



Training Sessions

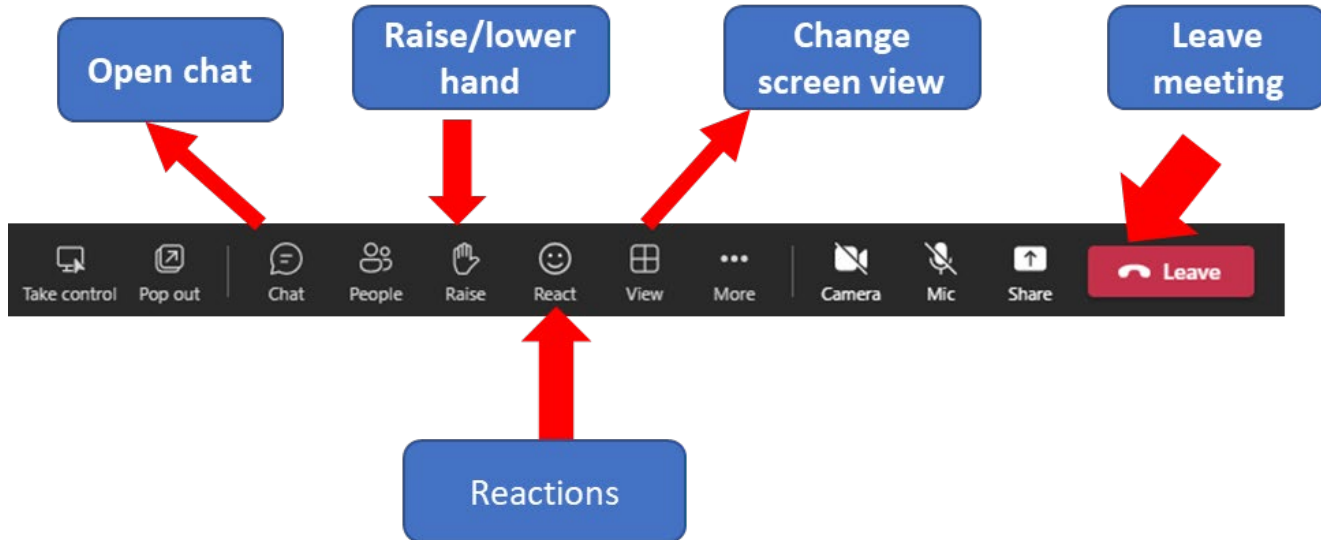
Housing in Nature: Open Space/ Cluster Housing Ordinances

June 8, 2023

June McCartin, Outwith Studio
Jacob LaFontaine, Town of Salem

Logistics

- Format: Presentation then Q+A
- During Q+A, raise your hand via Teams
- Feel free to ask questions in the chat as they come to you





ABOUT THE TOOLBOX





A collection of twenty **planning and zoning** strategies for **housing production** in New Hampshire communities.





Planning and zoning strategies
for **housing production** in
New Hampshire communities.

Community Revitalization Tax Relief (79-E)



courthouse in 2021 (above) and a
development (below). (Images via

SA 162-K. These
low. There are additional best
access.

Master plan goals, such as
in downtown and village
revitalation.

TIF housing as a

and development
development. Use this

in potential TIF districts.
development opportunities with

and build support for the
city) and specific potential TIF
districts and the general public to
should be a public outreach
development committee many

develop a TIF plan, which
program, and a finance

"Municipal Economic
not legally do that before
for the initial adoption of
draft may be held concurrently.
stemen, etc.) must hold a

2-K, the hearing should be
TIF's locally, and a specific TIF

162-K, the hearing can be

in, with examples, should be
prior to a vote.

Tax Increment Financing (TIF)

Community Zones



SING OPPORTUNITY ZONE



Outdated value on
new development
savings for up to
10 years





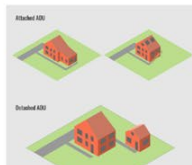
NEW HAMPSHIRE HOUSING TOOLBOX PLANNING AND ZONING STRATEGIES FOR HOUSING PRODUCTION IN NEW HAMPSHIRE COMMUNITIES.



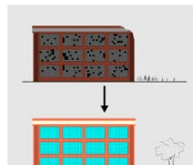
HOUSING STRATEGIES

FILTER BY ISSUES ADDRESSED

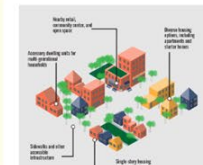
- All
- Affordable Housing
- Housing Costs
- Housing Options
- Infrastructure
- Multigenerational
- Redevelopment
- Sustainable Housing



Accessory Dwelling Units (ADUs)
Secondary homes or apartments on an existing single family lot.



