



ZONING

ZONES IN DOVER:

Each zone reflects a different desire by the City. Use and lot size set apart zones offering variety and protection.

Residential

- R-12—Medium Density
- R-20—Low Density
- R-40—Rural Residential
- RM-U—Urban Density
- RM-SU—Suburban Density

Nonresidential

- B-1—Neighborhood Business
- B-3—Thoroughfare Business
- B-4—Hotel/Retail
- B-5—Rural Commercial/Retail
- I-1—Restricted Industrial
- I-2—Rural Restricted Industrial
- I-4—Office and Assembly
- ETP—Enterprise/Technology

Mixed Use

- CBD—Central Business
- CWD—Cochecho Waterfront
- H—Hospital

LBW—Little Bay Waterfront

O—Office

Overlay

10 various overlay districts

For More Information:

Department of Planning and Community Development
288 Central Ave.
Dover, NH 03820

Why Zone?

What is Zoning?

Zoning is the legal classification of property in certain land uses. The concept has been in Dover since 1949.

Currently, zoning and land use law addresses conflicts between private property rights—rights of ownership—and government’s efforts to create a functional, safe and beautiful community.

Purpose of Zoning Chapter

Dover’s Zoning chapter is an element of the Dover Comprehensive Development (Master) Plan and is designed to promote the health, safety, and the general welfare of Dover’s residents by serving to facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements; to encourage the maintenance of Dover’s economic and aesthetic quality of life; and to encourage the

most appropriate use of land throughout the City of Dover.

The Master Plan

A Master Plan is one which guides the long-term physical development for a community.

Each plan should be reviewed every 5—10 years. Dover’s was last updated in 2009.

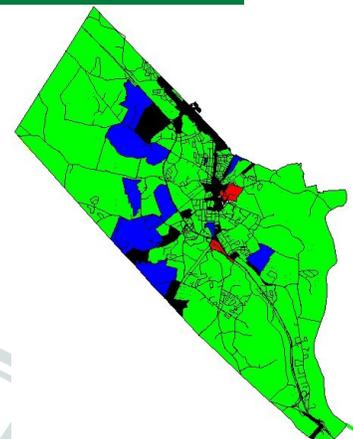
Dover’s master plan is divided into five chapters, all of which can be found online.

Types of Zones

Dover has 18 zones, which are listed on the left of this page. In addition to those zones, the City has 10 overriding districts which cover things from Wetlands Protection to Transfer of Development Rights, and conservation areas.

Other Information

The Zoning chapter also contains



Blue = Industrial
Black = Commercial

the regulations for signage, fences, parking and loading.

Zoning Board of Adjustment

The Zoning Board of Adjustment hears and decides appeals of any person(s) who are aggrieved by the administration, enforcement and application of this chapter.

The ZBA can issue relief from dimensions and uses. The board also approves uses by special exception.

COMMONLY ASKED DIMENSIONS

Zone	Min Lot Size	Frontage	Front Setback	Rear Setback	Side Setback
R-40	40,000 SF	150	40	30	25
R-20	20,000 SF	125	Neigh. Ave —see sheet	30	20
R-12	12,000 SF	100		30	15
B-3/B-5	20,000 SF	125	50	15	12
I-4/B-4	5 Acres	400	75	75	75
O	10,000 SF	100	12	15	10
ETP	3 Acres	0	50	50	50

*Chapter 170 of the Dover Code has the full dimension table and footnotes related to the above.