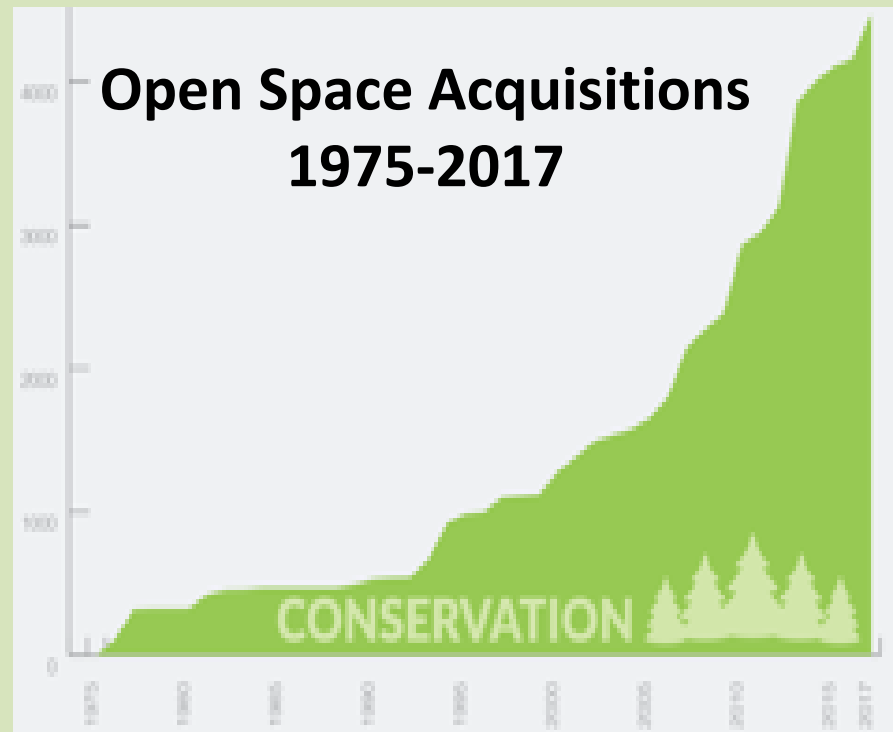


# Zoning & Regulations for Land Protection

## Regional Conservation Partnership

Wayne Feiden, FAICP  
Northampton Planning & Sustainability

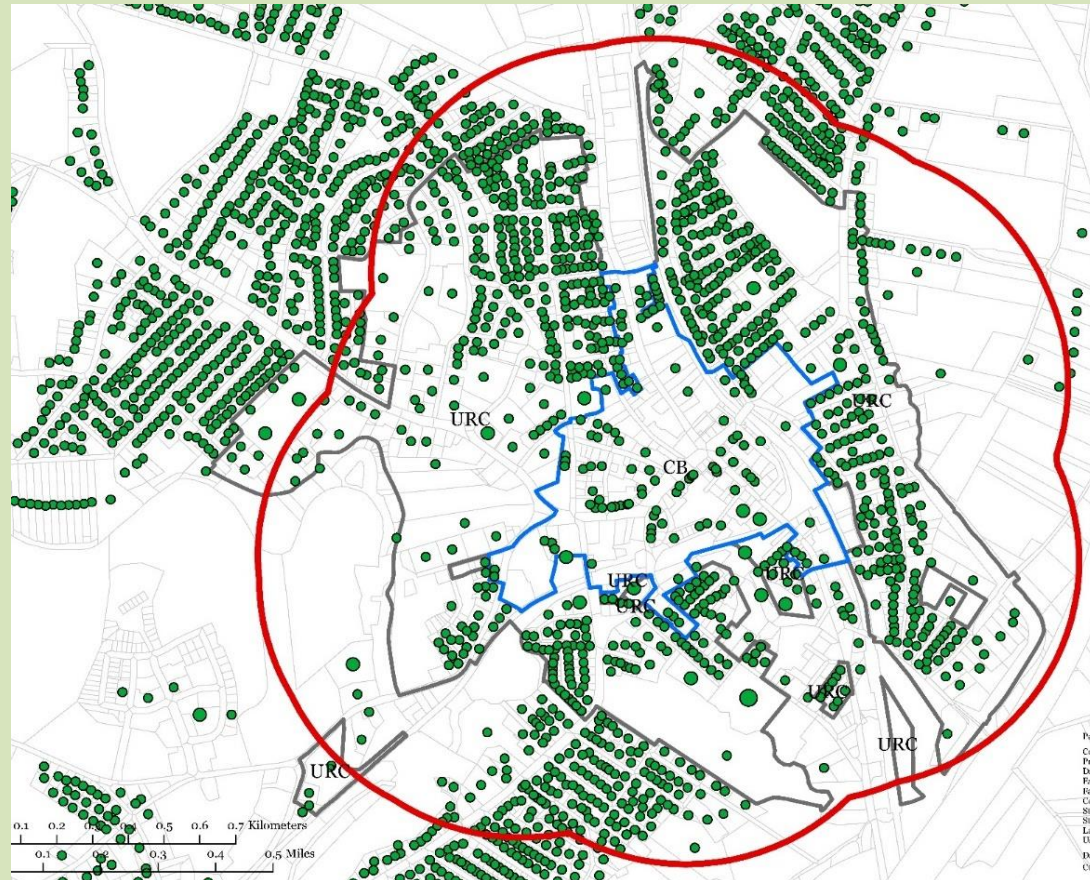


# **ZONING: Downtowns & villages**

- **Mixed use by-right** with site plan
- **NO** parking requirements
- **NO** FAR, setbacks, frontage