Adaptive Reuse
The practice of reusing old buildings for new purposes



Age Friendly Neighborhoods
Places that address the needs of younger and older adults.

<https://nhhousingtoolbox.org/>



Background

- Part of the RHNA process
- Funded through ARPA
- Led by a subcommittee of staff from RPCs and NH Housing; facilitated by OPD staff

- Consultant team:



Outwith Studio
(planning content and
visual identity)



Bocoup
(web design and
development)

The toolbox tries to answer these questions

- What is the tool?
- How can it help your community?
- How has it been used elsewhere?
- What does implementation look like?
- Where can you learn more?



Audience

- People working in and around local government
- Local government staff, Planning Board members, Select Board members, legislative body members, local advocates, etc.
- Save time on up-front research



Sorting Tools by Issues Addressed

- Housing Options
- Housing Costs
- Affordable Housing
- Sustainable Housing
- Multigenerational
- Infrastructure
- Redevelopment

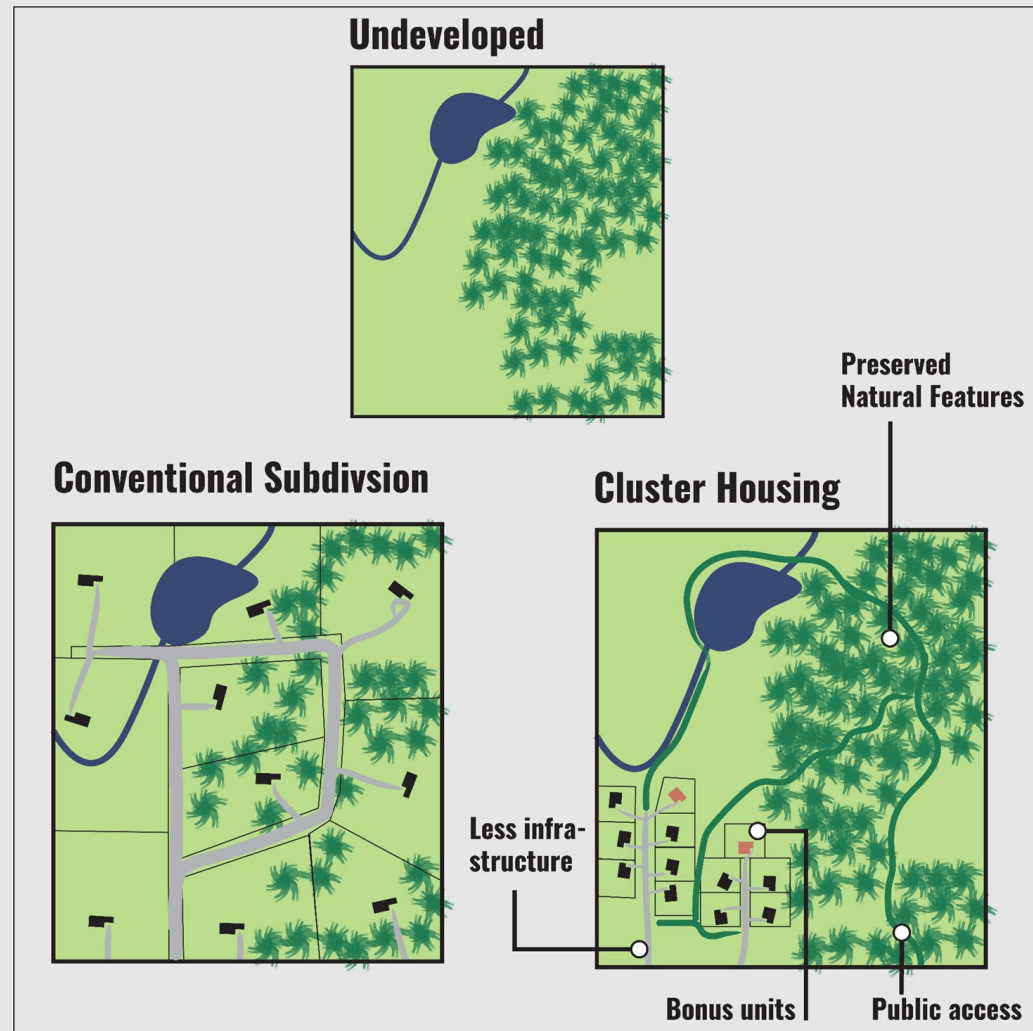


CLUSTER HOUSING



Cluster Housing

- AKA “Conservation Housing,” “Open Space Development,” etc.
- Subdivisions where homes are clustered on small lots and large swathes of open space are preserved for conservation and common use
- Increase adoption through: Density bonuses, reduced infrastructure req’s, reduced development site req’s, and streamlined permitting



How can it help?

