

# HANOVER

## Open Space Residential Cluster Design Bylaw

Public Meeting  
May 22, 2019



# Agenda

1. Project Goals
2. Most recent modifications
3. Testing the concepts
4. Dimensional standards
5. Examples
6. Questions and Comments

# Project Goals

Draft open space residential design (OSRD) bylaw for submittal to town meeting vote

**Recommended in:**

- Hanover Master Plan (Strategy under Goal 2)
- Hanover Open Space and Recreation Plan (*Objective 3.2*)
- Hanover Housing Production Plan (*Section 6.2.2*)



# Project Goals

Purpose of this grant is to draft a bylaw that provides an alternative to traditional subdivisions to achieve the following two goals:



**Preserve open space**



**Increase affordability**

**“Naturally occurring”**

Market rate homes affordable due to smaller size, increased supply, etc.

**Deed restricted**

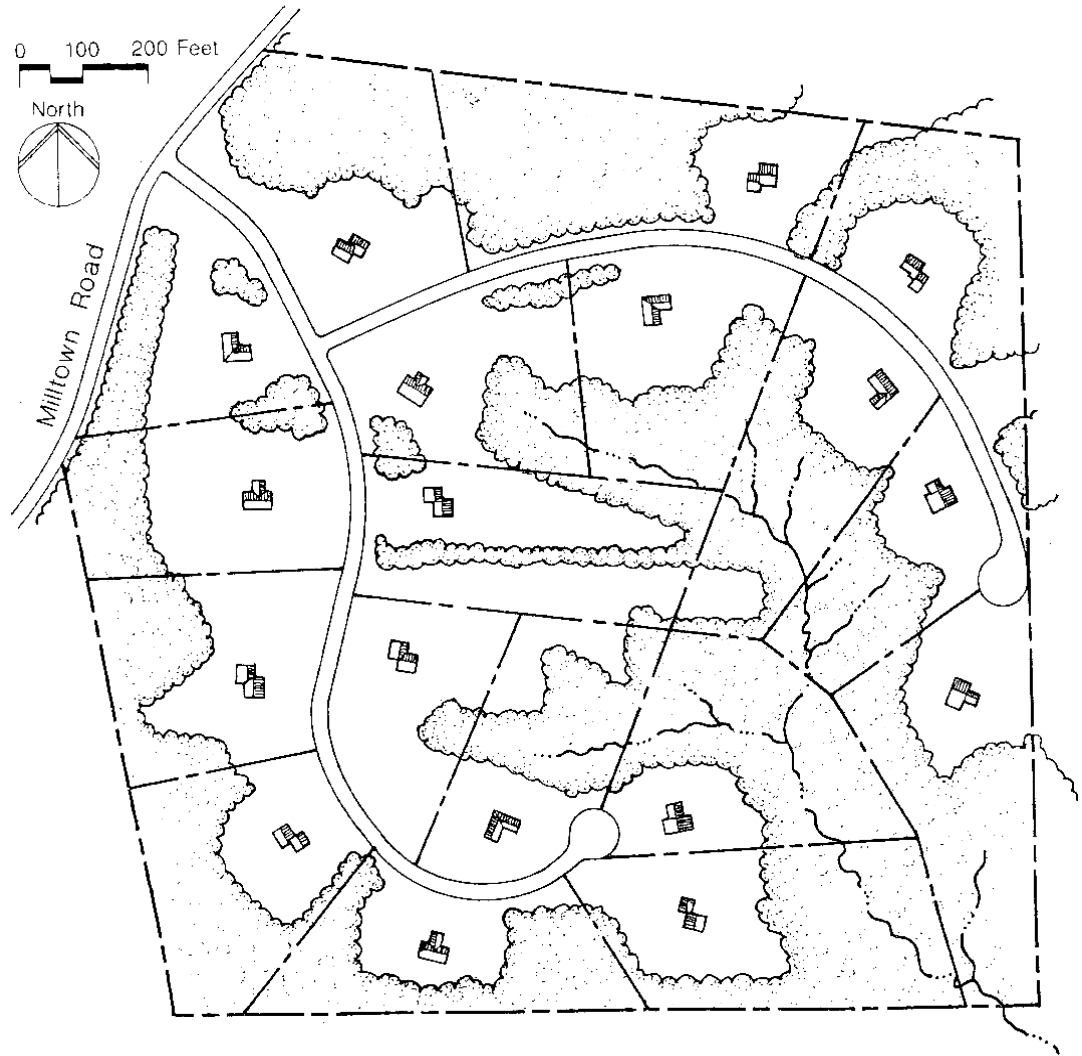
Homes for households making up to 80% of area median income

