2007 Land Use Master Plan Update

“It’s about Context”
The Committee

- Kirt Schuman*, Chair
- Marcia Colbath*
- Norm Fracassa
- Samual Lingman
- Linda Merullo*
- Elizabeth Thompson
- Britt Ulinski
Activities

• Meetings & Public Input- January through July 2007
• Speak Out Dover! - 7 Sessions in the summer 2006
• City Wide Tour - April 2007
• Visual Preference Survey - May 2007
• Telephone Survey - June 2007
Where we are today
29,068 Residents
8%
Population Growth since 2000 Census
12,259
Total Dwelling Units
7%
Increase since 2000
Existing Land Uses

- Commercial: 14%
- Residential: 5%
- Industrial: 4%
- Institutional: 4%
- Misc: 73%
What’s Left?
Build Out Analysis
<table>
<thead>
<tr>
<th>Zone</th>
<th>Acres</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-12</td>
<td>237</td>
<td>704</td>
</tr>
<tr>
<td>R-20</td>
<td>190</td>
<td>334</td>
</tr>
<tr>
<td>R-40</td>
<td>2080</td>
<td>1857</td>
</tr>
<tr>
<td>RM-8</td>
<td>27</td>
<td>13</td>
</tr>
<tr>
<td>RM-10</td>
<td>27</td>
<td>67</td>
</tr>
<tr>
<td>RM-20</td>
<td>31</td>
<td>42</td>
</tr>
<tr>
<td>B-1</td>
<td>11</td>
<td>25</td>
</tr>
<tr>
<td>B-2</td>
<td>36</td>
<td>102</td>
</tr>
<tr>
<td>B-3</td>
<td>113</td>
<td>231</td>
</tr>
<tr>
<td>O</td>
<td>48</td>
<td>109</td>
</tr>
<tr>
<td>CWD</td>
<td>31</td>
<td>608</td>
</tr>
<tr>
<td>UMUD</td>
<td>8</td>
<td>330</td>
</tr>
</tbody>
</table>
What is Next?
Vision Statement

• A City with an emerging urban vibrancy guided by a small town sense of community.
Goals and Objectives

- To be an attractive place where people live, work and recreate.
- To encourage neighborhoods to build a sense of community.
- To preserve and respect the rural elements of the city.
- To be a city that offers diversity of housing types and price ranges.
- To create and maintain a safe, clean and aesthetically pleasing natural and man-made environment.
- To achieve economic viability by attracting quality job and investment opportunities to promote economic development throughout the city.
- To develop and redevelop land respecting the surrounding context and the environment.
- To encourage sustainable growth that is sensitive to environmental issues and minimizes energy consumption.
- To investigate contract zoning for commercial development to ensure contextually and high quality developments.
Areas of Focus
Traditional Neighborhoods
Open Space Subdivisions
Mixed Use Development
Urban Infill
Design Standards
Contract Zoning
Recommendations
Residential

Eliminate the existing “density bonus” in the Open Space Subdivision regulations.
Residential

Consider incentives based on Landscaping, Architecture, Building Materials and Environmental Standards.
Residential

Adopt *Traditional Neighborhood Development* and *Transit Oriented Development* principles for urban infill and new development projects.
Residential

Amend *Residential Transfer of Development Rights* to consider a “land bank” to preserve quality conservation land.
Commercial

Strengthen site and building design by adopting Architectural Design Standards.
Commercial

Require tax positive development on properties that transect municipal boundaries.
Commercial

Designate areas of downtown as Business Improvement Districts to promote infrastructure and streetscape improvements.
Industrial

Rezone to increase continuity with surrounding development.

- Sixth Street, between B-4 and I-4
- Route 155, between B-4 and I-2
Mixed Use
Encourage Mixed Use as an incentive to Commercial Development. Institute *Contract Zoning* to ensure projects are high quality and remain in context with their surroundings.
Mixed Use

Restrict allowed residential to the second floor in non-residential zones.
Energy

Adopt mandatory LEEDS certification for projects over a specified size.
Natural & Open Land

Protect and retain wetlands, ponds, rivers and other significant resources.
Natural & Open Land

Connect Open Space with continuous corridors, through neighborhoods or narrow “green belts.”
Other

Review dimension requirements and update to promote more environmentally sensitive design and proportional development.
Other

Create committees and Action Plans for neighborhoods, beginning with the Downtown.
Transition to a SmartCode
Questions?