- Flexibility to handle complex sites
- Open space, agricultural, and natural resource preservation.
- Smaller (potentially more affordable) subdivision lots.
- Less infrastructure costs passed onto residents.
- Reduced footprints and impacts on stormwater.
- On-site outdoor recreation spaces for children and seniors
- Connections to trails and other conserved areas
- Increased overall housing supply, with focus on smaller, less prevalent housing types.



Getting started with implementation

1. Connect to existing Master Plan goals/ongoing Paster Plan process
2. Identify areas appropriate for cluster housing (ID natural/agricultural resources near recent development and catalog parcels including or near those sites)
3. Engage the public on conservation and alternative development models like cluster
4. Craft an ordinance that allows cluster through local zoning and subdivision laws. Density, dimensional considerations, and permitting (by- right/conditional use/etc.)
5. Promote cluster to landowners/developers and create opportunities for pre-proposal consultations on cluster opportunities and designs.



Considerations

- Typically cluster housing is included in zoning as its own use (i.e., in a use table), subject to a special section of zoning that specifies dimensional rules and other conditions
- By-right permitting (with administrative review and/or site plan review) will lead to greater adoption. Conditional use permitting can discourage adoption.
- Application procedure should not be overly burdensome, especially compared to conventional development.
- The method for calculating housing density should be relatively simple. (It should not require near - complete designs of conventional development to determine allowed density.)

Considerations

- Incorporate basic design standards into zoning to ensure architectural consistency with your community, but retain enough flexibility (especially in dimensional rules) to deal with difficult sites
- If open spaces are open to the public, try to provide separate access points for residents and the general public.
- Try to connect open spaces to existing conservation resources in your community
- Consider requiring a design - oriented process, in which developers first design open space based on clear criteria, then site houses, roads, trails, and finally lot lines.





