

Town of Dover Zoning Table

Item	Requirement for Zone														D-1, D-2, D-3, D-4	RAD	BHRPA				
	R-1	R-1S	R-2	R-3		R-3A		R-4		C-1	C-2	C-3	IND	IND/OP							
Zone Description	Single family	Steep Slope (6)	Single family	Double family		Double Family / Rooming House		Multi-Family		Retail Commercial	General Commercial	Light Industrial - Commercial	Industrial	Industrial / Office Park	Downtown Districts						
				Single Family Dwelling	Two Family or Duplex Dwelling	Single Family Dwelling	Two Family or Duplex Dwelling	Two Family or Duplex Dwelling	Garden Apartments, Hotels & Motels												
Lot Area - min. (SF unless noted)	7,500	30,000	5,000	5,000	7,500	5,000	7,500	7,500	5 Acres	N/A	10,000	See §236-19.D	See §236-20.D	2 Acres							
Width at Street Line - min. (feet)	75	100	50	50	75	50	75	75	200		100	N/A	N/A	200 (3)							
Yards - min. (feet)																					
Front	20 (1)	35	20 (1)	20 (1)	20 (1)	20 (1)	20 (1)	20 (1)	50		20			75							
Rear	30	50	30	30	30	30	30	30			20			50							
Side (one) <small>(principal structures built on or after 4/28/98)</small>	10	10	10	10	10	10	10	10	See §236-35 through 42	See §236-35 through 42	10 (5)	N/A	N/A	30 (4, 5)	See § 236-17.1 et. seq. and the "Form Based Code"	See the "North Sussex Street Landfill Redevelopment Plan"	See the "Bassett Highway Redevelopment Plan"				
Side (one) <small>(principal structures built before 4/28/98)</small>			7	7		7															
Side (total of both) <small>(principal structures built on or after 4/28/98)</small>	25	30	17	17	25	17	25	25						N/A				N/A	N/A	N/A	N/A
Side (total of both) <small>(principal structures built before 4/28/98)</small>			15	15		15															
Other Setback Requirements	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						N/A				N/A	N/A	N/A	N/A
Lot Coverage - max. (% / SF - whichever is smaller) (7)	65 / 4,300	30 / 20,000	65 / 4,300	65 / 4,300	65 / 4,300	65 / 4,300	65 / 4,300	N/A	See §236-35 through 42	N/A	80	N/A	N/A	N/A							
Lot Disturbance - max. (% / SF - whichever is smaller)	N/A	50 / 20,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A							
Building Coverage - max. (%) (7)	25	N/A	25	25	25	25	25	N/A			50			50							
Height - max. (feet / stories above grad)	30 / 2.5	35	30 / 2.5	35 / 2.5	35 / 2.5	35 / 2.5	35 / 2.5	35 / 2.5	35 / 2.5	160 / 14	65 / NA	80 / NA	65 / NA	45 / NA							
Floor Area - min. (SF per Unit)	1,000	1,000	1,000	800	800	1,000	800	800	N/A	See § 236-17	N/A	N/A	N/A	N/A							
Floor Area Ratio (FAR) - max. (%)	55	N/A	55	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A							
Off-street parking - min. (spaces) (8)	2 (2)	2 (2)	2 (2)	2 (2)	4 (2)	2 (2)	4 (2)	4 (2)	(2)	(2)	(2)	(2)	(2)	(2)							

This Table is prepared as an aid, is not regulatory, and is to be used in conjunction with Chapter 236 of the Code of the Town of Dover.

Reference Notes

- (1) In Blocks where more than 50% of the properties abutting a common street line are developed, the front yard of a principal building may be the average of all the existing setbacks but in no case less than 10 feet.
- (2) For uses other than Single Family, Two Family or Duplex Dwelling Units, see §236.
- (3) The minimum lot depth shall be 300 feet.
- (4) No side yard shall be less than the height of the building or structure.
- (5) Value represents a minimum for any side yard
- (6) The cluster development option exists in the R-1S Zone. See §236-21.1.I for requirements.
- (7) See the "Steep Slope" Ordinance for various adjustments to Lot Coverage and Building Coverage.
- (8) Parking Requirements for Residential Uses before the Planning Board or Board of Adjustment shall be in accordance with the "Residential Site Improvement Standards - NJAC 5:21 et. seq. (RSIS).