted
Porch and fence	Permitted
Terrace/lightwell	Not permitted
Stoop	Permitted
Shopfront/awning	Not permitted
Gallery	Not permitted

Height of Building	
Principal building	3 story max, 2 story min
Outbuilding/accessory	2 story max

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

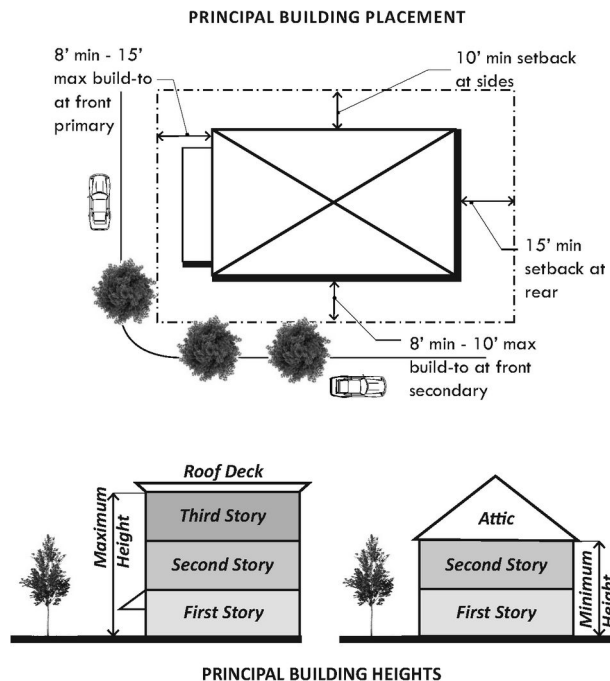
#### Parking Location Standards (See § 153-14)

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\*

Use	
Residential	Permitted
Lodging	Permitted, up to 12 rooms w/ stays up to 14 days
Professional services & offices	Via conditional use permit
Eating & drinking establishments	Not permitted
Retail/personal services	Via conditional use permit
Industrial	Not permitted
Civic	Permitted
Other	Via conditional use permit

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## DOVER CODE

### Sign Regulations

Sign Size & Quantity	
Total signs permitted	1
Total area of all signs	16 sf
Sign Type	
Freestanding	Not permitted
Projecting	Permitted - 10 ft. min above sidewalk, 25 ft. max height, 24 sf max size
Wall/awning	Permitted - 16 ft. max height or to bottom of 2nd floor window sills, whichever is lowest
Temporary	Not permitted
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 3 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.

#### Required Building Standards:

- Building designs shall be harmonious with neighboring structure in terms of mass, width, height, proportion, spacing, and setback.
- Building designs shall consider the quality of the pedestrian environment.
- Garage doors shall be relatively unobtrusive.
- Utility elements shall be screened in an aesthetically pleasing manner.

#### Optional Standards:

- Desirable materials include wood (clapboard and shakes), brick, stone, and contemporary materials that are harmonious and compatible with the aesthetic of the sub-district and its neighboring structures.
  - 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.
- \*CUP (§ 170-20B) may be used to adjust standards.

#### Streetscape Standards

Streetscape standards were crafted to ensure streets in residential areas of the CBD are walkable, 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. For more information on streetscape standards, please see Section 2 of Dover's CBD Architectural Design Guidelines.

- Sidewalks shall be a minimum of 5 feet wide.
- Projects shall be designed to maintain and enhance the quality of pedestrian, bicycle and vehicular facilities, and circulation and safety on affected public streets.
- Lighting and mechanical equipment standards per § 170-20E(3)(d).
- 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 or mulch-only ground areas 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.
- Owners are encouraged to place planters and window boxes with flowering plants and/or climbing vines along the area in front of their buildings but maintain them in a way to not block the walkways.

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ZONING

STREETSCAPE ELEMENTS