CASE STUDIES



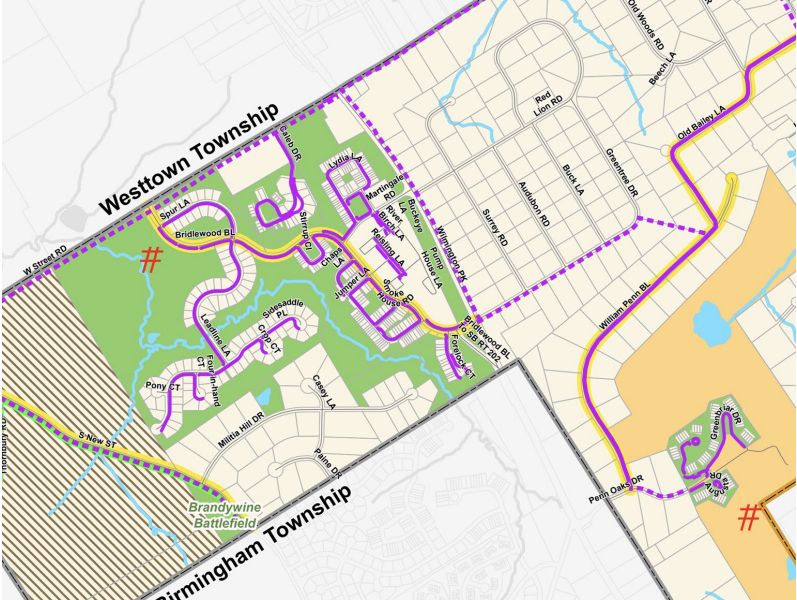
Terrell Farm, Nashua



Nubabusit Neighborhood and Farm, Peterborough



Brandywine at Thornbury, West Chester, PA



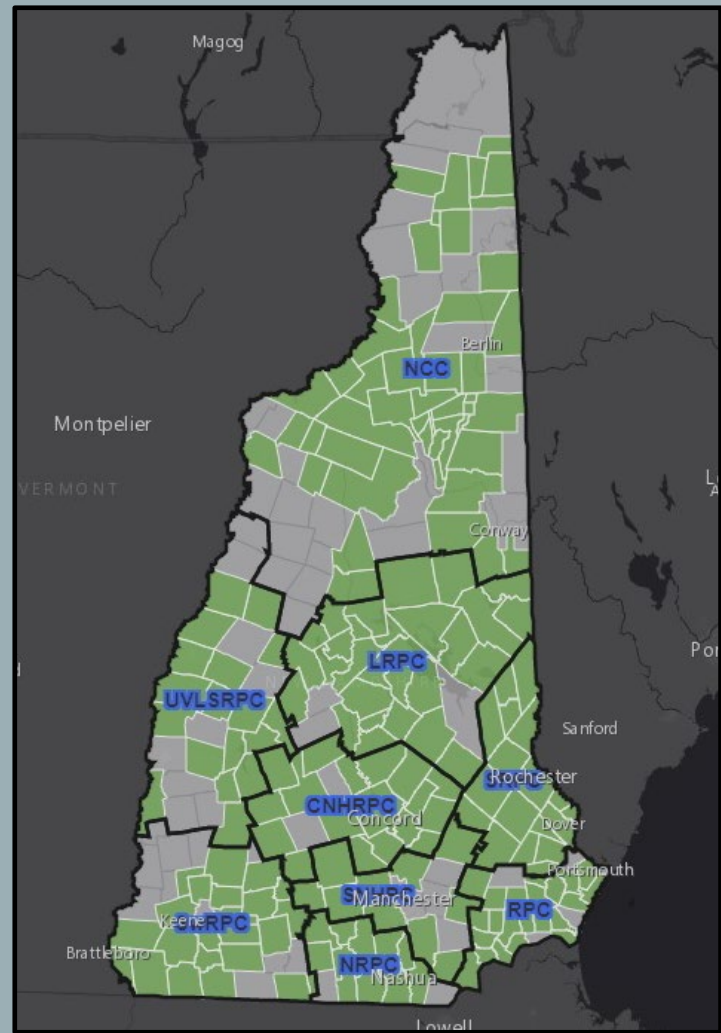


SALEM

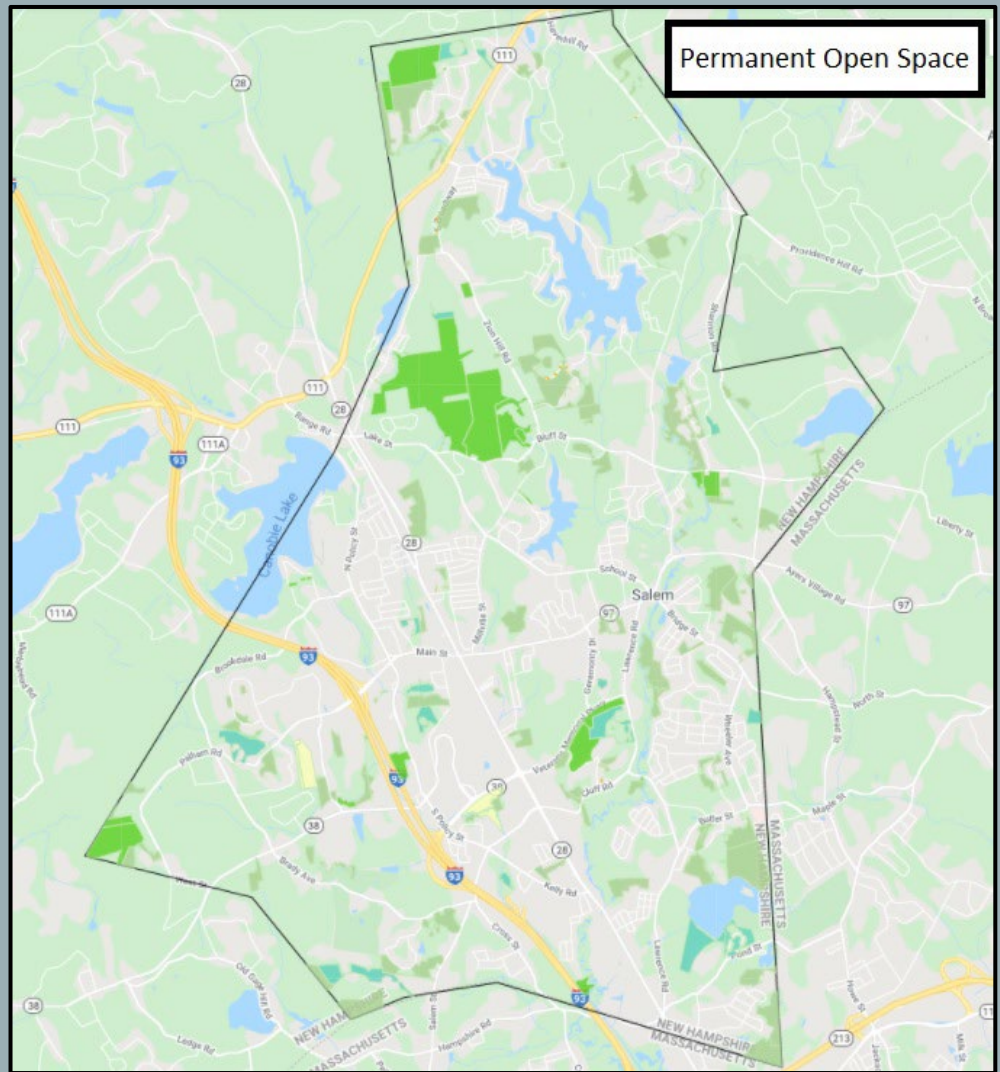


177 OF NH'S 234
MUNICIPALITIES HAVE
ADOPTED OPEN-SPACE
RESIDENTIAL CLUSTER
DEVELOPMENTS.

76 PERCENT.



- Adopted 1990
- 30 Open Space Subdivisions approved since 1992
- 564 single-family dwellings built
- 772 Acres of Open Space Permanently Preserved (2023).