# Project Goals

## OSRD concept

### Traditional Subdivision

- Large lots
- No open space preserved
- No affordable units

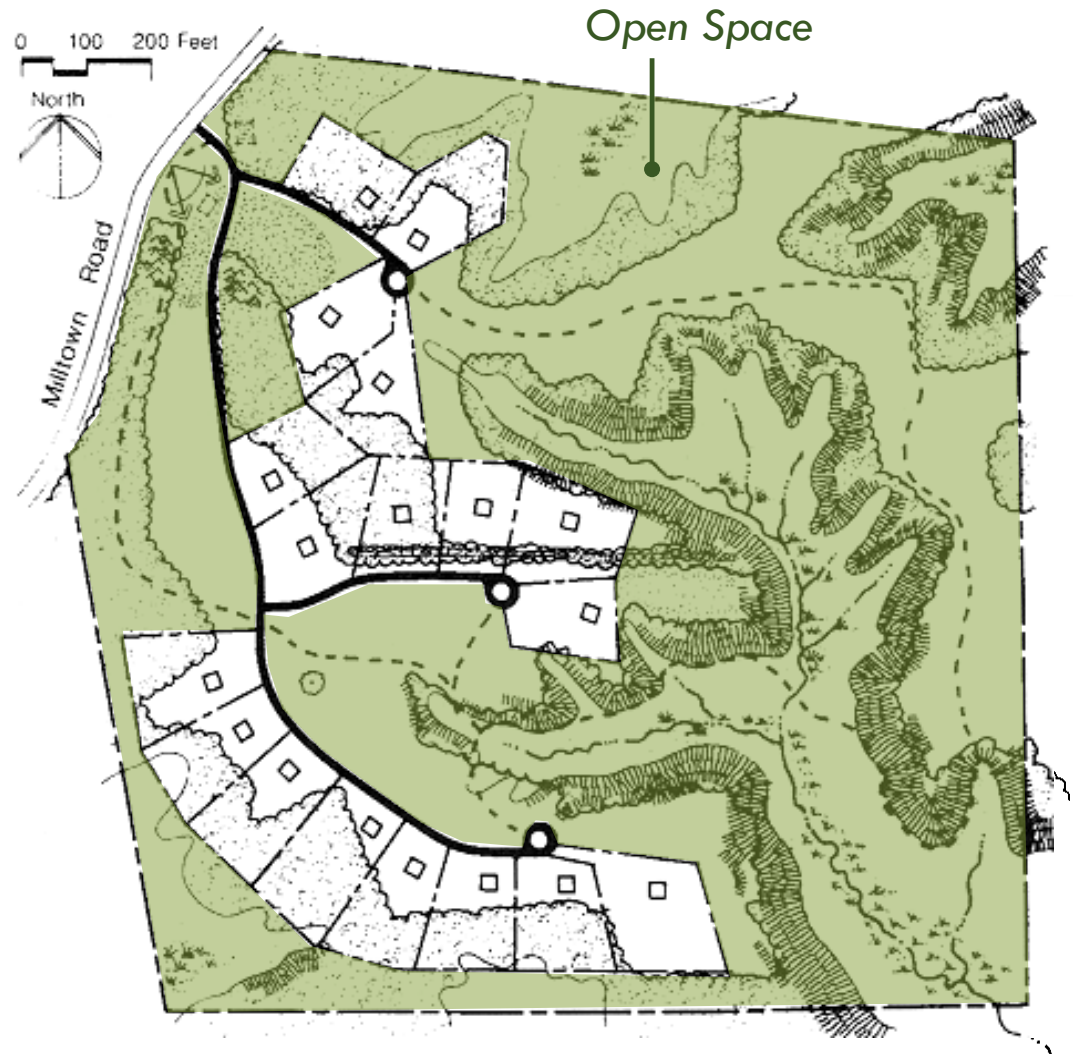


# Project Goals

## OSRD concept

### OSRD example

- Smaller lots
- Required public open space
- Potential for affordable units



# Testing the concepts

## **Elements to balance as part of the OSCRD:**

- Requiring enough open space to be meaningful
- Incorporating housing affordability as a key component
- Ensuring the bylaw is financially attractive / feasible to landowners and developers (otherwise, it will not be used)



# Testing the concepts

## **The OSRCD contains the following elements to achieve its goals**

1. Starts with preserving open space – *alternative to traditional subdivision*
2. Adds incentive for affordable housing – *through additional lots as part of Special Permit*
3. Adds second incentive for additional affordable housing – *through duplexes (townhomes) as part of Special Permit*