- **NO** traffic mitigation



## ZONING: NEAR downtowns & villages





# **ZONING: Targeted development areas**

- Planned Unit Development (mixed-use Planned Village)
- 40R (Smart Growth Overlay)



# **ZONING: Transfer of Development Rights (Farms Forests and Rivers)**

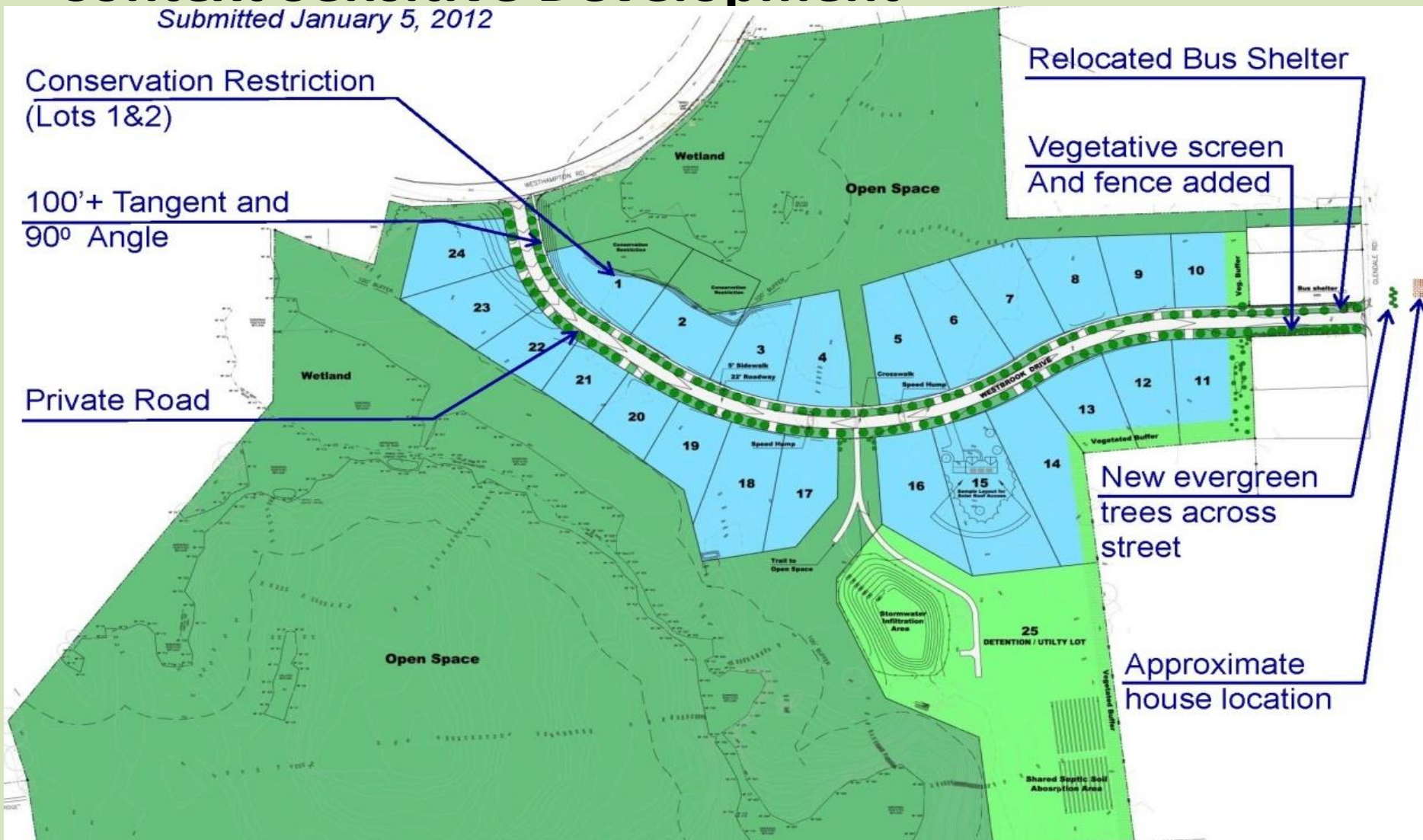
- Sending zoning/receiving zone challenge





