RSA 674:1 - Duties of the Planning Board
“It shall be the duty of every planning board … to prepare and amend from time to time a master plan to guide the development of the municipality.”

RSA 674:2 - Master Plan Purpose and Description
“The master plan shall generally be comprised of a report or set of statements and land use and development proposals with accompanying maps, diagrams, charts and descriptive matter designed to show as fully as is possible and practical the planning board’s recommendations for desirable development …”

RSA 675:6 - Method of Adoption
“Every local master plan … shall be adopted or amended by the planning board …”
# Master Plan Chapter Completion Schedule

<table>
<thead>
<tr>
<th>Chapter Name</th>
<th>Completion Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use &amp; Economic Development</td>
<td>July 1998</td>
</tr>
<tr>
<td>Open Space &amp; Recreation</td>
<td>April 2000</td>
</tr>
<tr>
<td>Community Facilities &amp; Utilities</td>
<td>April 2000</td>
</tr>
<tr>
<td>Natural &amp; Historic Resources</td>
<td>April 2000</td>
</tr>
<tr>
<td>Transportation</td>
<td>June 2000</td>
</tr>
</tbody>
</table>
City of Dover
Total Employment Trends


Jobs
Change in Full Value Tax Rate 1988 to 1997

- City of Dover: 58%
- City of Portsmouth: 71%
- Town of Exeter: 79%
- City of Rochester: 110%
- City of Somersworth: 80%
City of Dover
Percent of Occupancy by Tenure

Dover’s Share of Regional Housing Growth - 1985-1995
Dover’s Share of Regional Retail Activity

<table>
<thead>
<tr>
<th>Year</th>
<th>1982</th>
<th>1987</th>
<th>1992</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value</td>
<td>16.0%</td>
<td>14.0%</td>
<td>12.0%</td>
</tr>
</tbody>
</table>

Regional Retail Activity
Dover's Existing Land Use by Major Category

- Vacant: 65%
- Residential: 25%
- Industrial: 5%
- Institutional: 2%
- Misc.: 2%
- Commercial: 1%
Distribution of Dover's Developed Land

- Residential: 70%
- Commercial: 4%
- Industrial: 15%
- Institutional: 5%
- Misc.: 6%
City of Dover
1998 Property Valuation

74% Residential
26% Non-Residential
### Available Land

<table>
<thead>
<tr>
<th>Category</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Vacant Land</td>
<td>10,000</td>
</tr>
<tr>
<td>Developable Vacant</td>
<td>5,150</td>
</tr>
<tr>
<td>Residential Vacant</td>
<td>4,643</td>
</tr>
<tr>
<td>Commercial Vacant</td>
<td>339</td>
</tr>
<tr>
<td>Industrial Vacant</td>
<td>168</td>
</tr>
</tbody>
</table>
Challenging Decade Ahead

- Residential Development Pressures are Increasing.
  - Region will need almost 20,000 new units over next decade, a 23% increase.
  - Dover is in a prime location for residential growth.

- Competition for nonresidential tax base is more intense.
  - Somersworth, Rochester, and Portsmouth are all aggressive.
Dover has and continues to absorb a large portion of the region’s housing growth. Much of this housing growth has been in the rental unit sector. Value of the residential units have been on the lower end of the price scale. Projections indicate that as many as 300 new units per year could locate within the City under current policies.
NON-RESIDENTIAL TRENDS

- Dover continues to under-perform the region in retail sales.
- Not enough land available for non-residential development: 401 acres are needed to support new industrial and commercial development for the next 10 years. Only 254 acres are available.
- Vast majority of vacant land in the City is zoned residential.
- Competition for non-residential development and the resultant tax base is becoming more intense.
This Growth Is Not Balanced Fiscally

- Estimated Property Taxes: $9,250,000
- Allocated Costs: -11,600,000
- Annual Deficit: -$2,350,000
- Too much residential (3,100 units)
- It is unlikely land now zoned could accommodate the projected nonresidential growth
- Should change policies
MAJOR GOAL:
For the City to achieve better balanced, fiscally sound, and higher quality growth.

- Control residential growth and diversify housing types, including higher-end single family units.
- Increase non-residential growth to diversify the City’s tax base.
Recommending a Policy:
Towards a Balanced, Quality Development Future

For Dover To Achieve Balanced, Fiscally Sound, Quality Development Over the Next Decade, Rezoning Recommendations Would:

- Achieve a healthy mix of residential & nonresidential development that helps stabilize the tax rate, and does not excessively penalize existing taxpayers.
- Attract a diversity of housing types, including higher-end single family units.
- Fit new development into the City’s existing infrastructure of roads, schools and utilities before extending services to new areas.
- Enhance the downtown investment climate.
- Secure a fair share of new retail development, both as a convenience to residents, and to diversify the City’s tax base.
Actions Accomplished Since Adoption of Land-use/economic Development Section of Master Plan

Provide opportunities for Dover to take advantage of future economic development & enhance downtown investment climate

- Rezoned 350 acres on Durham & Mast Roads from Residential to Rural Restricted Industrial (I-4) & Hotel/Retail (B-4)
- Extended Thoroughfare Business (B-3) District along Central Ave. adding 5 acres
- Reduced minimum lot size, frontage, setback requirements in Executive, Technology Park (ETP) Zone
- Applied for & received acceptance to New Hampshire Main Street Program
- Promoted Downtown & Riverfront redevelopment
Actions Accomplished...

