

ZONING

170 Attachment 6

City of Dover

Heritage Residential (HR) District

[Added 8-19-2015 by Ord. No. 2015.07.22-017; amended 8-22-2018 by Ord. No. 2018.08.08-009; 10-13-2021 by Ord. No. 2021.09.08-006; 10-8-2025 by Ord. No. 2025.09.24-2]

Permitted Uses***

- Accessory dwelling unit
- Adult day care
- Child-care home
- Conversion of existing dwelling to accommodate not more than 2 units [5]
- Customary home occupation
- Dwelling, two-family [5]
- Dwelling, single-family
- Farm animals for family use, for noncommercial purposes, on lots containing a one- or two-family dwelling [6]
- Public recreation
- Public utility [7]
- Roadside farm stand [8]

Uses Permitted by Conditional Use Permit***

- Bed-and-breakfast (permitted on Silver Street only)
- Child-care facility
- Conversion of existing dwelling to accommodate not more than 4 units
- Dwelling, three- to four-family
- Elderly assisted care home
- Group home for minors
- Office

Sign Regulations

Size	HR District
Total signs permitted	1
Total area permitted	8 sf (customary home occupation sign 2 sf max)
Type	
Freestanding	Permitted (10 ft setback required)
Projecting	Permitted
Wall/awning	Not permitted
Temporary	Not permitted

Dimensional Regulations* [1] [2]

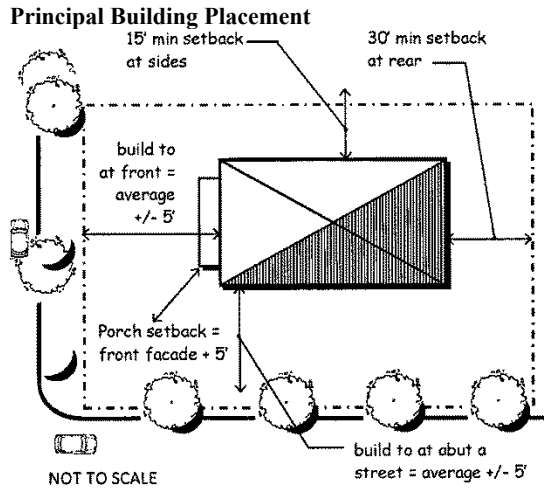
Lot	
Minimum lot size	10,000 sf
Maximum lot coverage	40%
Minimum frontage	80 ft
Principal Building***	
Front build-to line	[3]
Abut a street build-to line	[3]
Side setback	15 ft
Rear setback	30 ft
Outbuilding/Accessory Use***	
Front setback	[4]
Abut a street setback	[4]
Side setback	10 ft
Rear setback	10 ft
Height of Building	
Principal building	24 ft min**, 40 ft max
Outbuilding	40 ft max

* Deviations from these requirements are permitted by conditional use permit, subject to the requirements of § 170-20B(1), where applicable.

** The minimum principal building height shall not apply to additions constructed onto the rear of the principal building, provided that where the addition will be closer to either side lot line than the existing principal building, the addition shall be located no closer than 45 feet to the front lot line.

*** See next page for architectural considerations.

DOVER CODE



Footnotes

- [1] Refer to §§ 170-13, 170-14 and 170-27D for exceptions to lot size, frontage and setback requirements.
- [2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum nonwetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the New Hampshire Code of Administrative Rules Env-Wt 101.113 and the 1987 Federal Manual for Identifying Jurisdictional Wetlands. Wetland buffers shall only be allowed to count for 40% of the minimum lot size required.
- [3] 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.
- [4] Accessory structures must be set back at least 20 feet from the average front setback 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.
- [5] Two-family dwellings shall be designed to look like single-family dwellings (i.e., the two-family dwelling should not look like it was designed to occupy more than 1 family). At a minimum, this shall mean that only 1 entrance shall be visible from a public street. Notwithstanding any other provision of Chapter 170, a legal or legal nonconforming accessory structure existing as of the effective date of these regulations may be converted into a second unit, provided that it shall not be enlarged, nor shall any exterior improvements be made to alter its appearance as an accessory structure.
- [6] Use is allowed on the portion of the lot that is behind the principal structure, provided the following standards are met. Chickens: No more than 6 chickens and no roosters, with 3 square feet of chicken coop and 20 square feet of a fenced enclosure yard per chicken; all coops and enclosures shall be 20 feet from any property line. Sheep or goats: 1 animal per 10,000 square feet of lot area, with a maximum of 6 animals; 10 square feet of shelter and 30 square feet of a fenced enclosure yard per animal; all shelters and enclosures shall be 30 feet from any property line.
- [7] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within.
- [8] Roadside farm stands shall be set back a minimum of 20 feet from all abutting vehicular rights-of-way. The area of any building associated with the roadside farm stand shall not be greater than 200 square feet in area and shall be considered an accessory structure if a residence is also located on the property. The total of the display area, including the building, shall not exceed 400 square feet. Off-street parking shall be provided in the amount of 1 off-street parking space per 250 square feet of display and building area, and all required parking spaces shall have safe access to and from a public street. A certificate of use issued by the Zoning Administrator and a driveway permit shall be required in all cases.