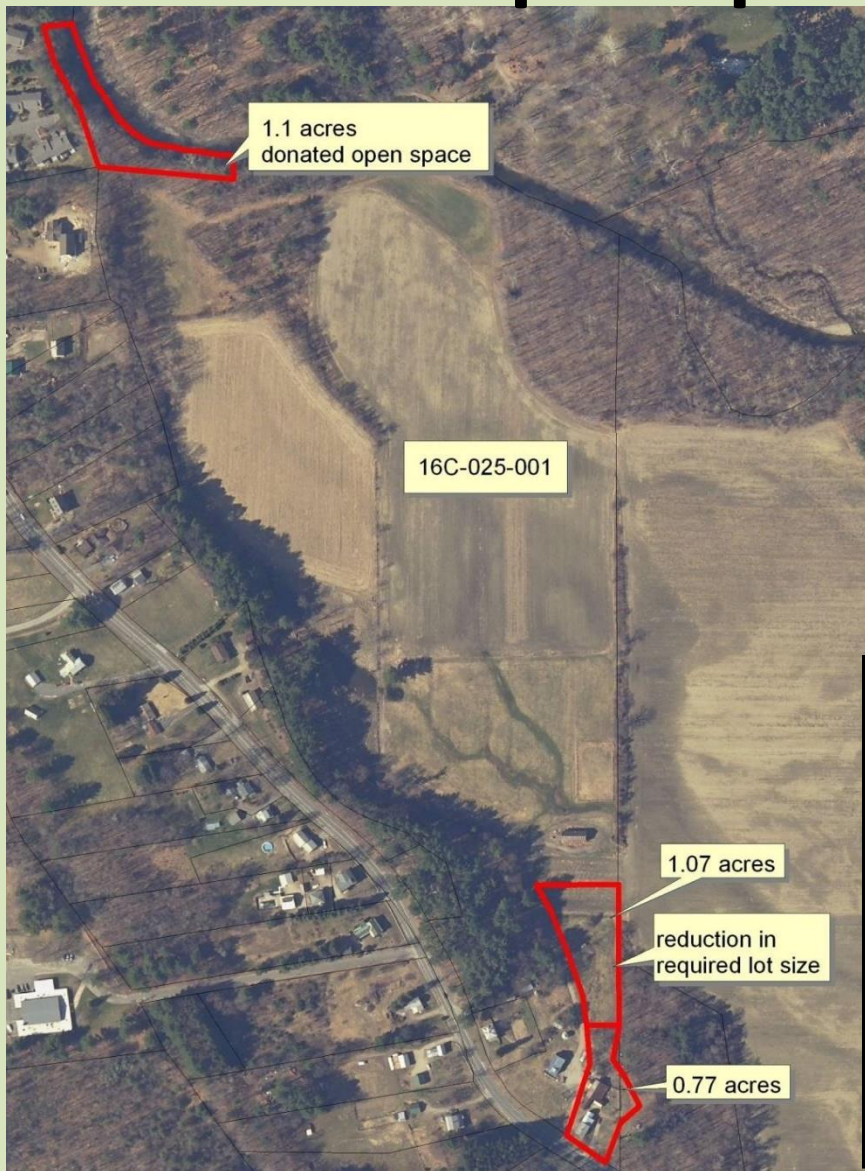
# ZONING: Cluster/Open Space Residential/ Context Sensitive Development