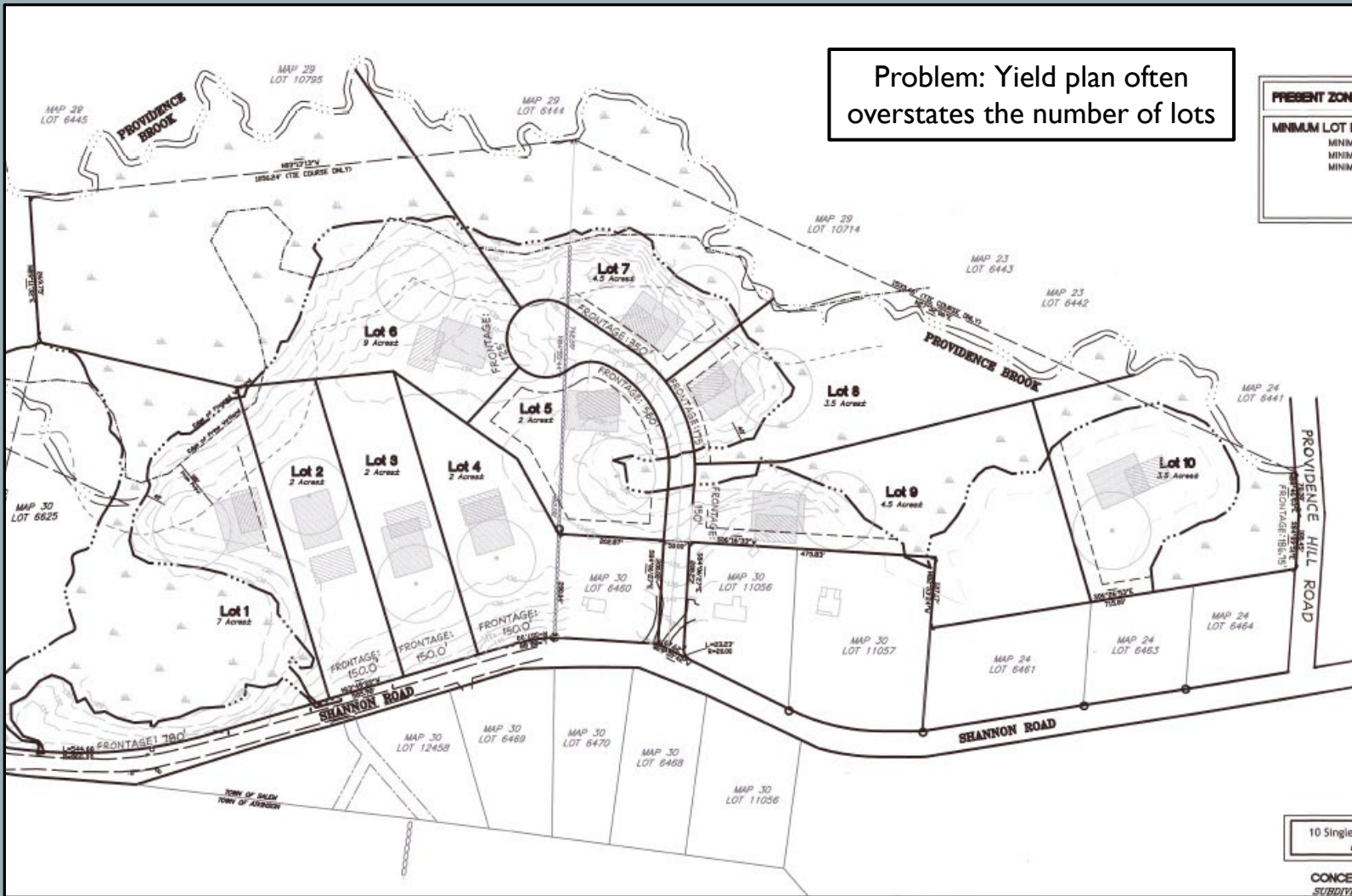


OPEN SPACE PRESERVATION

- Preserve large parcels of open space
- Encourage housing development alternatives
- Preserve views of open fields and undeveloped land
- Enable economical and efficient street, utility and public facility infrastructure
