

To P&Z Commission:

In reviewing the notes and materials from the workshops one issue that came up repeatedly has not been addressed in the plan; allowing a limited amount of small scale multi-family in appropriate zones, allowing duplexes in appropriate zones and allowing properly regulated accessory dwelling units.

Small Scale Multi-Family

Small scale multi-family can take a few forms. Mansion houses are built to look like a single family house but with three or more units. Cottages share open space and parking. Courtyard development is a small building or buildings arranged around a courtyard. It is designed to allow a few more units on a lot and produce a product that middle class service workers can afford (teachers, small entrepreneurs, etc.) It would help meet the stated goal of providing Dover's fair share of workforce housing. Small scale multi-family could be allowed in Dover's small lot single family zone traditional zone (see examples below).



Small scale apartment buildings can look like a house or like a small commercial building. They can be limited to two stories and also limited via lot coverage standards. See 1, 2 and 3



Small scale courtyard and cottage developments typically share parking and greenspace on a single or double lot and increase density just on that lot. They can be separate buildings or multi and are typically one or 1½ story. See 4, 5 and 6



Duplexes

Duplexes are an easy way to provide more housing with little impact. They could be allowed in the small-lot single family traditional and the compact suburban zones, or all residential zones. You can limit them to corner lots, add lot coverage or open space requirements or the other limitations if needed.

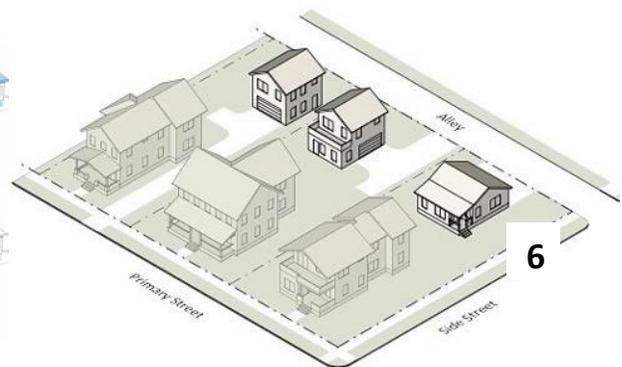
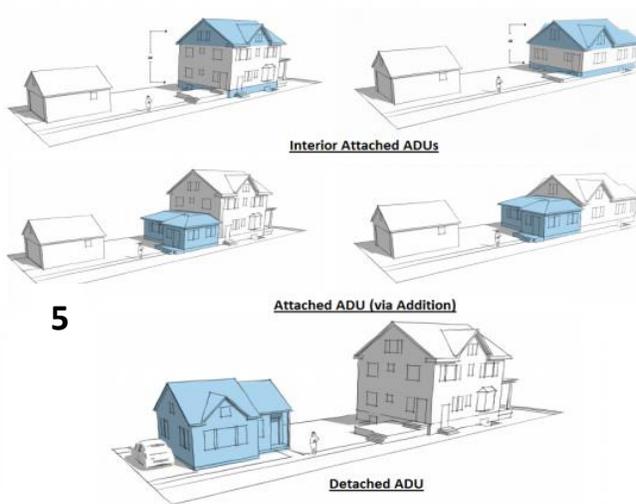


Duplexes can take many forms with side by side, garage prominent, garage indented, basement units and more. See 1, 2, 3 and 4



Accessory Dwelling unit (ADU)

Accessory dwelling units are small units that require an owner occupied primary unit. You can limit size, placement, and parking and add other regulations to ensure they don't negatively impact surrounding properties. You can customize the regulations to best fit your community. They are often allowed in all zones.



ADUs are subordinate to the primary unit and can be interior, attached or detached, and/or above a garage.

See 5 and 6