Submitted January 5, 2012



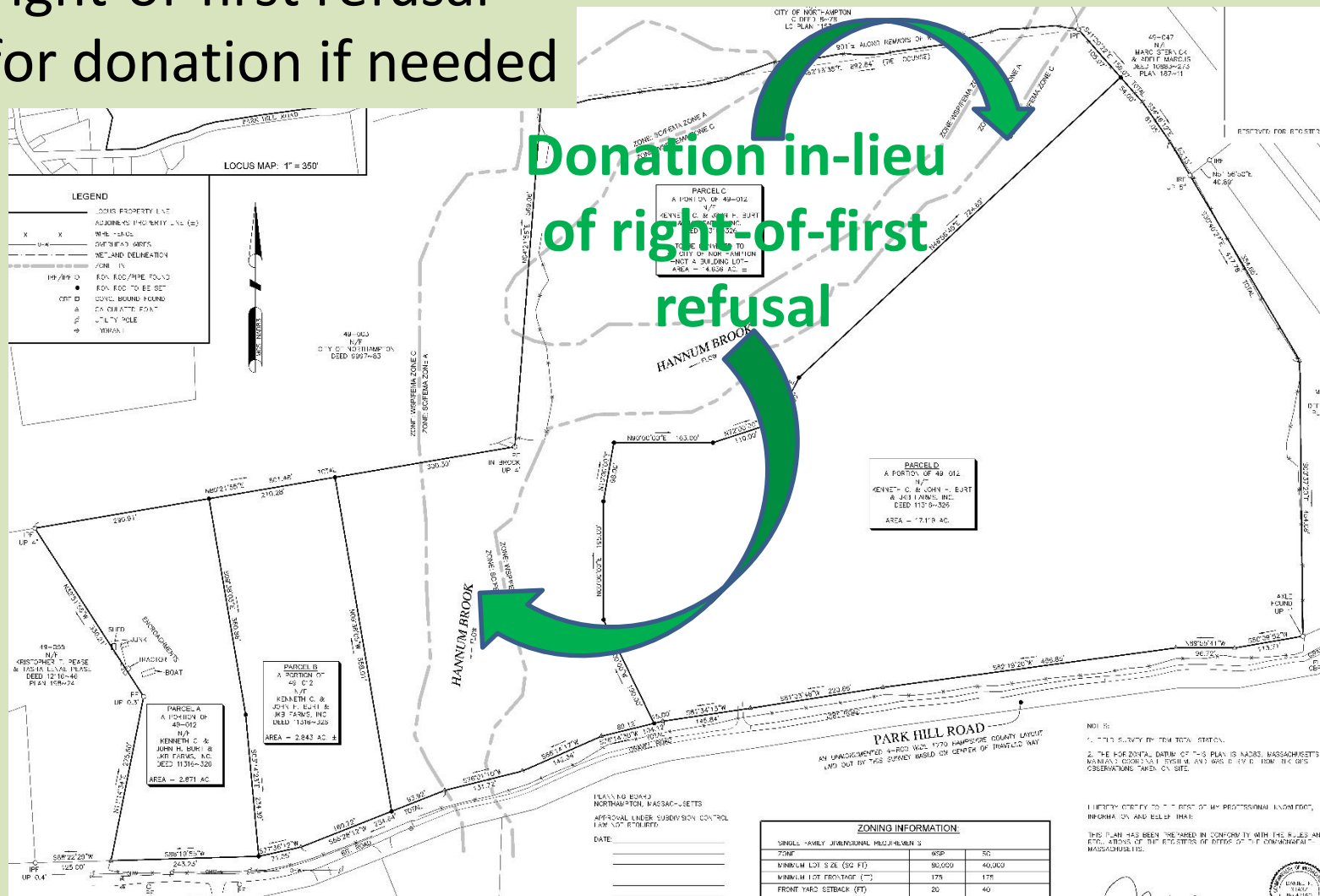
# ZONING: Open Space Donations

- Zoning “credit” as if land still privately owned





- Waive right-of-first refusal
- Credit for donation if needed





# **SUBDIVISION: Standards & Waivers**

- Maximum 500 feet for dead-end street



# ZONING: Conservation Limited Development

## Using zoning & subdivision tools

### Revised Definitive Plan

Submitted January 5, 2012

Conservation Restriction  
(Lots 1&2)