Architectural Considerations

The goal of the Heritage Residential District is to recognize, celebrate, and enhance the unique character of this area, in part by promoting architecture with a strong sense of place, fine detailing, quality materials, and designed with the site context and adjacent development in mind. To that end, applicants for new construction are encouraged to refer to the Dover Historic Preservation Guide (June 1991) for examples of architecture and design that is fitting for the Heritage Residential District. This document is available for viewing on the Planning and Community Development Department webpage and at the offices of the Planning and Community Development Department and Inspection Services Division, and is intended to serve as a guide to help encourage and inspire thoughtful and attractive development.

Conditional Use Permit Criteria

ZONING

The requirements of § 170-20B(2) and (3) shall apply to all uses permitted by conditional use permit, in addition to the requirements set forth below.

Child-Care Facility: Child-care facilities shall be subject to the requirements set forth in the "child-care facility" definition, § 170-6.

Conversion to or Creation of Dwelling, Three- or Four-Family: Three- or four-family dwellings and conversions of existing dwellings to 3 or 4 units shall be subject to the following regulations:

- A. The specific site must have an amount of open space, either landscaped or left natural, at least equal to the average amount of open space on all developed lots in the HR District that are wholly or partly within 200 feet of the subject parcel. Existing parking areas, either gravel, paved or unpaved, shall not be considered to be open space.
- B. Off-street parking, in accordance with Chapter 153, Site Review Regulations, shall be provided as to avoid vehicles backing into the street. One (1) parking spaces per unit shall be required.
- C. Parking lots shall be at least 5 feet from a side property line and 10 feet from a front property line.
- D. Parking areas shall be screened from the street and from abutting lots.
- E. Structures shall be at least 20 feet from a front property line, 30 feet from a rear property line and 15 from a side property line unless abutting a street, in which case the distance from the side property line shall be 20 feet.
- F. For new construction, the building must be designed to look like a single-family dwelling. At a minimum, this shall mean that only 1 entrance shall be visible from a public street. For conversions, the building must retain its appearance as a single-family dwelling or a two-family dwelling, whichever is the current use. Notwithstanding any other provision of Chapter 170, a legal or legal nonconforming accessory structure existing as of the effective date of these regulations may be converted into 1 or more residential units, provided that the building shall not be enlarged, nor shall any exterior improvements be made to alter its appearance as an accessory structure.

Elderly Assisted Care Home: Elderly assisted care home is allowed in accordance with the densities and provisions stated below:

- A. Elderly assisted care homes larger than 6 bedrooms are permitted at a density of 1 bedroom per 2,500 square feet.
- B. Parking and service areas are screened from abutting residential uses.
- C. Notwithstanding the above requirements, the maximum number of bedrooms and residents allowed in a facility may be increased provided the increase is found not to be detrimental to the surrounding properties and conforms with parking

standards in § 170-56 (Conditions for parking and loading spaces). Furthermore, any increase to an existing structure must be contained within or contiguous to the original structure.

Group Home for Minors: Group home for minors shall be subject to the following conditions:

- A. The group home site shall be compatible with abutting uses.
- B. The group home shall be located in areas of transitional land use or mixed land uses.
- C. Parking and service areas shall be screened from abutting residential uses, unless the abutter chooses to not want said screening.
- D. Open space shall be maintained on the property in an amount comparable to the neighborhood.
- E. The planned occupancy of the group home shall be compatible with the permitted density of the surrounding neighborhood.
- F. Hours of operation shall be limited to 6:00 a.m. to 9:00 p.m., Sunday to Thursday, and 6:00 a.m. to 10:00 p.m., Friday and Saturday.