




# Sustainable Land Development Ordinances

vision

Presented by  
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- 
- Address sustainable land uses on a larger scale
  - Uniformity
  - Implement the goals of the Master Plan
  - Meet the needs of a growing community
  - Accommodate and manage future development
  - Create small, self-sustaining mixed-use neighborhoods
  - Encourage stewardship of land



## Goals of Sustainable Land Development Ordinances



# The City of Dover

**Why did Dover implement sustainable land development ordinances ?**





# Innovative Land Use Controls

## Authority

- RSA 674:16 – authority to adopt zoning ordinance generally
- RSA 674:21 – authority to specifically adopt innovative land use controls
  - Provides a non-exhaustive list of types of controls





# Innovative Land Use Controls

## Non-exhaustive list of types of controls

- a. Timing incentives
- b. Phased Development
- c. Intensity and use incentive
- d. Transfer of density & development rights
- e. Planned unit development
- f. Cluster development
- g. Impact zoning
- h. Performance standards
- i. Flexible and discretionary zoning
- j. Inclusionary zoning
- k. Accessory dwelling unit standards
- l. Impact fees
- m. Village Plan Alternative subdivision



## Transfer of Development Rights

**Description**

**Using this technique**

**Lessons learned**

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**Specific Types of Sustainable  
Land Use Ordinances**



## Planned Unit Development

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## Open Space Subdivision

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## Environmental Characteristics

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## Customary Home Occupations


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## Accessory Dwelling Units

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## Flexible Uses with Adaptive Re-use

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## Form Based Code for Downtown

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# Questions?

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