



TRANSFER OF DEVELOPMENT RIGHTS

Purchase Formula:

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

Residential Development Rights

ZONES AFFECTED:

Residential

R-40

R-20

R-12

RM-U

RM-SU

HR

Non-Residential

C

CM

IT

Mixed-Use

O

LBW

RCM

CWD

Fees

- 600 sf: \$0 per credit*
- 1,000 sf: \$7,500 per credit
- 1,400 sf: \$11,000 per credit
- Other: \$15,000 per credit**
- Village: \$788 per credit
- *requires HUD rent rates
- ** multi may be \$0 if HUD rent

For More Information:

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

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 (TDR). 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 600, 1,000 or 1,400 sf, they get bonus units. The number of bonus units depends on if they are free market or rent restricted.

Industrial Option

A property owner who constructs a commercial manufacturing facility get a one unit credit for each 2,000 sf of space constructed above 40,000 sf.

Standards/Process

A property owner uses the formula (see call out) for single family detached units. All other's follow yield plan process, based upon density allowed in the zone. Units

above the allowed density may be sold or rented.

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

- Minimum Lot Size
 - Minimum Frontage
 - Minimum Setbacks
- A continuous visual buffer must be provided to abutters.

Any increases in density/intensity of development, on a receiving parcel, is allowed so long as the increase is:

- Consistent with the Master Plan
- Not incompatible with the land uses on neighboring lots

Proceeds from the sale of units are placed within the Conservation Fund and utilized for land preservation. These funds are utilized by the Open Lands Committee and the Conservation Commission to secure fee simple and easement protection.

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, 2018 and 2020.
- 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.
- Since 2018, over \$2,000,000 have been raised and placed within the Conservation fund.