

Section 3.13, Resource Conservation Zoning Overlay Summary of Regulation (adopted 12-22-05)

- ◆ Applies only to lots developed for single family development in the residential districts that requires Planning Board approval. This includes private ways and subdivisions. One additional division of any lot existing prior to April 1, 2005 in its current configuration is also exempt whether or not Planning Board approval is required.
- ◆ Four different types of development allowed: conservation subdivisions, conservation private ways, country estate private ways and country estate subdivisions.
- ◆ Basic premise is to create development that preserves open space and valued natural resources while locating development in the most suitable areas through allowing a reduction in lot size. For country estates the premise is to require large lots but reduce the access standards and require most of the lot to be preserved.
- ◆ Development density is calculated based on the underlying district density allowance.
- ◆ Current requirements for open space are acreage equal to half the buildable land and all the non-buildable land.
- ◆ Certain uses are permitted in the open space with Planning Board approval.
- ◆ Lots must meet net residential area as listed in Section 5.31.2. Lot sizes can be reduced to 20,000 square feet with septic and 10,000 square feet with public sewer.
- ◆ Country Estate lots may be created without providing open space. They are required to have a minimum of 350,000 feet (about 8 acres) and 250,000 square feet of net buildable area (about 71%).

Section 5.31, Net Residential Area Summary of Regulation

- ◆ History – the notion of net residential area was introduced in the 1983 ordinance and was in the definitions. It was required to be calculated by the Building Inspector. Prior to 1986 it was moved to Section 5 and was amended to require the applicant to submit the calculations. In 1996 the ordinance was amended to require at least 50% of any residential lot be buildable area. It was further amended in July 2000 to require 75% buildable area for lots within the RA, MUC and VMU Districts.
- ◆ All residential lots must meet the requirements of this section in order to be buildable.
- ◆ Section 5.31.1 is used to calculate the net density for development under the RCZO.
- ◆ Section 5.31.2 is used to calculate the requirements for individual lots.