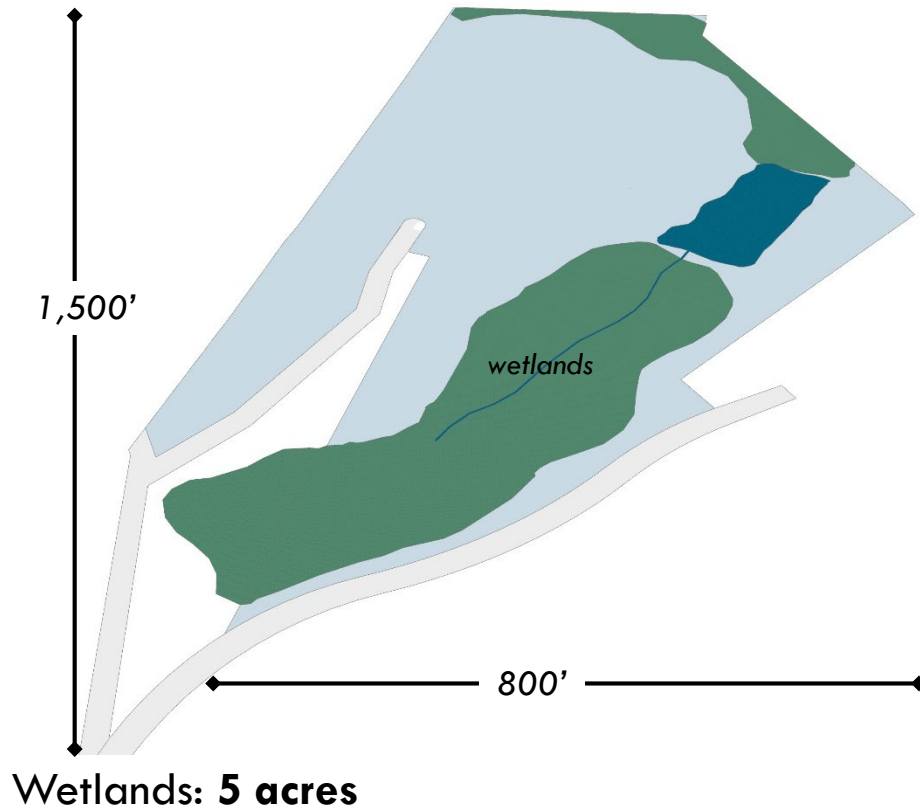
# Testing the concepts

## **Modifications since the January Planning Board meeting**

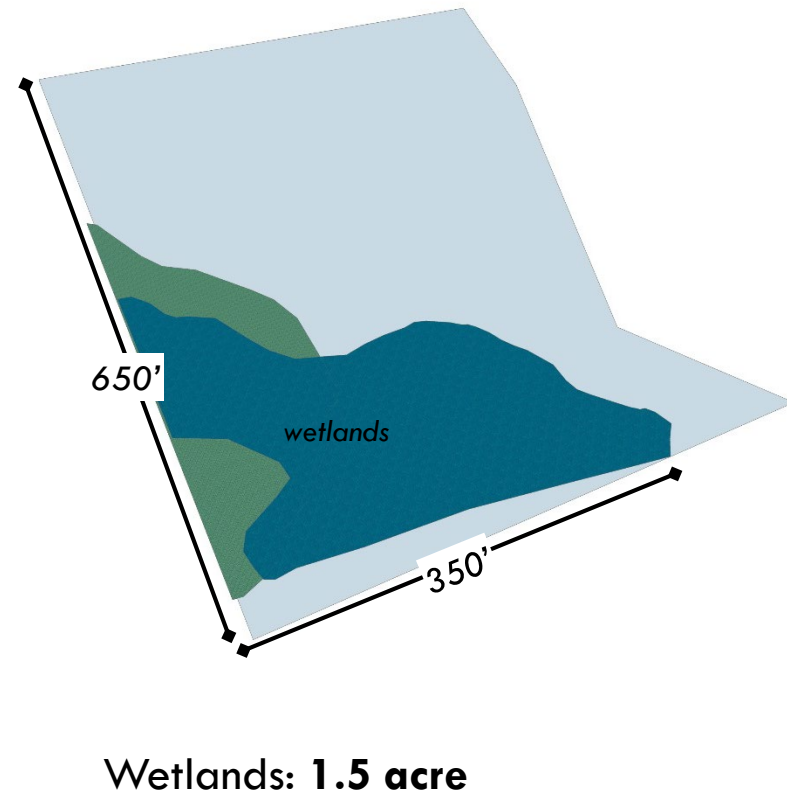
1. Raised minimum tract size for density bonuses to 5 acres from 3
2. Limits 3 bedrooms to no more than 1/3 of homes (similar to VPUD)
3. Modifies home size to average of 1,200 SF (but no home > 1,500 SF)
4. Provision allows for manufactured homes to reduce costs (specifies that mobile homes are prohibited)
5. Clarifies allowance for shared septic system

