

Draft Future Land Use Map and Strategy

Dover Land Use Master Plan Chapter

Dover is updating the Land Use Chapter of its Master Plan document. The chapter will offer a clear future land use strategy and roadmap for guiding future growth and development while preserving the city's most valued resources—its vibrant downtown, diverse neighborhoods, historic charm, and natural landscapes—and addressing emergent challenges and issues that impact the city. The **Future Land Use Map** is the visual representation of the future land use strategy and illustrates where and how land use will be guided and shaped.

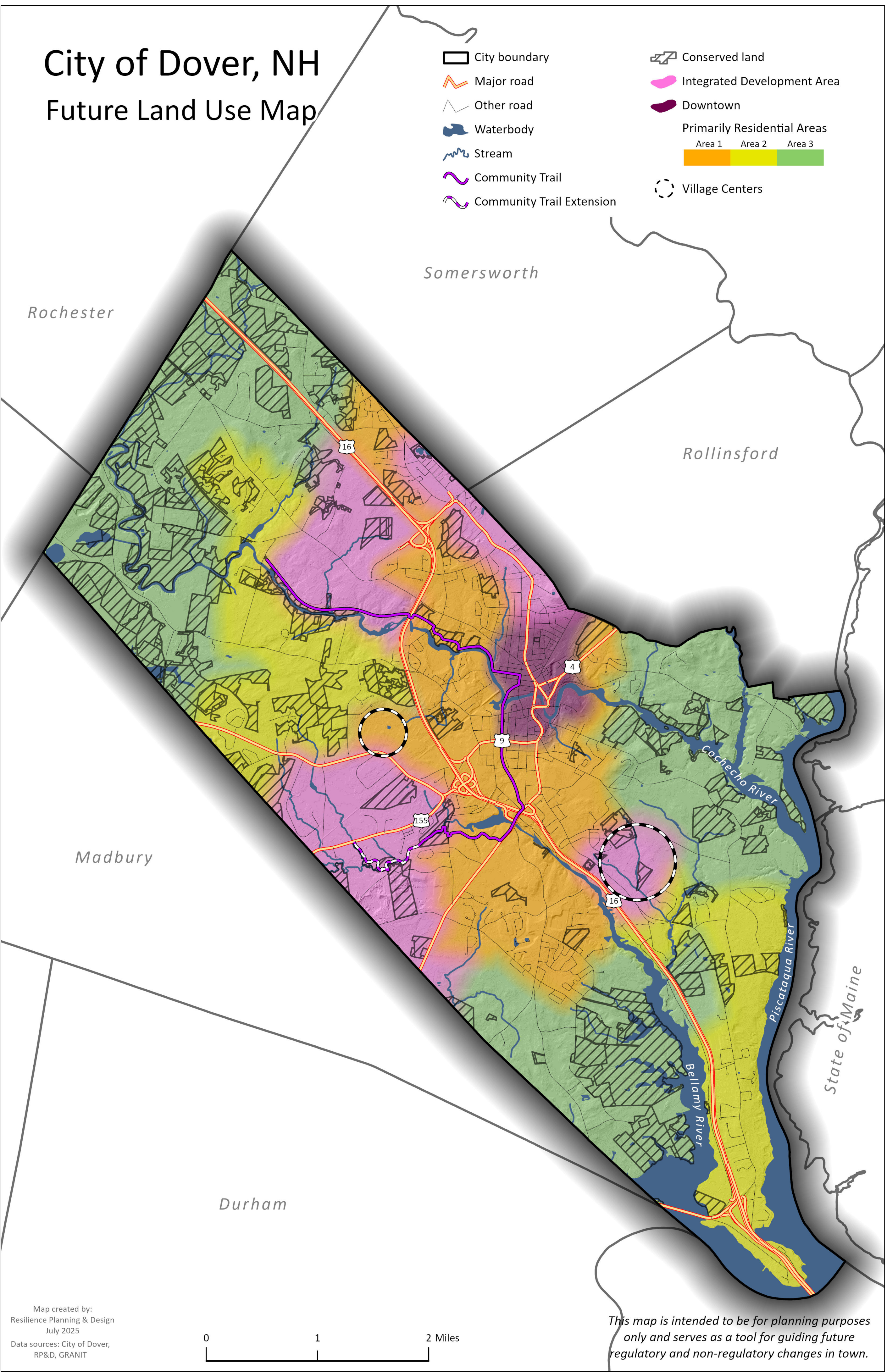
DOWNTOWN - FUTURE LAND USE PRIORITIES

- Promote vibrant mixed-use development where people can live, shop, dine, recreate, and work
- Encourage redevelopment of underutilized sites
- Support housing diversity and affordability by providing a mix of housing types
- Foster small business development and entrepreneurship
- Continue to preserve Downtown character with design standards
- Expand public access to nature, like the riverfront and urban green space
- Strengthen transportation connectivity within the Downtown and to key destinations in adjacent areas
- Create inclusive and welcoming gathering spaces

INTEGRATED DEVELOPMENT AREAS AND VILLAGE CENTERS - FUTURE LAND USE PRIORITIES

- Promote mixed-use development at key village centers that includes a diversity of housing types (single family homes, townhouses, and multi family dwellings) alongside retail, office, and service businesses
- Encourage growth of high-employment commercial and industrial development
- Support Dover's growing workforce and existing businesses and industrial activity
- Transform auto-oriented corridors by enhancing public transit, pedestrian, and bicycle connectivity within and between integrated development areas and to Downtown
- Expand Community Trail connections
- Preserve groundwater recharge areas and use low-impact design to balance natural resource stewardship.

City of Dover, NH Future Land Use Map



PRIMARILY RESIDENTIAL - AREA 1 - FUTURE LAND USE PRIORITIES

- Maintain the primarily residential uses (intermingled with small neighborhood businesses), supported by thoughtful redevelopment that reinforces their historic charm and neighborhood character.
- Promote multigenerational living that allows residents to remain in the community through different life stages
- Preserve neighborhood character by guiding new development so that it respects existing density, architectural styles, and neighborhood identity
- Supporting a mix of housing types including single-family homes, accessory dwelling units, duplexes, and small multi-family structures
- Expand sidewalks, bike routes, and safe crossings to enhance walkability and biking, especially for commuting to Downtown and nearby schools, parks, and civic spaces

PRIMARILY RESIDENTIAL - AREA 2 - FUTURE LAND USE PRIORITIES

- Maintain the primarily residential character and allow a range of compatible housing options—such as smaller-lot single-family homes, duplexes, and cottage courts—that expand housing choices without altering the overall feel
- Promote open space subdivision designs to protect groundwater and habitat, while also expanding public access to open space
- Enhance walking, biking, and trail connections to services, schools, and parks, ensuring residents can access amenities without relying solely on cars

PRIMARILY RESIDENTIAL - AREA 3 - FUTURE LAND USE PRIORITIES

- Prioritize permanent open space conservation to protect habitat, water quality, flood mitigation, and other ecosystem services that support climate resilience
- Encourage open space subdivision designs that protect sensitive areas while allowing a mix of single-family housing types—including smaller, more affordable homes—in a rural context
- Promote ecosystem connectivity by maintaining contiguous open space, preventing habitat fragmentation, and preserving key wildlife corridors in southern, northwestern, and eastern Dover
- Enhance trail networks, bike/pedestrian connections, and signage to connect these areas with the broader community while maintaining their scenic and natural qualities