



TRANSFER OF DEVELOPMENT RIGHTS

ZONES AFFECTED:

Industrial

B-4

I-4

Residential

R-40

R-20

R-12

RM-U

RM-SU

HR

LBW

O

B-1

B-3

RCM

CWD

FY19 Fee: \$13,402 per credit

For More Information:

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

Residential Development Rights

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.

Conservation Option

A property owner can conserve land west of the Spaulding and send the development rights to any zone that allows residential uses east of the Spaulding Tpk.

Purchase Option

A property owner may purchase one unit per credit, above the allowed density of a parcel. If the purchaser is willing to limit the size of the resulting single family detached homes, to 1,000 or 1,400 sf, they get bonus units.

Standards/Process

A property owner uses the formula to the right for single family detached units. All other's follow yield plan process. Units above the allowed density may be sold to the property owner.

A continuous visual buffer must be provided to abutters.

Purchase Formula:

- SF of parent lot – Environ constraints: **BASE**
- BASE – * .85: **Net**
- Net * .85 [sliding]: **Developable Area**
- Developable Area/Min lot size: **base units**

Regardless of the method use, the Planning Board may waive:

- Minimum Lot Size
- Minimum Frontage
- Minimum Setbacks

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*

If the reduced building size option is followed, deed and plan restrictions apply to those units.

FACTS ABOUT DOVER'S TDR POLICY

- The TDR process is a discretionary process, and the Planning Board is not obligated to sell units.
- The residential TDR was created in 2003, and revised in 2009 and 2018.
- TDR promotes intensive development on land that is better suited for development, allows for preservation of more sensitive areas, and provides funding for future preservation.
- The preservation option has sending and receiving areas. They do not have to be in the same ownership.
- The credit purchase option reimburses the City for past land preservation costs, like a revolving loan.