- Enable more efficient provision of municipal services
- Encourage a range of housing alternatives
- Add recreational and aesthetic amenities

Problem: Yield plan often overstates the number of lots

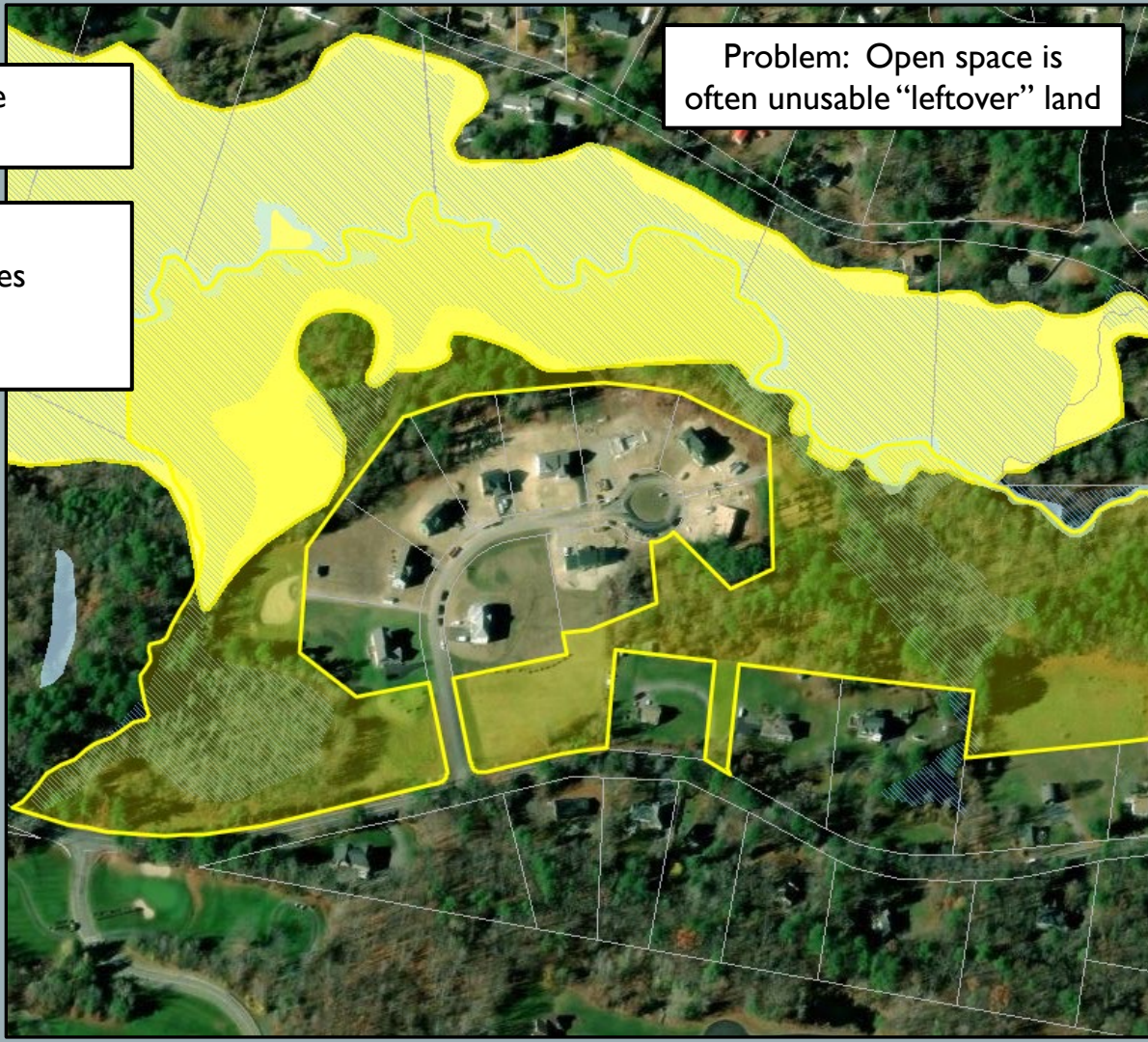
PRESIDENT ZONE
MINIMUM LOT FRONTAGE
MINIMUM
MINIMUM
MINIMUM



