

EXHIBIT – 14.0

Town of Dover
Bulk Regulation Table

Dimensional Table Town of Dover

Project:	Cricket Valley Energy	
District	Manufacturing (M)	
	Required	Proposed
Minimum lot size (conventional) ¹	5 ac.	131 ac
Minimum road frontage ⁵		
Private road	100ft	NA
Town road	200ft	NA
County/state road	200ft	1200ft
Minimum front yard setback		
Private/town road ⁶	100ft	NA
County/state road ⁶	200ft	425ft
Minimum side yard setback	50ft	50ft
Minimum rear yard setback	75ft	100ft
Maximum impermeable surface coverage ⁸	30%	5 to 6%
Maximum height ⁹	35ft	Bldg/Structure = 65ft Equipment = 115ft
Maximum footprint (in square feet) for nonresidential structures ¹⁰	NA	NA

NOTES:

- 1 For conventional subdivision as defined in § 145-18A.
- 2 For flexible subdivision as defined in § 145-18B.
- 3 The abbreviation "ac/du" stands for "acres per dwelling unit." See Article V.
- 4 Varies based upon availability of infrastructure; see § 145-11D.
- 5 Lots in conservation density subdivisions and rear lots may have shorter frontages. See §§ **145-21** and **145-22**.
- 6 Measured from center line of road. Front yard setbacks may be adjusted to prevailing setbacks in the immediate neighborhood on all roads; a maximum setback or "build-to line" may be established to maintain the "street wall" in the HM and HR Districts.

- 7 One-hundred-foot setback with wooded buffer required if lot abuts a residential district.
- 8 See definition in § **145-73**; applies to each lot and to an entire subdivision, including new roads and other public areas (see Article **V**); in flexible subdivisions applies to entire subdivision only. This requirement may be waived by the Planning Board for lots in the HM District and shall not apply to preexisting nonconforming lots.
- 9 Above average grade. For height exceptions, see § 145-30D.
- 10 Excluding agricultural structures and all structures legally completed or granted a building permit, special permit, site plan approval or variance prior to the adoption of this chapter. The purpose of this requirement is to maintain the historic scale and character of development in Dover. The intent of this provision shall not be evaded through the placement of multiple large buildings in rows or otherwise in a pattern that is inconsistent with the scale and character of the town.
- 11 May be zero for party-wall or zero-lot-line buildings.
- 12 May be enlarged up to 50,000 square feet for a supermarket or other use deemed essential to the economic viability of the hamlet.