# Testing the concepts

**15 Acre Site**



**5 Acre Site**



**Notes.** Testing two different sized sites. Note the difference in scale.

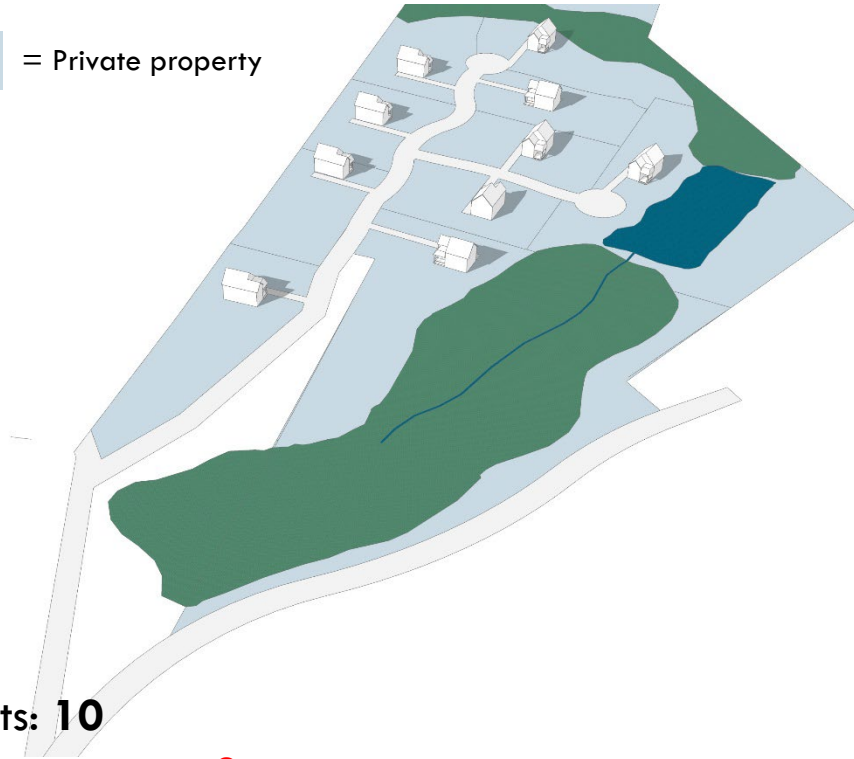
# Testing the concepts

## Development under Hanover's Existing Subdivision Regulations

**15 Acre Site**

**5 Acre Site**

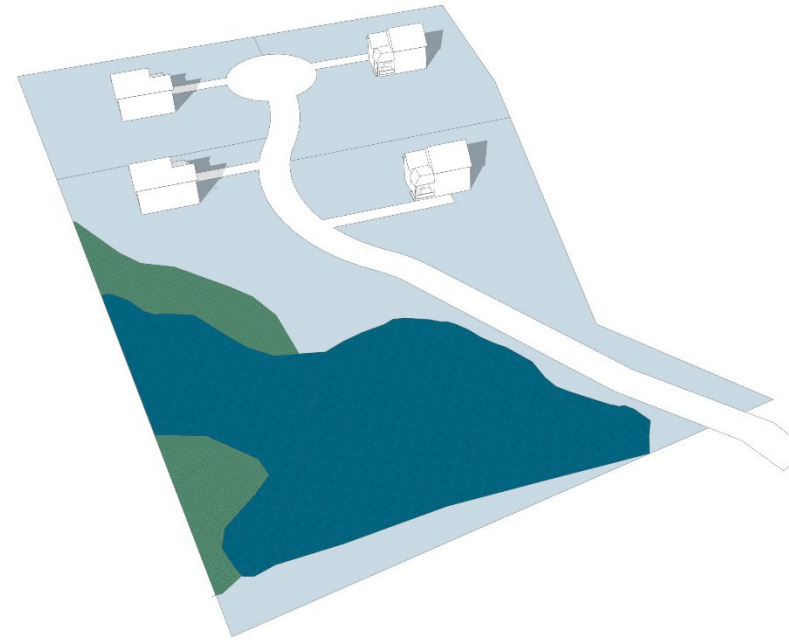
 = Private property



**Lots: 10**

**Open space: 0 acres**

**Affordable units: 0**



**Lots: 4**

**Open space: 0 acres**

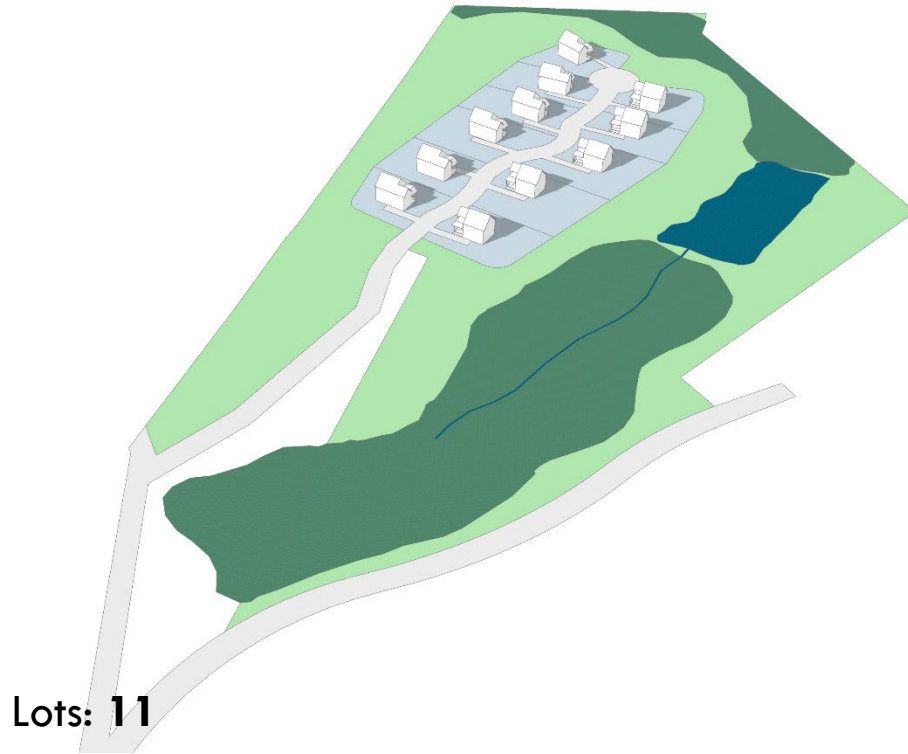
**Affordable units: 0**

**Notes.** Parcels: Min 30,000 SF excl. wetlands, 150' frontage (80' cul de sac), 50' front setback, 40' rear setback, 25' side

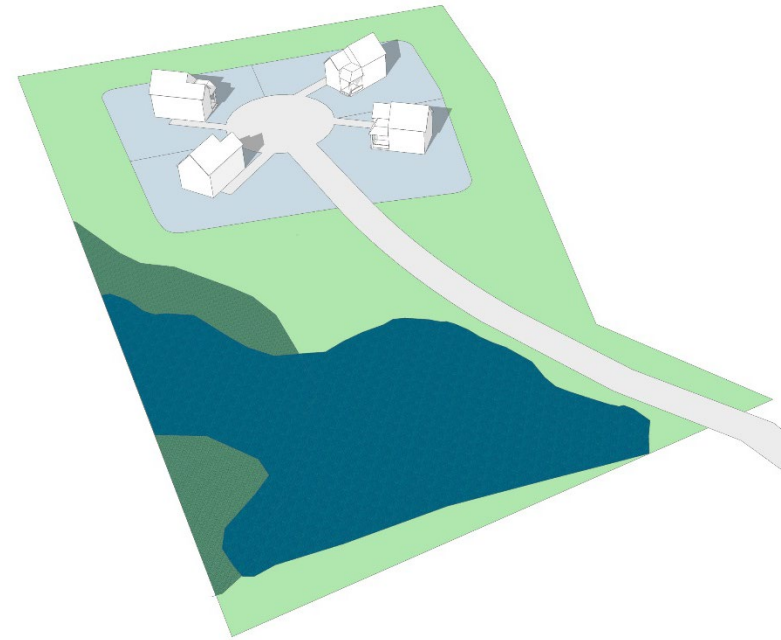
# Testing the concepts

## Open Space Residential Design: Min. 50% open space

15 Acre Site



5 Acre Site



Lots: 4

(note: same as existing subdivision)

**Notes.** Uses formula: Net Acreage (Gross area - wetlands - 10% road estimate - 100' stream buffer - steep slopes) divided by Traditional Subdivision Minimum Area

