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