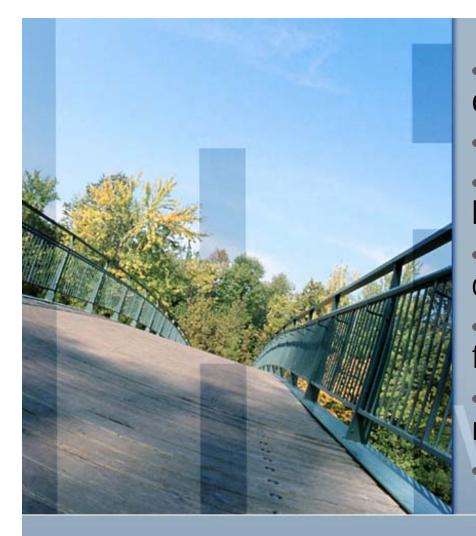


Sustainable Land Development Ordinances

vision

Presented by Christopher G. Parker, AICP, Director of Planning and Community Development





 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



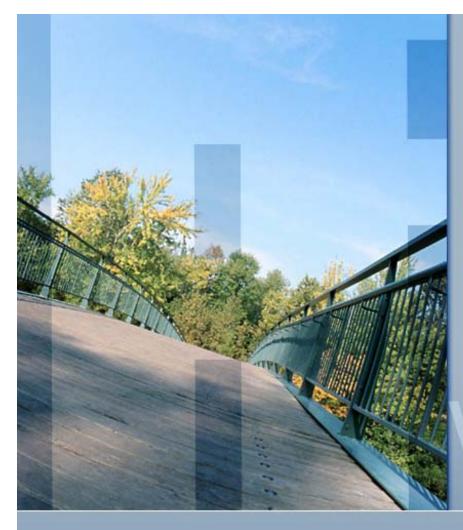


## Innovative Land Use Controls

#### Non-exhaustive list of types of controls

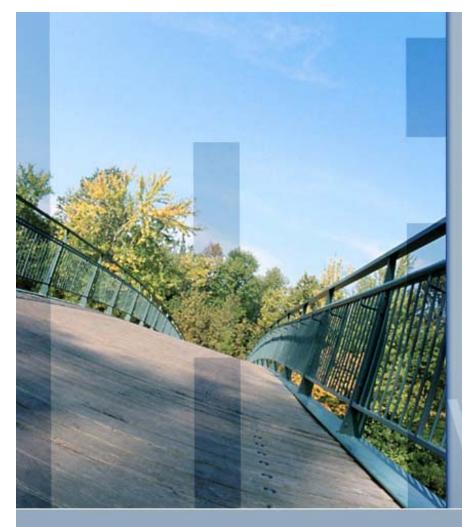
- Timing incentives
- Phased Development
- Intensity and use incentive
- d. Transfer of density & development rights
- e. Planned unit development
- f. Cluster development
- g. Impact zoning
- Performance standards
- i. Flexible and discretionary zoning
- j. Inclusionary zoning
- k. Accessory dwelling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

#### vision



#### Transfer of Development Rights

Description Using this technique Lessons learned VISION



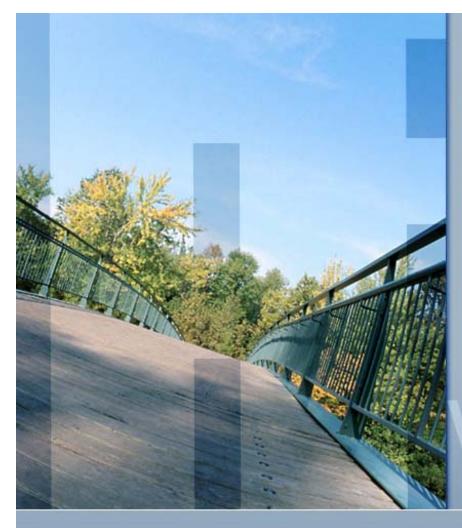
<u>Planned Unit</u> Development

Description Using this technique Lessons learned VISION



Open Space Subdivision

Description Using this technique Lessons learned VISION



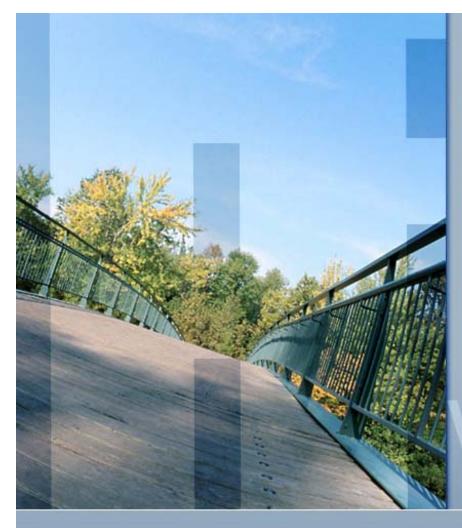
Environmental Characteristics

Description Using this technique Lessons learned VISION



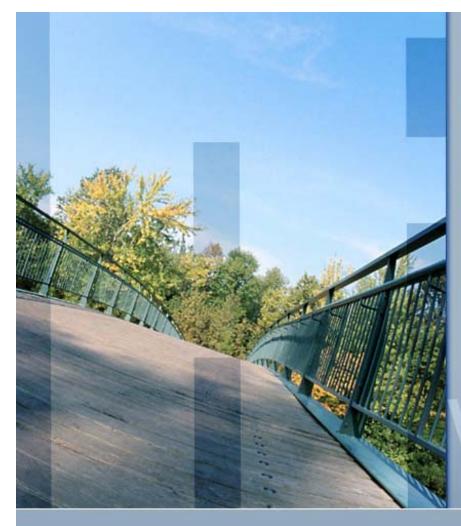
<u>Customary Home</u> Occupations

Description Using this technique Lessons learned VISION



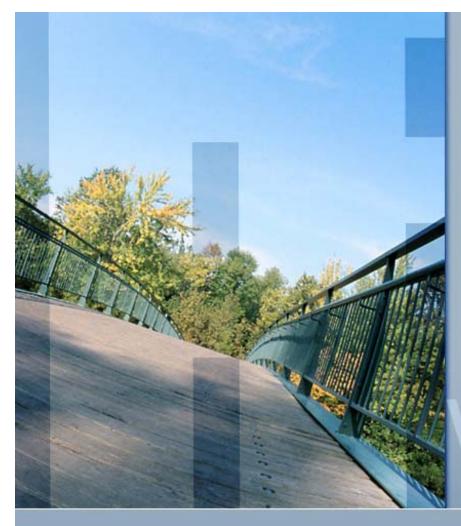
<u>Accessory Dwelling</u> Units

Description Using this technique Lessons learned VISION



Flexible Uses with Adaptive Re-use

Description Using this technique Lessons learned VISION



Form Based Code for Downtown

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## **Questions?**

Presented by Christopher G. Parker, AICP, City of Dover

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