Requires min 50% open space with at least 50% uplands; 10,000 SF min lots





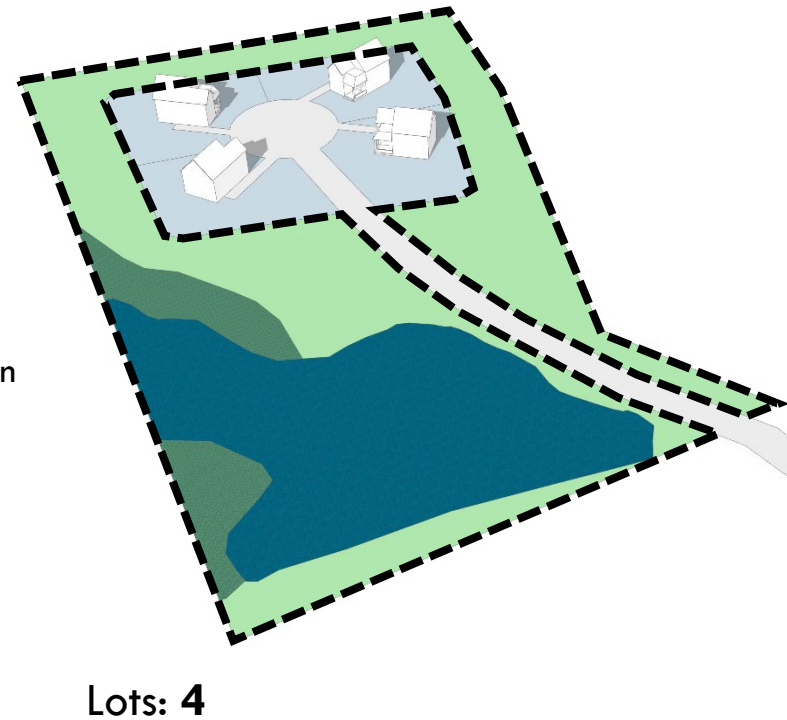
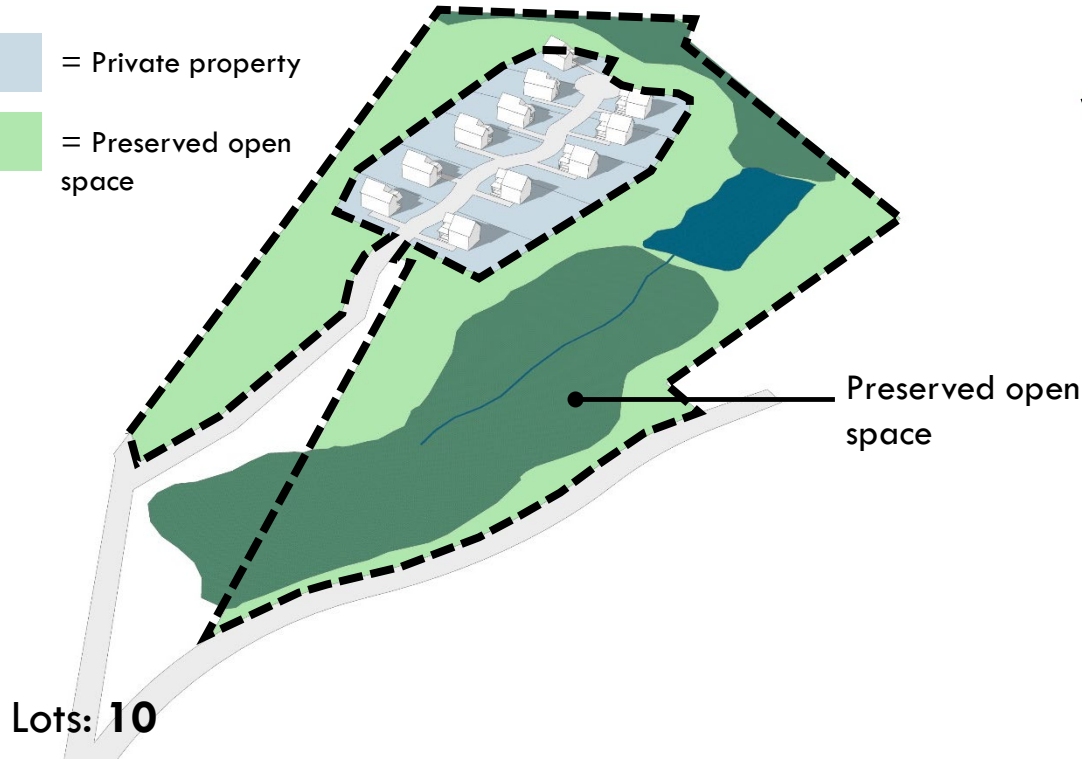
# Testing the concepts

## Open Space Residential Design: Min. 50% open space

15 Acre Site

5 Acre Site

-  = Private property
-  = Preserved open space

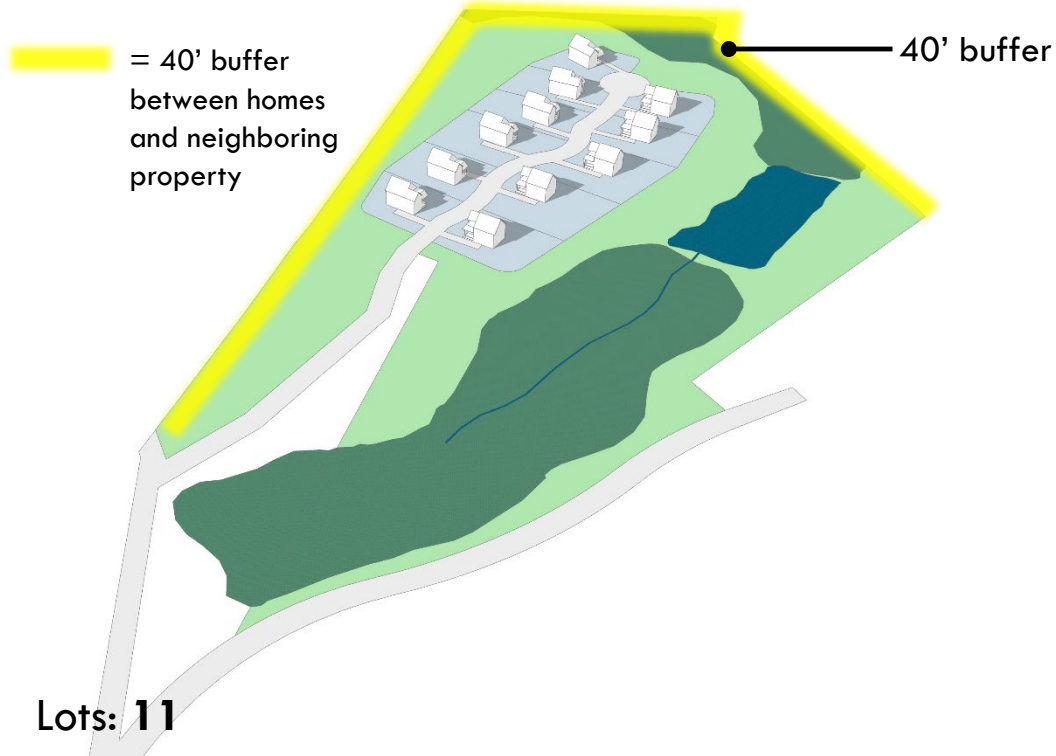


**Notes.** Uses formula: Net Acreage (Gross area - wetlands - 10% road estimate - 100' stream buffer - steep slopes) divided by Traditional Subdivision Minimum Area  
Requires min 50% open space with at least 50% uplands; 10,000 SF min lots  
By-right option

