



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-U-RECEIVING*

RM-SU-RECEIVING*

O-RECEIVING*

B-1-RECEIVING*

CBD-RECEIVING

B-3-RECEIVING*

B-5-RECEIVING

CWD-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

Industrial 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. The purpose of this overriding district 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.

District Area

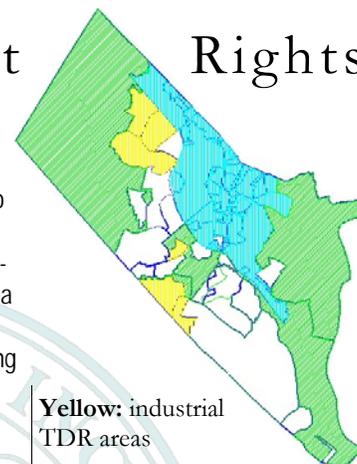
The sending area is defined to be open space, which is located in be any I-4 or B-4 Zoning districts. The receiving area is defined to be all remaining land in be any I-4 or B-4 Zoning districts.

Standards

Land within a sending area may be counted for the open space requirement for a development site in a receiving area, as long it is equal or exceed the open space requirement for the development site, but in no case be less than one (1) acre.

The minimum lot size and frontage requirements may be waived.

Setbacks may be waived. Notwithstanding, buildings shall be at least 150 feet from residential structures that exist on the date of enactment of the I-4 and B-4 Zoning districts, and



Yellow: industrial TDR areas

75 feet from the lot line of a disagreeing residential abutter.

The developer shall record covenants that address architectural considerations for structures, signage and lighting, that are designed to promote the highest possible aesthetic quality of the site.

A landscaping plan shall be submitted with a development application that depicts landscaping or open space around the perimeter of the site, near the proposed buildings, and within the parking lot.

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