



TRANSFER OF DEVELOPMENT RIGHTS

ZONES AFFECTED:

Industrial

B-4—SENDING/RECEIVING

I-4—SENDING/RECEIVING

Residential

R-40—SENDING

R-20—SENDING

R-12-RECEIVING*

RM-6-RECEIVING*

RM-8-RECEIVING*

RM-10-RECEIVING*

RM-20-RECEIVING*

O-RECEIVING*

B-1-RECEIVING*

B-2-RECEIVING

B-3-RECEIVING*

B-5-RECEIVING

CWD-RECEIVING

UMUD-RECEIVING*

* only zones east of the Spaulding Turnpike are eligible.

For More Information:

Department of Planning and Community Development
 288 Central Ave.
 Dover, NH 03820
 (603) 516-6008

Residential Development

Introduction

In Dover there are certain lands that possess significant conservation features, including but not limited to wetlands, ground-water recharge zones, forested areas, wildlife habitat, farmland, scenic view sheds, historic landmarks, and linkages to other such areas. Because of their unique assemblages of flora and fauna and their significant contribution to the ecological system and/or the cultural identity of our community, these lands are worthy of special protection. The City of Dover furthermore, has a limited supply of land suitable for development. Included in Dover's zoning ordinance is an overriding district for transferring development rights. The purpose is to promote intensive development on the developable land possessing the least conservation value and to permanently protect lands possessing significant conservation features that provide unique values in their undisturbed condition.

turbed condition.

District Area

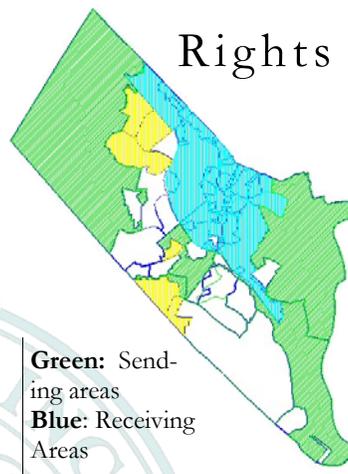
The sending area is defined to be all R-40 or R-20 residential zoning districts. The receiving area is defined to be all non-R-40 or R-20 zoning districts East of the Spaulding Turnpike, which allow residential development.

Standards

For land in the sending district to be eligible to transfer rights, it must be a parcel of at least 5 acres, and developable under the existing regulations.

Land within a sending area, may be counted for the minimum lot size requirement for a development site in a receiving area. The amount of land preserved in a sending area shall equal or exceed the minimum lot size requirement for the sending site.

The square footage being transferred shall be divided by the minimum lot size needed in the receiving zone, or by 5000 square feet, whichever is larger to determine the transferred right.



Green: Sending areas
Blue: Receiving Areas

The minimum lot size and frontage requirements may be waived.

The density or intensity of development of a receiving parcel may be increased by the transfer of development rights so long as the increase in density or intensity:

- Is consistent with the Master Plan
- Is not incompatible with the land uses on neighboring lots

FACTS ABOUT DOVER'S TDR POLICY

- The industrial TDR was developed in 1990, and reviewed and expanded in 2003
- The goal of the policy is to promote intensive development on land that is better suited for development, which allows for preservation of more sensitive areas.
- The residential TDR was created in 2003, based upon the success of the industrial model.
- The sending area and receiving area do not have to be owned by the same person. The owner of the sending area just needs to sell the development rights to that area to the receiving area, thus land can be saved for farming or as open space