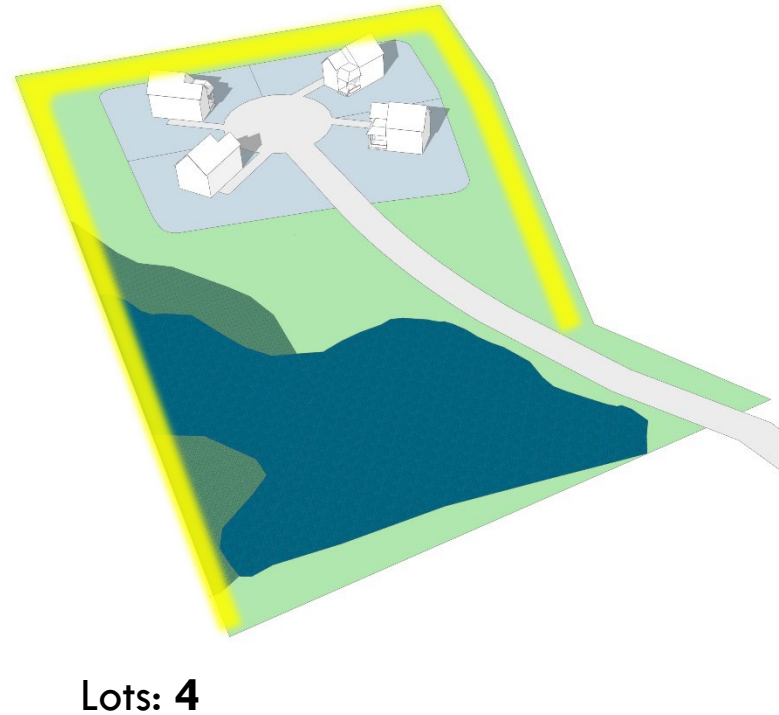
# Testing the concepts

## Open Space Residential Design: Min. 50% open space

15 Acre Site



5 Acre Site



**Notes.** Uses formula: Net Acreage (Gross area - wetlands - 10% road estimate - 100' stream buffer - steep slopes) divided by Traditional Subdivision Minimum Area  
Requires min 50% open space with at least 50% uplands; 10,000 SF min lots  
By-right option

# Testing the concepts

## Open Space Residential Design: with bonus for affordability

### 15 Acre Site



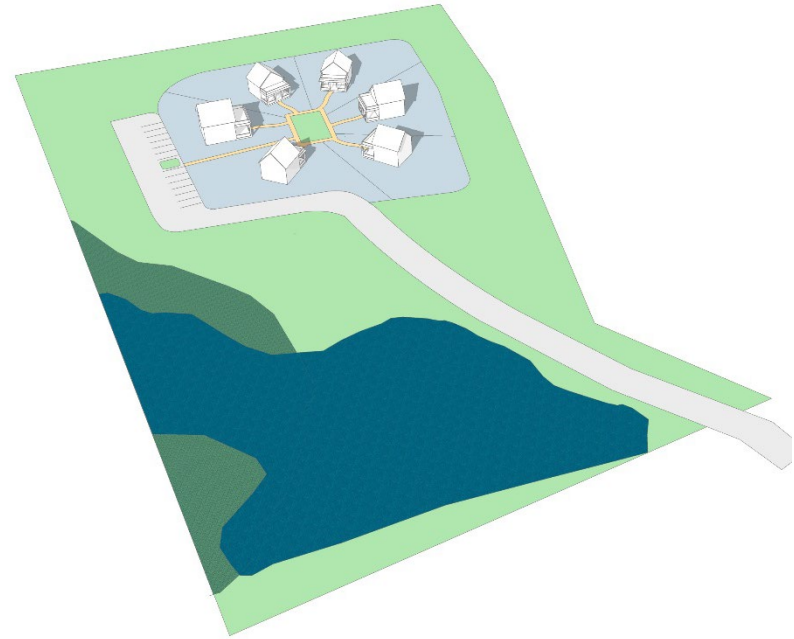
Lots: **15**

Units (total): **15**

- Subsidized affordable units: **2 (13%)**

Open Space: **13 acres (87%)**

### 5 Acre Site



Lots: **6**

Units (total): **6**

- Affordable units: **1 (17%)**

Open Space: **3.5 acres (60%)**

**Notes.** For every affordable unit, landowner receives one additional market rate unit, up to 50% increase from OSRD formula. Min lot size reduced to 7,500 SF and shared parking encourages clustering to further increase open space. Limits home size. Special Permit Option



