

ZONING

170 Attachment 7

City of Dover

Commercial (C) District

[Added 7-22-2020 by Ord. No. 2020.07.08-007; amended 10-13-2021 by Ord. No. 2021.09.08-006; 9-14-2022 by Ord. No. 2022.08.10-010; 10-8-2025 by Ord. No. 2025.09.24-2]

Permitted Uses [8]

- Adult day care
- Auto service station
- Bank
- Barber and beauty shop
- Child-care facility
- Clinic
- Commercial parking facility
- Commercial recreation
- Computer and data processing
- Dwelling, multifamily [3]
- Eating and drinking establishment [4]
- Farm
- Hotel/motel
- New car sales
- Office
- Personal service establishment
- Public utility [5]
- Publishing facility
- Retail store
- Theater
- Used car lot [6]
- Veterinary office, animal hospital or kennel

Uses Permitted by Special Exception

- Adult bookstore and/or video store
- Adult cabaret
- Vehicle refueling and recharging station

Sign Regulations

Size	C District
Total signs permitted	2 [per tenancy, and is for lot (excluding development identification signs)]
Total area permitted	2 sf for each linear foot of business frontage (see § 170-50 for regulations for businesses bordering the Spaulding Turnpike)
Type	
Freestanding	(Max size 60 sf, max height 16 ft. 1 sign per side of frontage. Freestanding signs shall be located on low planter walls or be monument signs.)
Projecting	Permitted (max size 8 sf)
Wall/awning	(Provide building signage that is proportional to the scale of the tenant facade, max 1 sf for each linear foot of business frontage)
Temporary	Permitted (max ht 4 ft, max size 32 sf)
Sign Size & Quality	
Total signs permitted (see § 170-50 for multiple frontage exceptions)	2 [per tenancy, and is for lot (excluding development identification SIGNS)]

Dimensional Regulations [1] [2]

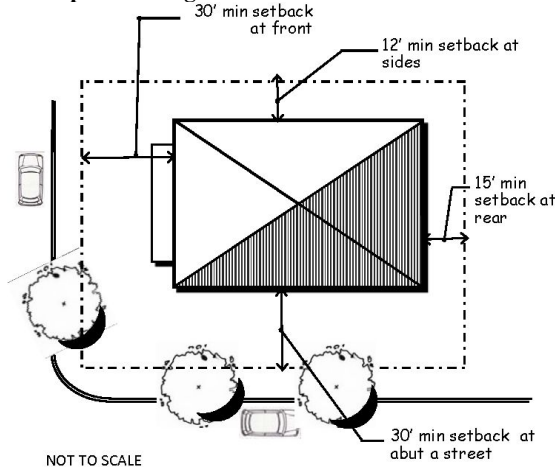
Lot	
Minimum lot size	20,000 sf
Maximum coverage	50%
Minimum frontage	125 ft
Principal	
Front setback	30 ft
Abut a street setback	30 ft
Side setback [7]	12 ft
Rear setback [7]	15 ft
Outbuilding/Accessory Use	
Front setback	50 ft
Abut a street setback	50 ft
Side setback	10 ft
Rear setback	10 ft

DOVER CODE

Height of Building	
Principal building	40 ft max
Outbuilding	40 ft max

* Parking areas shall be set back at least 25 feet from property lines

Principal Building Placement



Signs shall be designed and located to be visible from both pedestrian and vehicular areas, and shall be designed to further the design theme of the building and be consistent with any sign package. Paint sign backgrounds and sign cabinets to complement building colors.

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 non-wetland 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] Provided the lot contain 5,000 square feet per dwelling unit. Units are allowed only in mixed-use buildings, where no more than 2/3 of the overall square footage of the building is residential.
- [4] If the eating and drinking establishment has drive-in services, said service shall be set back either 50 feet from a residential abutting lot line or 100 feet from the abutting residential structure whichever is greater.
- [5] 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.

- [6] Permitted if an accessory use to a new car dealership.
- [7] A vegetated buffer of no less than 50 feet must be established and maintained along the C/R-12 zoning boundary abutting the southern property line of the Tax Assessor's Map 37, Lot 38. The buffer must be populated with existing vegetation, where available, and where existing vegetation is not available or not adequate, the buffer shall be improved to provide visual screening on a year-round basis for the benefit of the residential uses abutting the C Zoning District. The buffer may feature new landscaping vegetation and materials, berms, fences, walls and other screening techniques, with a preference toward preserving existing healthy trees, where feasible. Buildings, impervious surfaces, mechanical equipment, parking and storage and display of goods and materials are prohibited in the buffer. Following installation, the buffer must be adequately maintained by the owner(s) of Tax Assessor's Map 37, Lot 38.
- [8] 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.

Special Exception Criteria [see § 170-59C(3) for additional regulations]

Adult bookstore and/or video store, adult cabaret: Adult bookstore and/or video store and adult cabaret shall be subject to the following conditions:

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

Vehicle refueling/recharging stations:

- A. The use of land for vehicle refueling/recharging station may only be permitted upon the determination that the property values of adjacent land will not be compromised. Any vehicle refueling/recharging station which discontinues operations for a period in excess of 180 days shall be required to file a new application for a special exception with the Zoning Board of Adjustment. Such conditions may include, but need not be

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- limited to, the provision of adequate and properly maintained screening around land so used.
- B. If petroleum based, the minimum lot size shall be 80,000 square feet; the minimum lot width shall be 150 feet. Thirty-three percent of the subject parcel shall be open/green space.
 - C. The total permitted sign area shall not exceed 100 square feet, inclusive of the canopy and fueling equipment, and any signage for retail or eating or drinking uses.
 - D. Hours of operations shall be limited to 6:00 a.m. to 9:00 p.m.
 - E. If a drive-in thru service is proposed, said facility shall be set back either 50 feet from a residential abutting lot or 100 feet from the abutting residential structure, whichever is greater, and shall also be screened consistent with Subsection G below.
 - F. No fuel storage tanks may be constructed or enlarged closer than 100 feet to any Conservation District, and 200 feet to a secondary groundwater protection zone.
 - G. Year-round consistent screening no less than 5 feet in height shall be provided from the street or any abutting residential structure to the pumps. The building may act as the screening.