Zoning & Regulations for Land Protection

Regional Conservation Partnership

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Open Space Acquisitions
1975-2017
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ZONING: Downtowns & villages

- Mixed use by-right with site plan
- NO parking requirements
- NO FAR, setbacks, frontage
- NO traffic mitigation
ZONING: NEAR downtowns & villages

- Dimensional (2,500 FT$^2$ per unit)
- Two-family and townhouse by-right with site plan
- Minimal traffic mitigation
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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

- 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

Open Space
ZONING: Open Space Donations

- Zoning “credit” as if land still privately owned
ZONING: Chapter 61x release trades

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

Donation in-lieu of right-of-first refusal
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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 Shelters
- Vegetative screen
- And fence added
- New evergreen trees across street
- Approximate house location
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Conservation Limited Development