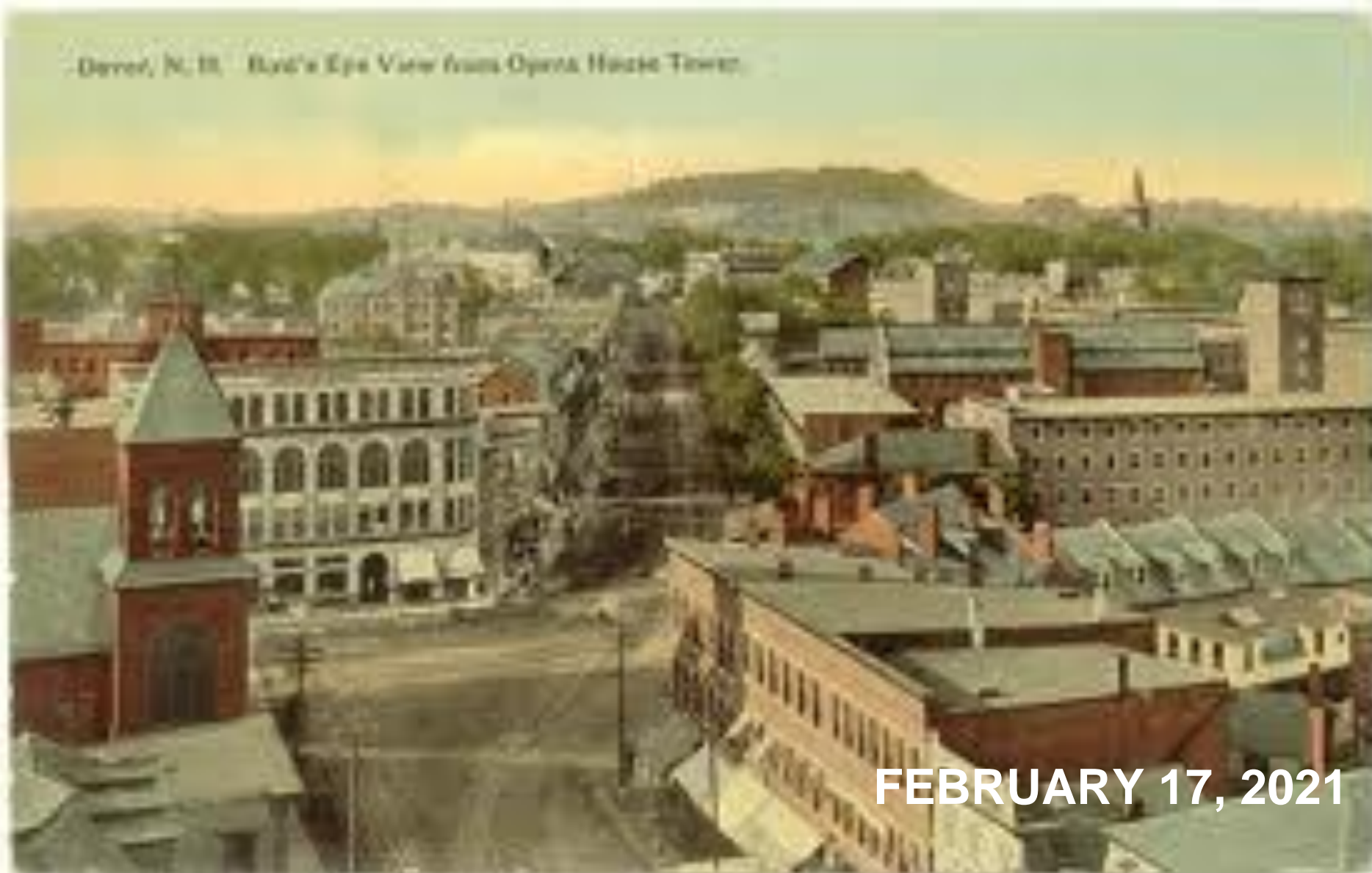


DOVER HOUSING OPPORTUNITIES

Dover, N. H. Bird's Eye View from Opera House Tower.