# Testing the concepts

## Open Space Residential Design: additional bonus (townhouses)

### 15 Acre Site



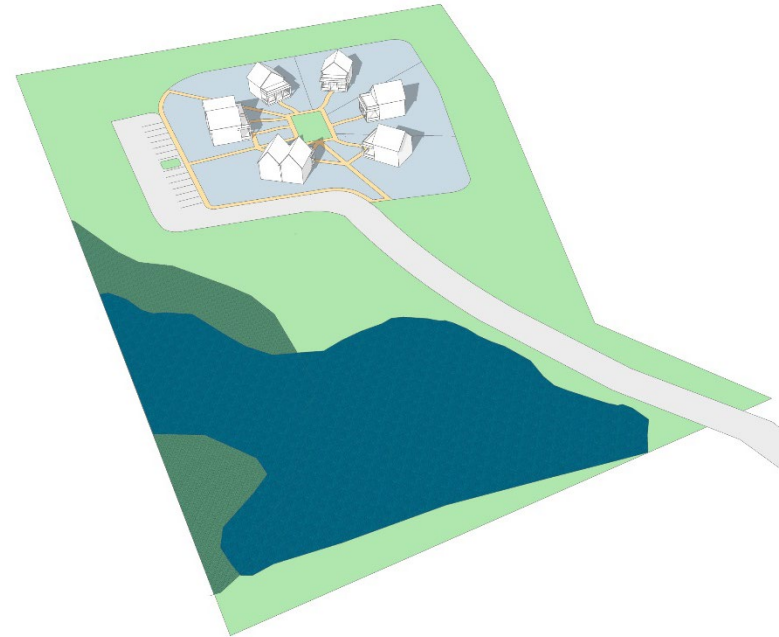
Lots/Structures: **15**

Units (total): **19 (8 duplexes)**

- Affordable units: **4 (21%)**

Open Space: **13 acres (87%)**

### 5 Acre Site



Lots/Structures: **5**

Units (total): **7 (2 duplexes)**

- Affordable units: **2 (28%)**

Open Space: **1.8 acres (60%)**

**Notes.** Allows two units per lot (townhouses), up to 30% bonus from OSRCD formula (with minimum of 2 bonus duplexes allowed), in addition to 50% lot bonus



# Testing the concepts

## 15 Acre Site – Detail

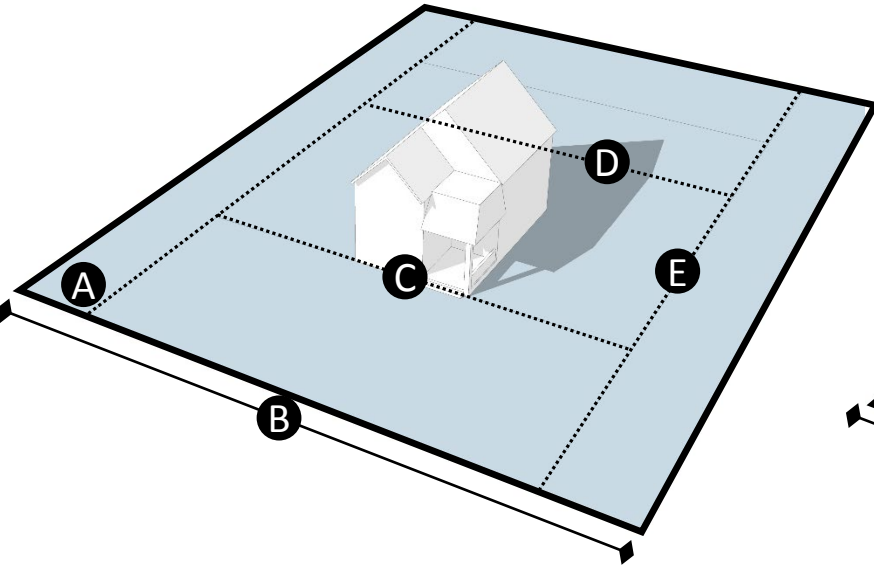




# Dimensional Standards

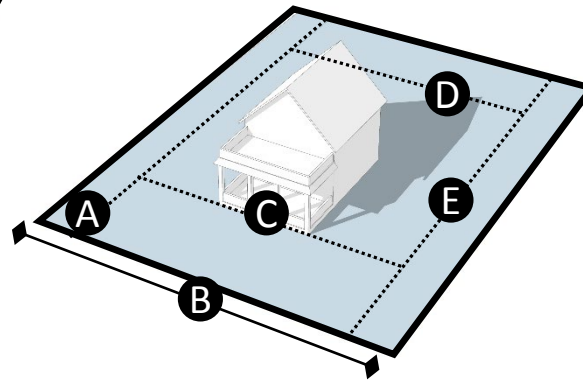
## LOTS

Existing subdivision



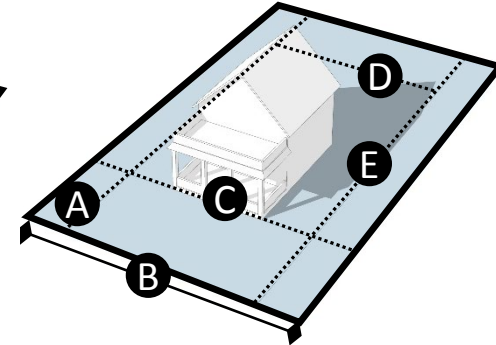
- A** Lot size: 30,000 SF min., excl. wetlands
- B** Frontage min: 150' (80' for cul de sac)
- C** Front setback min: 50'
- D** Rear setback min: 40'
- E** Side setback min: 20'

OSRD (formula)



- A** Lot size: 10,000 SF min., excl. wetlands
- B** Frontage min: None
- C** Front setback min: 25'
- D** Rear setback min: 20'
- E** Side setback min: 10'

OSRD (with bonuses)

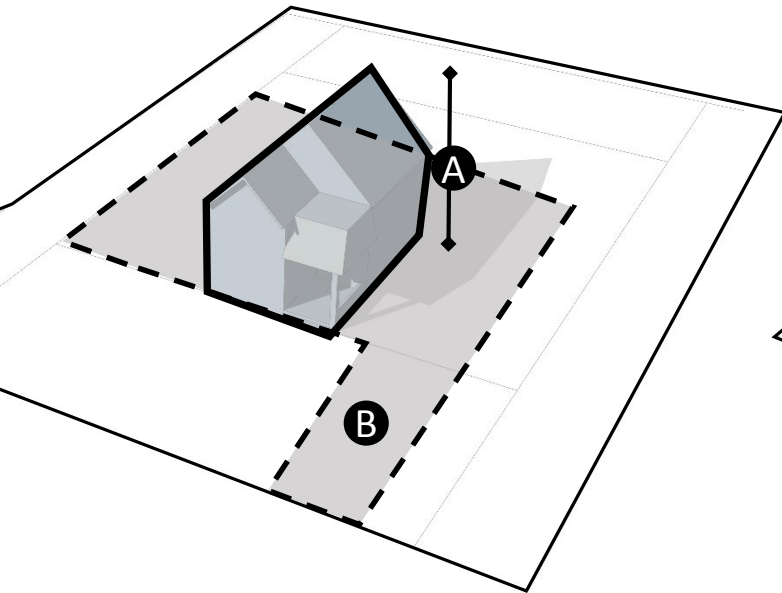


- A** Lot size: 7,500 SF min., excl. wetlands
- B** Frontage min: None
- C** Front setback min: 25'
- D** Rear setback min: 20'
- E** Side setback min: 10'

