Article 29

Cluster Subdivision Zoning Issues
ARTICLE 4 DEVELOPMENT METHODS

SECTION 4.0 OVERVIEW

TABLE 2 DEVELOPMENT METHODS

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SECTION 4.2 CONVENTIONAL RESIDENTIAL SUBDIVISION DEVELOPMENT

SECTION 4.3 CLUSTER DEVELOPMENT

SECTION 4.4 PLANNED UNIT RESIDENTIAL DEVELOPMENT

SECTION 4.5 OPEN SPACE COMMUNITY DEVELOPMENT

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 PLAN The Development Method is permitted if a special PLANNING BOARD permit is issued by the Planning Board.

TABLE 2 DEVELOPMENT METHODS

<table>
<thead>
<tr>
<th>BYLAW NUMBER</th>
<th>METHOD</th>
<th>ZONING DISTRICTS</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>R-LD</td>
</tr>
<tr>
<td>4.2</td>
<td>CONVENTIONAL RESIDENTIAL SUBDIVISION DEVELOPMENT</td>
<td>Y</td>
</tr>
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<td>4.3</td>
<td>CLUSTER DEVELOPMENT</td>
<td>SPR</td>
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<td>4.4</td>
<td>PLANNED UNIT RESIDENTIAL DEVELOPMENT</td>
<td>N</td>
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<td>4.5</td>
<td>OPEN SPACE COMMUNITY DEVELOPMENT</td>
<td>SPP</td>
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</table>

* 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 REGULATIONS

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>R-LD</th>
<th>R-O</th>
<th>R-N</th>
<th>R-VC</th>
<th>R-G</th>
<th>R-F</th>
<th>B-G</th>
<th>B-L COM</th>
<th>B-VC</th>
<th>B-N</th>
<th>OP</th>
<th>LI</th>
<th>PRP</th>
<th>FPC</th>
<th>ED</th>
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<tbody>
<tr>
<td><strong>Basic Minimum Lot Area (sq. ft.)</strong></td>
<td>80,000</td>
<td>30,000</td>
<td>20,000</td>
<td>15,000</td>
<td>12,000</td>
<td>12,000</td>
<td>12,000</td>
<td>12,000</td>
<td>20,000</td>
<td>40,000</td>
<td>30,000</td>
<td>80,000</td>
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<td><strong>Additional Lot Area/Family (sq. ft.)</strong></td>
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<td>6,000</td>
<td>4,000</td>
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<td>1,250</td>
<td>4,000</td>
<td>2,500</td>
<td>1,500</td>
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<td><strong>Basic Minimum Lot Frontage (ft.)</strong></td>
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<td>150</td>
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<td><strong>Basic Minimum/Maximum Front Setback (ft.)</strong></td>
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<td>15</td>
<td>15</td>
<td>20</td>
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<td>10/20</td>
<td>10</td>
<td>30</td>
<td>20</td>
<td>20</td>
<td>40</td>
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<td>25</td>
<td>15</td>
<td>15</td>
<td>10</td>
<td>10</td>
<td>25</td>
<td>10</td>
<td>10</td>
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<td>f</td>
<td>e</td>
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<td>25</td>
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<td><strong>Maximum Lot Coverage (%)</strong></td>
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<td>5</td>
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<td>3</td>
<td>3</td>
<td>3</td>
<td>2½</td>
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<td><strong>Cluster Minimum Side and Rear Yards (ft.)</strong></td>
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</tbody>
</table>

*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.