

# ZONING

## 170 Attachment 17

### City of Dover

#### CBD General 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

From the late 1700's, when Dover began to shift from a farming community to a manufacturing center, the land and blocks in and around Washington and Main Streets and Central Avenue have been the community's commercial core. Both redevelopment and new development should reflect that 250-year history. A wide array of retail and commercial activity should be encouraged here. Residential activity should be encouraged on the upper floors of buildings. New construction, where needed, should follow the pattern of existing development in terms of building placement, building height, and the use of durable construction materials. Public spaces are important here, and should be encouraged and maintained properly.

#### Dimensional Regulations\*

<b>Principal Building</b>	
Lot size	N/A
Lot coverage	75%
Frontage build-out	70% min
Front primary build-to line	(1)
Front secondary build-to line	(1)
Side setback	0 ft. min - 24 ft. max
Rear setback	10 ft. min
<b>Outbuilding</b>	
Front setback	Not permitted
Side setback	Not permitted
Rear setback	Not permitted
<b>Private Frontages</b>	
Common yard	Not permitted
Porch and fence	Not permitted
Terrace/lightwell	Not permitted
Stoop	Permitted
Shopfront/awning	Permitted
Gallery	Permitted
<b>Height of Building</b>	
Principal building	5 story max, 2 story min
Outbuilding/accessory	Not permitted

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

(1) The property owner shall calculate the average front setbacks of all lots within the same zone located on the same side of the street, 250 feet in each direction from the center of the front lot line. This front setback dimension shall be considered to be a build-to line. Structures may be constructed within 5 feet plus or minus of the average. Porches or steps may be located an additional 5 feet beyond the front facade of the structure. Expansions to existing structures shall be subject to a minimum setback equal to the calculated average setback minus 5 feet.

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

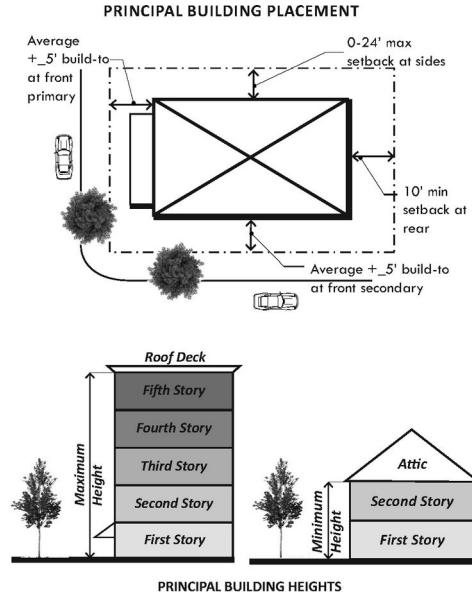
New construction resulting in additional square footage or an increase in residential units must comply with parking standards for the new portion of the building only.

#### Permitted Uses\*

<b>Use</b>	
Residential	Permitted, but not on ground floor except in an 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 sf
Wall/awning	Permitted, 40 sf 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 80% of the facade shall be windows.
- A pedestrian entrance shall be required at the street side or front facade.
- For new construction only nonresidential uses shall be on the ground floor level.
- Ground floor exterior lighting on the building is encouraged and should offer a feeling of warm security and increased 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.
- Garages shall not face the street.
- 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.
  - Use of elements that accentuate and/or provide coverage at the entry such as canopy, porch, recessed entry, etc., is encouraged.
  - LEED standards or an equivalent standard is encouraged.
  - 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.

## ZONING

### Streetscape Standards

Streetscape standards were crafted to create a vibrant, walkable downtown area that facilitates pedestrian activity. The experience each person will have with the street, the sidewalk, the buildings, and the surrounding environment is what helps define the unique character of a place. 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 or mulch-only 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 and maintained to ensure 5-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 shall 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 project.
- Lighting and mechanical equipment standards per § 170-20E(3)(d).
- Owners are encouraged to place planters and window boxes with flowering plants and/or climbing vines along the area in front of their buildings.
- Approved public art is encouraged.

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### STREETSCAPE ELEMENTS