Control residential growth, while attracting diversity of housing types, including higher-end single family units

- Eliminated counting wetlands in determining minimum lot size requirements
- Required tripling lot sizes for new parcels created within 250-ft of tidal water bodies
- Increased minimum lot size per dwelling unit for three multi-family zones:
  - Suburban Multi-residential RM-20 from 4,000 to 10,000 sq ft/unit
  - Low Density Multi-residential RM-12 from 12,000 to 15,000 sq ft/unit
  - High Density Multi-residential RM-8 from 1,000 to 4,000 sq ft/unit
- Created minimum lot size per dwelling unit for Thoroughfare Business (B-3) & Office (O) zones (none had existed):
  - Thoroughfare Business B-3 from 0 to 5,000 sq ft/unit
  - Office O from 0 to 5,000 sq ft/unit
- Set aside Current Use penalty fees for preservation of open space through purchase of land, easements, or development rights
DOVER PLANNING BOARD GOALS

Year 2000

TOP PRIORITIES

- Complete Master Plan Chapters
- Complete revisions to Alternative Design Subdivision Regulations
- Rezone City’s Waterfront Parcel
- Review & Revise Existing Residential Zoning re: potential setback/density/minimum lot size
- Develop Impact Fees
DOVER PLANNING BOARD GOALS

Year 2000

PRIORITIES

- Revise existing Groundwater Protection Zones. A recently completed study for the Smith-Cummings Well near Weeks Crossing contained specific protection recommendations that would likely pertain to all wells.
- Complete & implement the Community Services Capital Improvement Fee (fee per linear foot). A draft exists.
- Develop & adopt Comprehensive Truck Route Plan.
- Revise Sign Ordinance for simplification.
- Promote & expedite Downtown/Riverfront Development, and promote conservation of natural resources & expansion of recreation facilities.
- Identify Downtown parking needs; investigate parking garage alternatives.
Previous Waterfront Studies

- 1984 Pacific Mills Master Plan
- 1988 City of Dover Master Plan
- 1989 Land Acquisition and Protection Study
- 1990 NH Port Authority’s Cochecho River Harbor Management Plan
## Zoning Amendment #12

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Minimum Lot Size per Dwelling Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing</td>
</tr>
<tr>
<td>RM-8</td>
<td>1,000</td>
</tr>
<tr>
<td>RM-12</td>
<td>12,000</td>
</tr>
<tr>
<td>RM-20</td>
<td>4,000</td>
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</table>
"TABLE OF USE REGULATIONS
CITY OF DOVER
Table II: Accessory Uses (2)

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>OPEN STORAGE</td>
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<tr>
<td>OTHER</td>
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<td>3</td>
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</tr>
</tbody>
</table>

[6] Aircraft take offs and landings on private land by the owner of such land or by a person who resides on such land shall be permitted as an accessory use or as a special exception, as indicted above. Criteria for granting a special exception shall be found in 170-25.8.

[7] Must comply with the standards contained in sections A-D of Chapter 170-25.8."
FISCAL IMPACTS OF DEVELOPMENT TO CITY

RESIDENTIAL:
Cost to City to Educate One Child $4,972.11
Cost to City For Other Services Per Unit $ 600.00

**Single Family Home:** 0.72 students per unit

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Costs</td>
<td>$3,579.92</td>
</tr>
<tr>
<td>Service Costs</td>
<td>$ 600.00</td>
</tr>
<tr>
<td>Total</td>
<td>$4,179.92</td>
</tr>
</tbody>
</table>

Average Tax Revenue per Single Family Home: $3,262.50
Fiscal Impact: $ 917.42 shortfall

**2-3 Unit Apartment** 0.592 students per unit

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Costs</td>
<td>$2,943.49</td>
</tr>
<tr>
<td>Service Costs</td>
<td>$ 600.00</td>
</tr>
<tr>
<td>Total</td>
<td>$3,543.49</td>
</tr>
</tbody>
</table>

Average Tax Revenue per Apartment Unit: $1,566.00
Fiscal Impact per Unit: $1,977.49 shortfall
Fiscal Impact of Duplex: $2,954.98 shortfall
Fiscal Impact of Triplex: $4,932.47 shortfall
### FISCAL IMPACTS OF DEVELOPMENT TO CITY

#### NONRESIDENTIAL:

<table>
<thead>
<tr>
<th>Industry</th>
<th>Assessed Value per square foot</th>
<th>Fiscal Impact per Job</th>
<th>Example Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Manufacturing</strong></td>
<td>$30.00</td>
<td>$173.54</td>
<td>50,000 square foot Manufacturing Building with 100 employees</td>
</tr>
<tr>
<td>Taxes Generated:</td>
<td>$39,150</td>
<td></td>
<td>Fiscal Costs: $17,354, Fiscal Impact: $21,796 Surplus</td>
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<tr>
<td><strong>Retail</strong></td>
<td>$45.00</td>
<td>$173.54</td>
<td>20,000 square foot Retail Building with 30 employees</td>
</tr>
<tr>
<td>Taxes Generated:</td>
<td>$23,490</td>
<td></td>
<td>Fiscal Costs: $5,206, Fiscal Impact: $18,284 Surplus</td>
</tr>
</tbody>
</table>
Rezoning Map