Goals of Sustainable Land 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

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

Specific Types of Sustainable Land Use Ordinances
Planned Unit Development

Description
Using this technique
Lessons learned

Specific Types of Sustainable Land Use Ordinances
Open Space Subdivision

Description
Using this technique

Lessons learned

Specific Types of Sustainable Land Use Ordinances
Specific Types of Sustainable Land Use Ordinances
Customary Home Occupations

Description
Using this technique
Lessons learned

Specific Types of Sustainable Land Use Ordinances
Accessory Dwelling Units

Description
Using this technique
Lessons learned

Specific Types of Sustainable Land Use Ordinances
Flexible Uses with Adaptive Re-use

Description
Using this technique
Lessons learned

Specific Types of Sustainable Land Use Ordinances
Form Based Code for Downtown

Description
Using this technique
Lessons learned

Specific Types of Sustainable Land Use Ordinances
Questions?

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