

Article 29

Cluster Subdivision Zoning Issues

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SECTION 4.0 OVERVIEW

This Bylaw permits four (4) methods which may be utilized to develop land for residential purposes where such Uses are permitted in Section 3.3. The four methods are:

Conventional Residential Subdivision Development;
Cluster Development;
Planned Unit Residential Development (PURD); and
Open Space Community Development (OSCD)

In order to ensure development which is compatible with the Purposes and Intent of this Bylaw, the four Development Methods shall comply with the General Development Standards set forth in Section 4.1, and the applicable Standards set forth in Sections 4.32 and 4.42.

The Zoning Districts in which the four Development Methods may be used are indicated in Table 2. Nonresidential zoning districts are not included in Table 2 because the four Development Methods described in this section apply only to residential development.

The abbreviations used in the Table are defined as follows:

- Y = Yes The Development Method is permitted by right.
- N = No The Development Method is not permitted in the zoning district.
- SP = SPECIAL PERMIT The Development Method is permitted if a special permit is issued by the Board of Appeals.
- SPP = SPECIAL PERMIT The Development Method is permitted if a special PLANNING BOARD permit is issued by the Planning Board.
- PLANNING BOARD

TABLE 2
DEVELOPMENT METHODS

BYLAW NUMBER	METHOD	ZONING DISTRICTS					
		R-LD	R-O	R-N	R-VC	R-G	R-F
4.2	CONVENTIONAL RESIDENTIAL SUBDIVISION DEVELOPMENT	Y	Y	Y	Y	Y	Y
4.3	CLUSTER DEVELOPMENT	SPR	SPR	SPR	SPR	SPR	N
4.4	PLANNED UNIT RESIDENTIAL DEVELOPMENT	N	SP*	SP*	SP	SP	N
4.5	OPEN SPACE COMMUNITY DEVELOPMENT	SPP	SPP	SPP	SPP	SPP	N

* Applies only to those areas included in an overlay district called "PURD DISTRICT" as shown on the Official Zoning Map; otherwise, not permitted.

How does a cluster subdivision work?

- Automatic reduction of minimum lot size.
- Automatic reduction of minimum frontage.
- At least half of proposed lots *must* be reduced at least 25%.
- Some duplexes and townhouses allowed by right.

Duplexes

- Owner-occupied – SPR in some zones,
SP in others
- Non-owner-occupied – SP in all zones
- Affordable – SPR in all zones

- In cluster subdivisions – ?
- Owner-occupied or affordable – yes
- Non-owner-occupied – requires SP

TABLE 3 - DIMENSIONAL REGULATIONS¹

Zoning District	R-LD	R-O ⁱ	R-N ⁱ	R-VC	R-G	R-F	B-G	B-L COM	B-VC	B-N	OP	LI	PRP	FPC	ED
Basic Minimum Lot Area (sq. ft.) ^h	80,000	30,000	20,000	15,000	12,000 ^m	20,000	12,000 ^b	20,000 ^b	12,000 ^b	15,000 ^{ab}	40,000 ^a		30,000 ^a	80,000	
Additional Lot Area/Family (sq. ft.)	10,000	10,000	6,000	4,000	2,500 ^{am}		1,250 ^{ab}	4,000	2,500 ^{ab}	1,500 ^{ab}					
Basic Minimum Lot Frontage (ft.)	200	150	120	120	100	100	40 ^b	125 ^b	60 ^b	100 ^b	100 ^a		100 ^a	200	
Basic Minimum/Maximum Front Setback (ft.) ^{an}	30	25	20	15	15	20	0/20	20	10/20	10	30	20	20	40	
Basic Minimum Side and Rear Yards (ft.) ^s	20	25	15 ^d	15 ^d	10 ^d	10	10 ^{ae}	25 ^a	10 ^a	10 ^{ae}	f	e	f	20	
Maximum Building Coverage (%)	10	15	20	25 ^a	25 ^a	45 ^a	70 ^a	35	35 ^a	35 ^a	20	25	25	10	
Maximum Lot Coverage (%) ^o	15	25	30	40	40	65 ^a	95 ^a	70/85 ^j	70	65 ^a	70	65	70	15	
Maximum Floors ^a	2 ½	2 ½	3	3	3	5	5	3	3	3	2 ½	3	3	1	
Minimum/Maximum Height (ft.) ^{an}	35	35	35	35	40	55 ^a	55	35	16/40	40	35	50	35	20	
Cluster Minimum Lot Area (sq. ft.)	25,000	15,000	10,000	7,500	6,000										
Cluster Lot Frontage (ft.) ^k	100	100	80	60	50										
Cluster Minimum Front Setback ^k	20	20	15	10	10										
Cluster Minimum Side and Rear Yards (ft.) ^k	15	15	15	10	10										

See Section 3.213

Frontage

- R-LD: 200 → 100 (80*)
- R-O: 150 → 100 (80*)
- R-N: 120 → 80 (64*)
- R-VC: 120 → 60 (48*)
- R-G: 100 → 50 (40*)

*Not more than half of the lots.

Yield Plan

- Shows maximum number of lots and units under conventional subdivision standards.
- Road layout, property lines, building envelopes.
- Can't rely on modification or waiver.
- Conceptual – don't need detailed analysis
but . . .
- Realistic – must take topography, wetlands into account.