# Dimensional Standards

## STRUCTURES

Existing subdivision

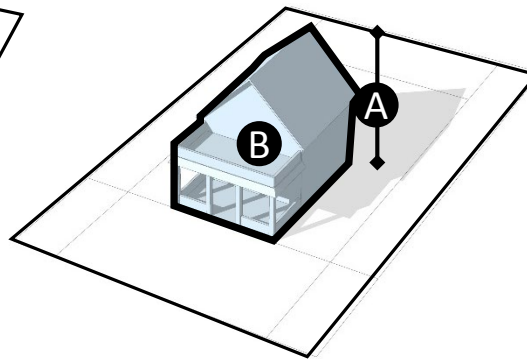


**A** Height max: 35', 3 stories

**B** Impervious max: 30%

\*Gross floor area only limited by setbacks and size of lot

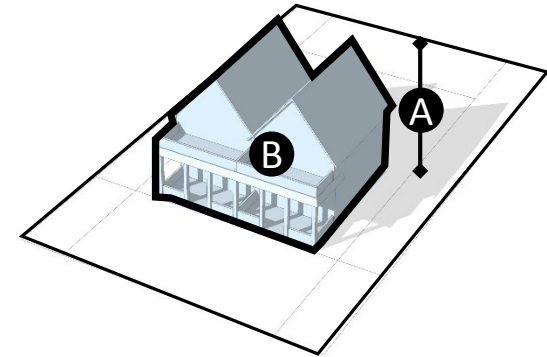
OSRD with bonuses  
(Single Family)



**A** Height max: 30', 2.5 stories

**B** Gross Floor Area: 1 200 SF  
(average with max 1 500 SF)

OSRD with bonuses  
(Duplex)

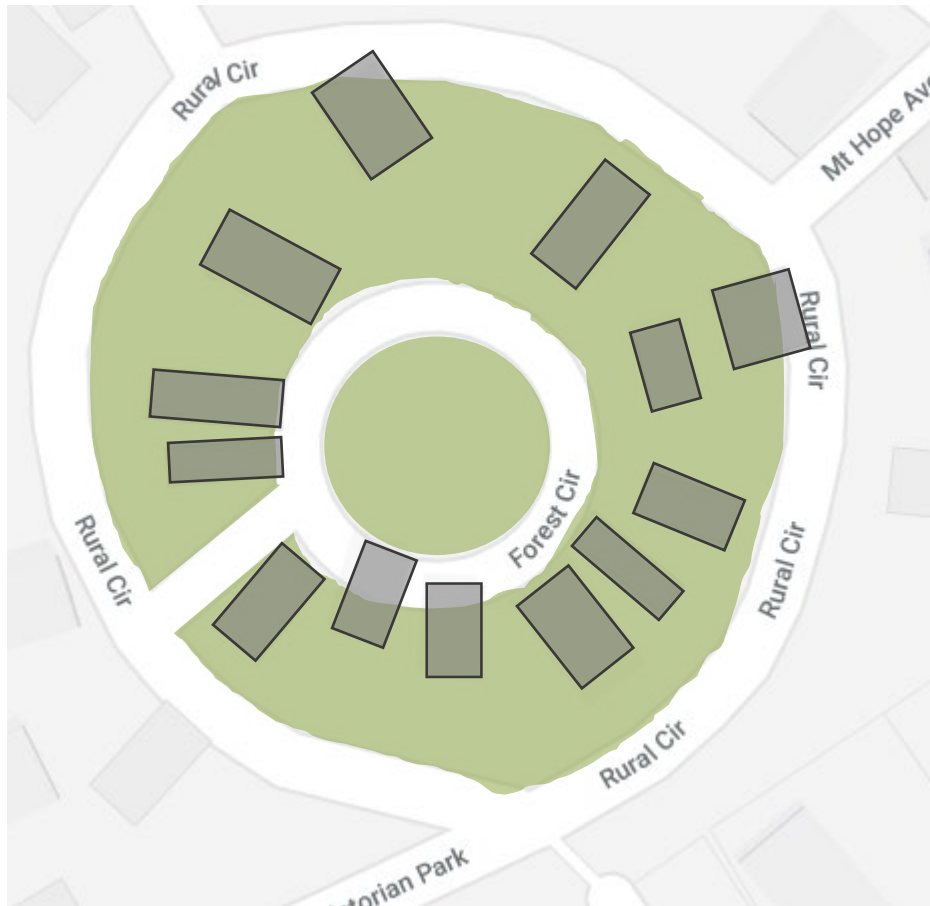


**A** Height max: 30', 2.5 stories

**B** Gross Floor Area: 1 200 SF per unit  
(average with max 1 500 SF)

# Examples

## Examples of site design



### Trinity Park in Oak Bluffs, Martha's Vineyard

- Homes clustered around small central open space





# Examples

## Examples of site design



### Riverwalk (Concord)

- Similarity in layout but denser (9 units in 4 acres);
- Unlike Hanover OSCRD, Riverwalk does not include provisions to facilitate affordability





# Examples

## Examples of cottages and duplexes





# Feedback

## Questions, comments, and discussion

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