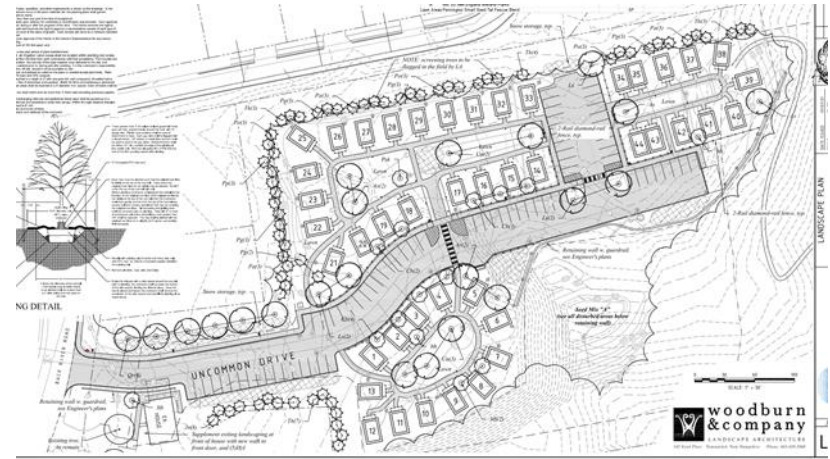
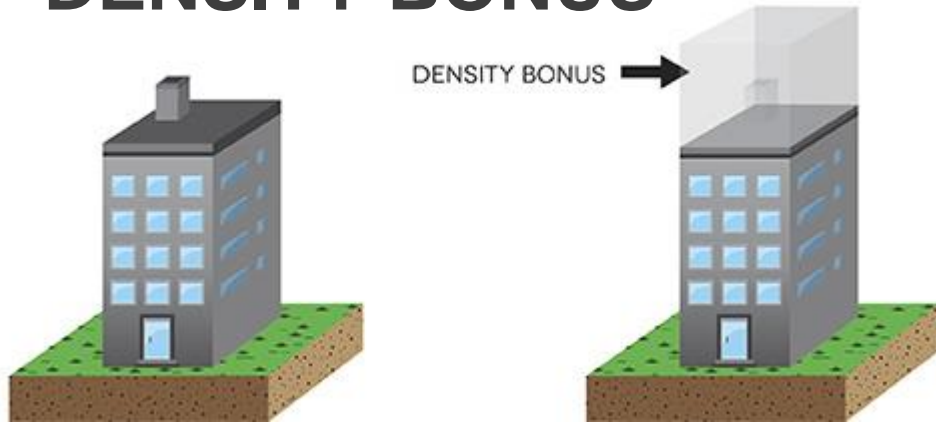
FEBRUARY 17, 2021

HOUSING DIVERSITY



- ▶ Multi-family housing in over half of the City
- ▶ Residential zones allow a true diversity of density, from 1/40,000 to 1/4,000.
- ▶ Unlimited density downtown
- ▶ Manufactured housing in many residential areas
- ▶ Allow cottage housing
- ▶ Two Family by right in most residential districts
- ▶ Two family conversion in all residential districts

DENSITY BONUS



- ▶ Transfer of Development Rights
 - ▶ Allows conservation of land in one portion of Dover, to focus development in the rest
 - ▶ Allows purchase of units to achieve higher density

- ▶ Unrestricted/Multi-family
- ▶ 1,000 sf homes
- ▶ 1,400 sf homes
- ▶ HUD Rent Restricted

MIXED USES



- ▶ Density is granted if a development of assembly/manufacturing provides over 40,000 sf of a structure.
 - ▶ 1/2,000 sf
 - ▶ Used on site or in another project



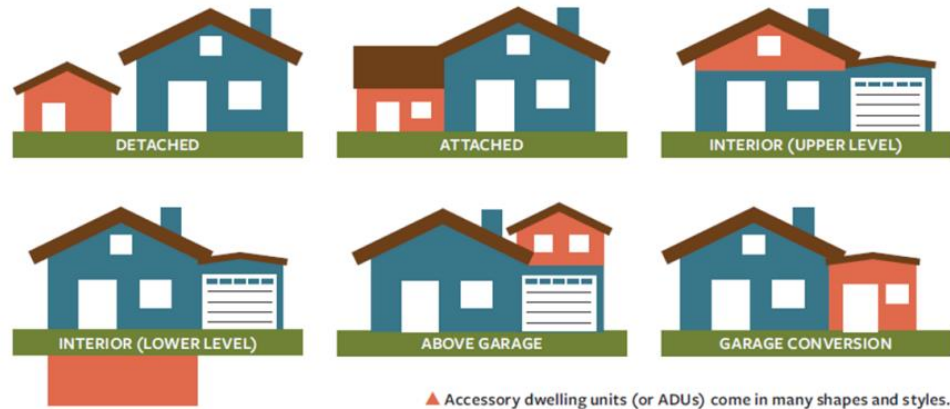
- ▶ Allowed if part of a mixed use building
 - ▶ 1/5,000 sf
- ▶ Allowed as part of a mixed use commercial/residential project

BARRIER REMOVAL



- ▶ Streamlined process
- ▶ Conversion to 3-4 family
 - ▶ Reduced requirements if HUD rental
- ▶ Consider sober or group care homes single family, provided life safety is met
- ▶ Non-conforming lot
 - ▶ Can be developed without relief, if for 1,000 sf home
- ▶ No Definition of Family
- ▶ Allows Co-leasing/sharing of units

OTHER



▶ Constant Review

- ▶ Reviews zoning code annually to ensure it is current and responsive

▶ Home Occupations

- ▶ Allowed by right

▶ Cluster subdivisions

▶ 79E inclusion

▶ ADU

- ▶ Allowed since 2010
- ▶ Not location limitation
- ▶ Permit only, no ZBA etc
- ▶ More than 1 is allowed if HUD rent restricted

- ▶ Height limits are relaxed if HUD units are provided downtown

WHY IT WORKS

- ▶ **Supportive Policy Makers**
- ▶ **Policy Makers understand the 5 L's**
- ▶ **An accessible, collaborative and experienced staff**
- ▶ **Master Plan support**
- ▶ **Flexible zoning & Innovative regulations**
- ▶ **An understanding of the barriers to development**
- ▶ **Education and Outreach**
- ▶ **Forward thinking about housing the future, not the past**