



# Strafford Regional Planning Commission

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*“Planning and action for sustainable development and an improved quality of life”.*

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## Fact Sheet: Regional Master Plan Towards the Year 2020: Land Use Pattern- New England Urban Centers

### Characteristics:

- Growth concentrated in an existing or new urban center surrounded by open lands.
- Contained within a ¼ mile walking distance from the commercial area to the periphery.
- Sidewalks, bike paths, and inter-community transit connect the town core and all surrounding neighborhoods.
- Mixed-use buildings, housing and offices located above shops.
- Wide range of housing types and densities.
- Optimal net density is 5 dwelling units/acre.
- Open lands - recreational areas and/or natural areas including wetlands and forests.
- Regional treatment plants will provide the sewage treatment.

### Development Standards:

<b>Area (acres)</b>	875 acres – 1,500 acres
<b>Dwelling Units (D.U.)</b>	2,000 D.U. – 10,500 D.U.
<b>Net D.U./Acre (lot area)</b>	4.0 D.U./Acre – 15.0 D.U./Acre
<b>Population</b>	25,000 People – 30,000 People
<b>Jobs: Housing Ratio @ 200 to 350 sq. ft. of building space per job*</b>	0.75:1.0 – 1.75:1
<b>Open Space Ratio</b>	0.10 – 0.35%
<b>Public Open Space Ratio</b>	0.03 – 0.08
<b>Local Retail**</b>	50 – 100 S.F./D.U.
<b>Civic Space *** (minimum)</b>	300 S.F./D.U.
<b>Green/Common Space (minimum)</b>	200 S.F./D.U.
<b>Modal Split (auto: all other)</b>	40:60 – 20:80
<b>Drinking Water Treatment</b>	Regional Treatment
<b>Sewage Treatment</b>	Regional Waste Water Treatment

\* 347 square feet U.L.I 1991 national standard for office space

\*\* Additional retail required, as it becomes more of a regional center

\*\*\* Churches, Municipal Buildings, Libraries, Daycare, etc.

Source: Nelessen, Anton Clarence. *Visions for a New American Dream: Process, Principles, and an Ordinance to Plan and Design Small Communities*. Planners Press. American Planning Association Chicago, Illinois. 1994.