



# BUILD OUT ANALYSIS—2007

**ZONES AFFECTED:**

Zone	Acres	Units :
R-12	237	704
R-20	190	334
R-40	2,080	1,57
RM-8	27	135
RM-10	27	67
RM-20	31	42
B-1	11	25
B-2	36	102
B-3	113	231
O	48	109
CWD	31	608
UMUD	8	330
<b>Total</b>	<b>2,839</b>	<b>4,544</b>

**ZONES UNAFFECTED:**

The RM-6, and RM-12 zones have no developable land left within them.

The I-1, I-2, I-4, B-4, B-5 and ETP zones do not allow for residential development.

**For More Information:**

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

Results of analysis contained within the Land Use Chapter

**Introduction**

To determine the acreage available for development, a build out analysis utilizing the Community Viz software was performed utilizing variables determined to affect growth.

**Process**

This process presumed that lots that are currently built out have been removed. Next, constraints that would be placed upon the land were overlaid on developable parcels. These constraints include wetlands, floodways, lots that contain permanently protected open space.

After the constraints were added to the process, the software reviewed the vacant and buildable parcels, using the constraints to establish the remaining buildable area. Upon completion, a square footage was calculated for each zone.

**Results**

The build out predicts the potential residential capacity for the City. Cumulatively this results in approximately 4,500 new residential units. Strictly residential zones resulted in a combined 3,00 units, with the remaining 1,400 coming from non-residential and mixed uses zones which allow residential.

The analysis does not predict a build out rate or a pace of development. It also does not take into account any potential market conditions about the size or style of housing. Furthermore, it does not account fully for parking and other site condition needs, such as drainage and similar physical improvements necessary to support development.

Moreover, the build out cannot predict if non-residential and mixed use zoned land would have any residential units at all. The land could be more valu-

able for non-residential uses and will not generate any residential units. Finally, it does not account for any purchases of property made by the Open Lands Committee. The goal is to present a total potential build out for Dover.

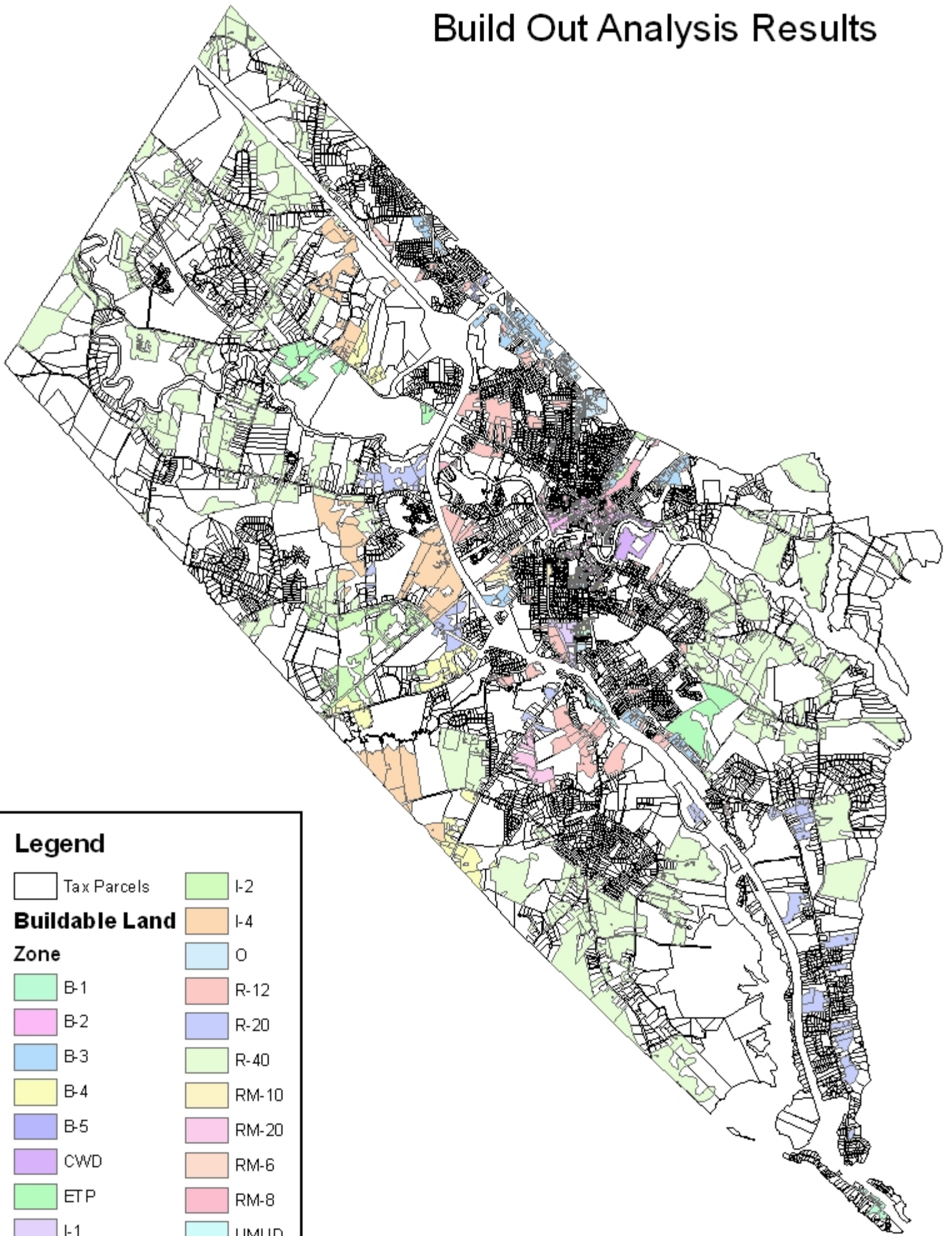
These numbers reflect the constraints used. A constraint unavailable for the procedure were steep slopes (those greater than 20%), which are not buildable in Dover. Topographic constraints can greatly affect the buildable area of a lot, and Dover does not have these in complete digital format usable by the GIS for this process.

The map on the reverse side demonstrates the total land that remains buildable. This is residential and non-residential land, and is a predicted outcome generated by the build out analysis.

## CONSTRAINTS USED IN THE BUILD OUT

- Developable Land was the base
- Wetlands
- Floodways
- Water bodies and courses
- Permanently protected lands (Open Space, Conservation, well head protection areas—easement or fee simple)

# Build Out Analysis Results



## Legend

Tax Parcels	I-2
<b>Buildable Land</b>	I-4
<b>Zone</b>	O
B-1	R-12
B-2	R-20
B-3	R-40
B-4	RM-10
B-5	RM-20
CWD	RM-6
ETP	RM-8
I-1	UMUD