100'+ Tangent and  
90° Angle

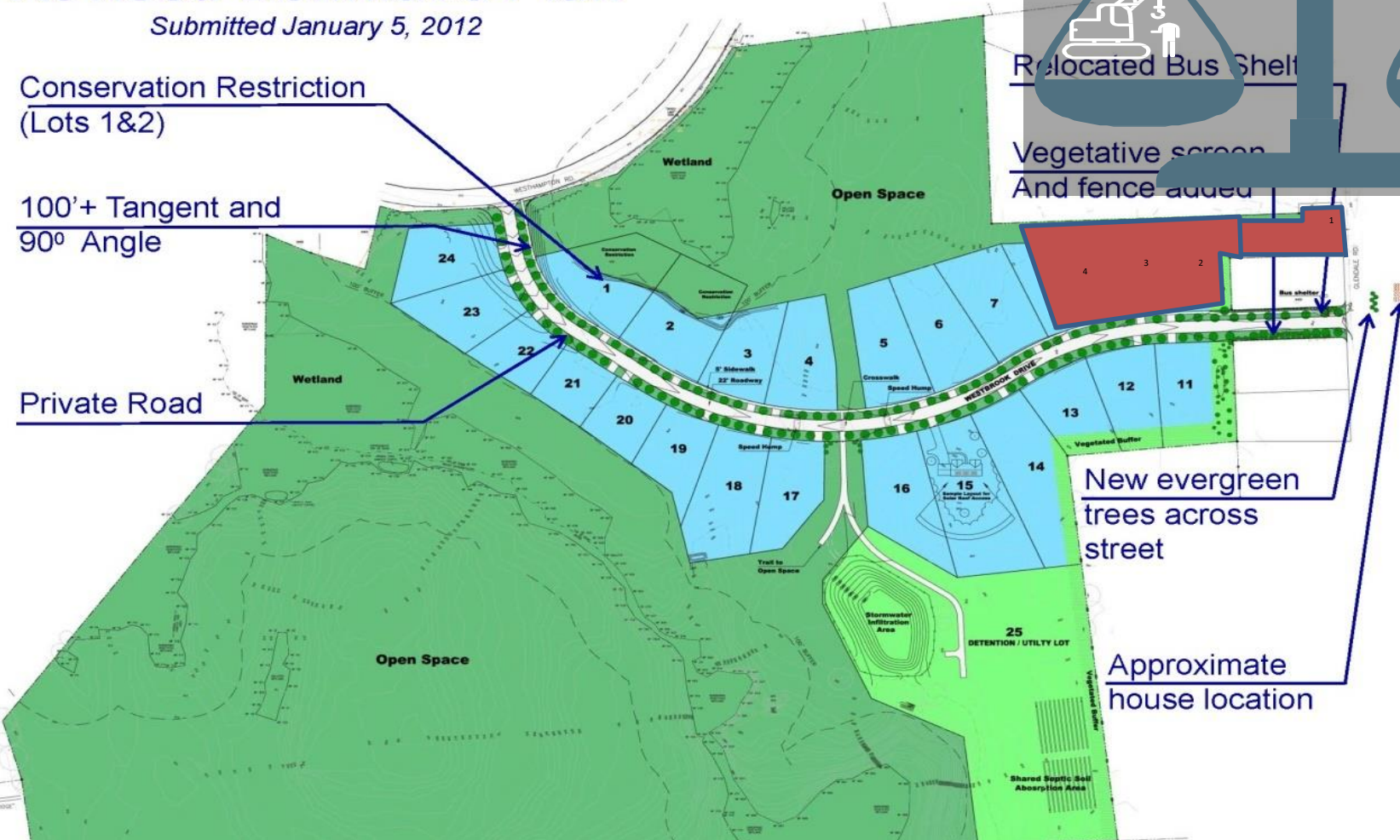
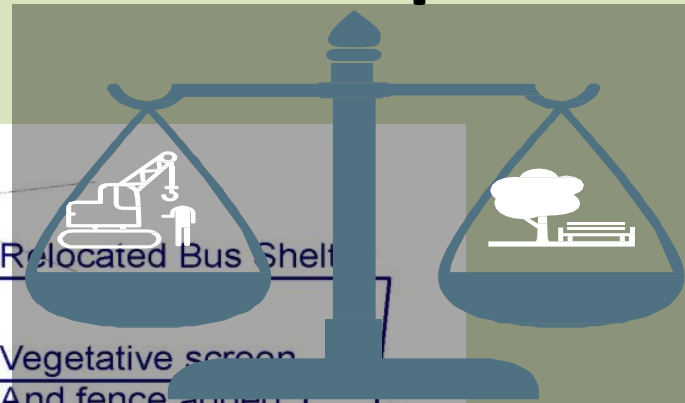
Private Road

Relocated Bus Shelter

Vegetative screen  
And fence added

New evergreen  
trees across  
street

Approximate  
house location





# Conservation Limited Development