Lorraine Ave

Lots: 10 Lots
Open Space: 31 Acres
Approved: 2020

Problem: Open space is
often unusable "leftover" land



Density Bonus Incentives to Further Good Design

- Parcel size of greater than 25 acres
- Designate 70% of the total parcel as open space (5%)
- Public access bonus for pedestrian connections (5%)
- Agricultural land use bonus (5%)
- Preserve wetland buffer of 100 ft (2.5%)
- Preserve 200 ft of existing roadway buffer (5%)
- Preservation of open fields 5 acres or greater (5%)

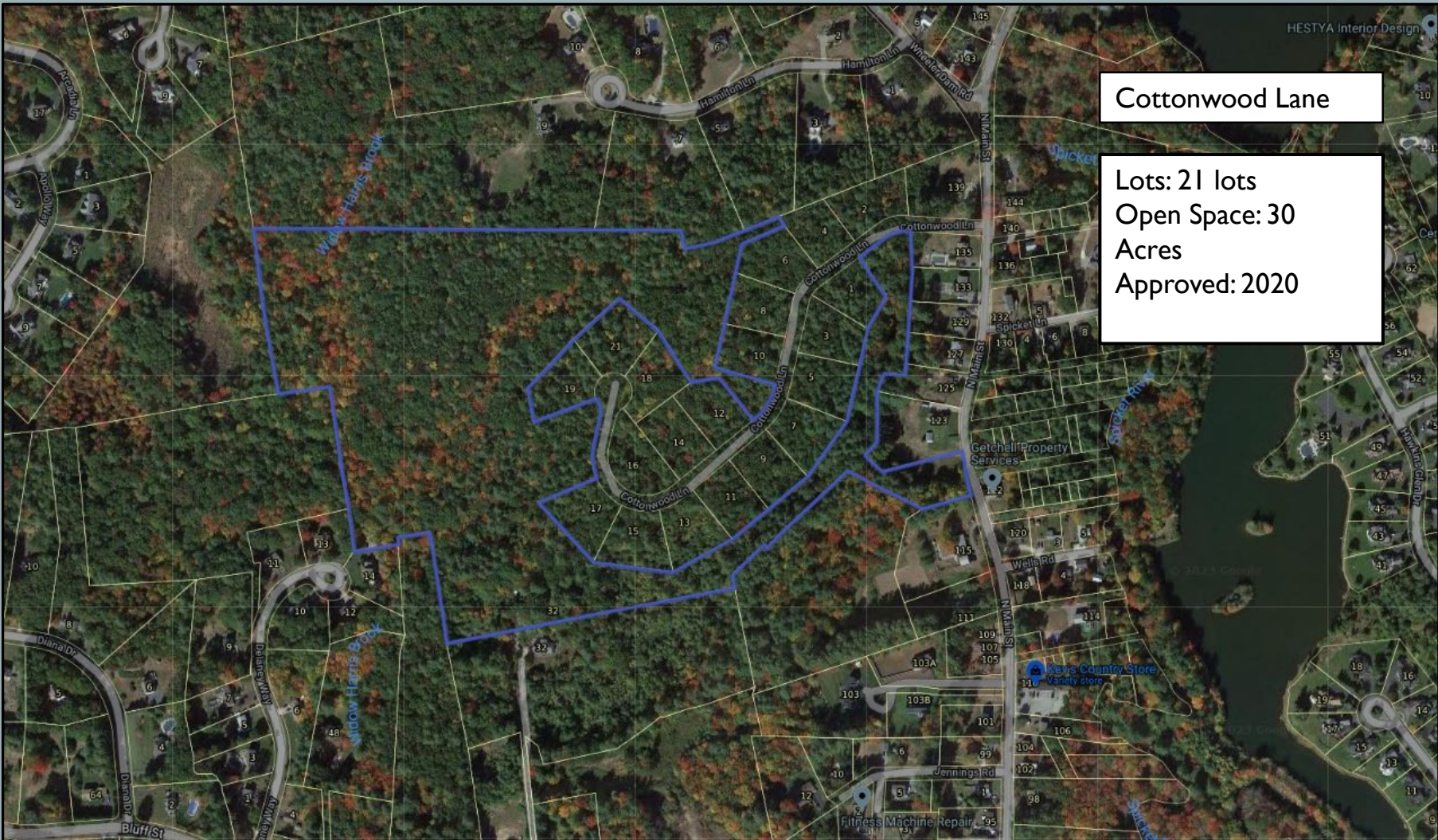


Problem: Fewer Mature Trees
can be preserved



Cottonwood Lane

Lots: 21 lots
Open Space: 30
Acres
Approved: 2020

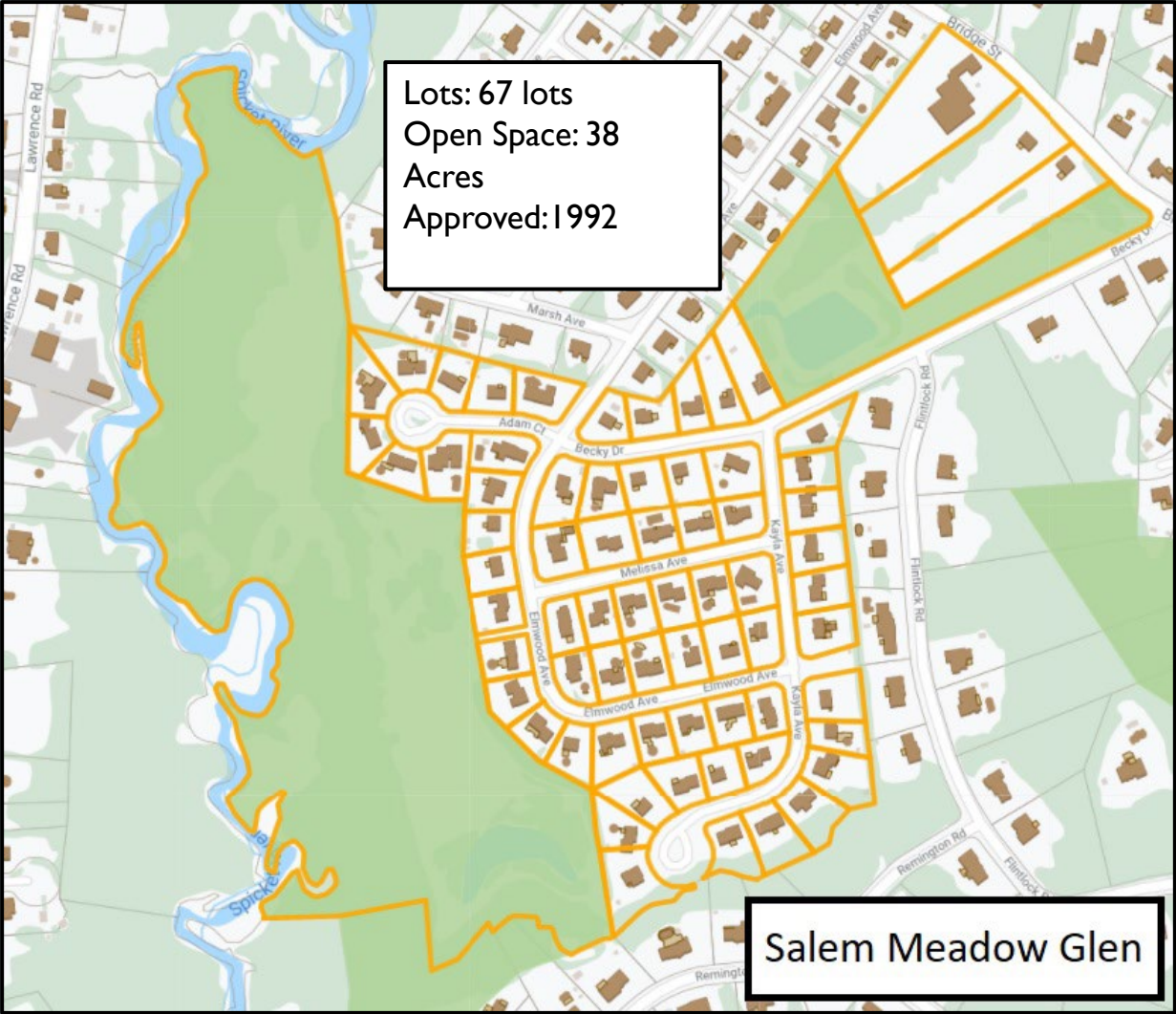


Problem: development look more crowded than conventional subdivisions



Solution: identify and preserve site features/vegetation





Lots: 67 lots
Open Space: 38
Acres
Approved: 1992

Salem Meadow Glen

Problem: encroachments,
used by adjacent
homeowners as extensions of
their yards







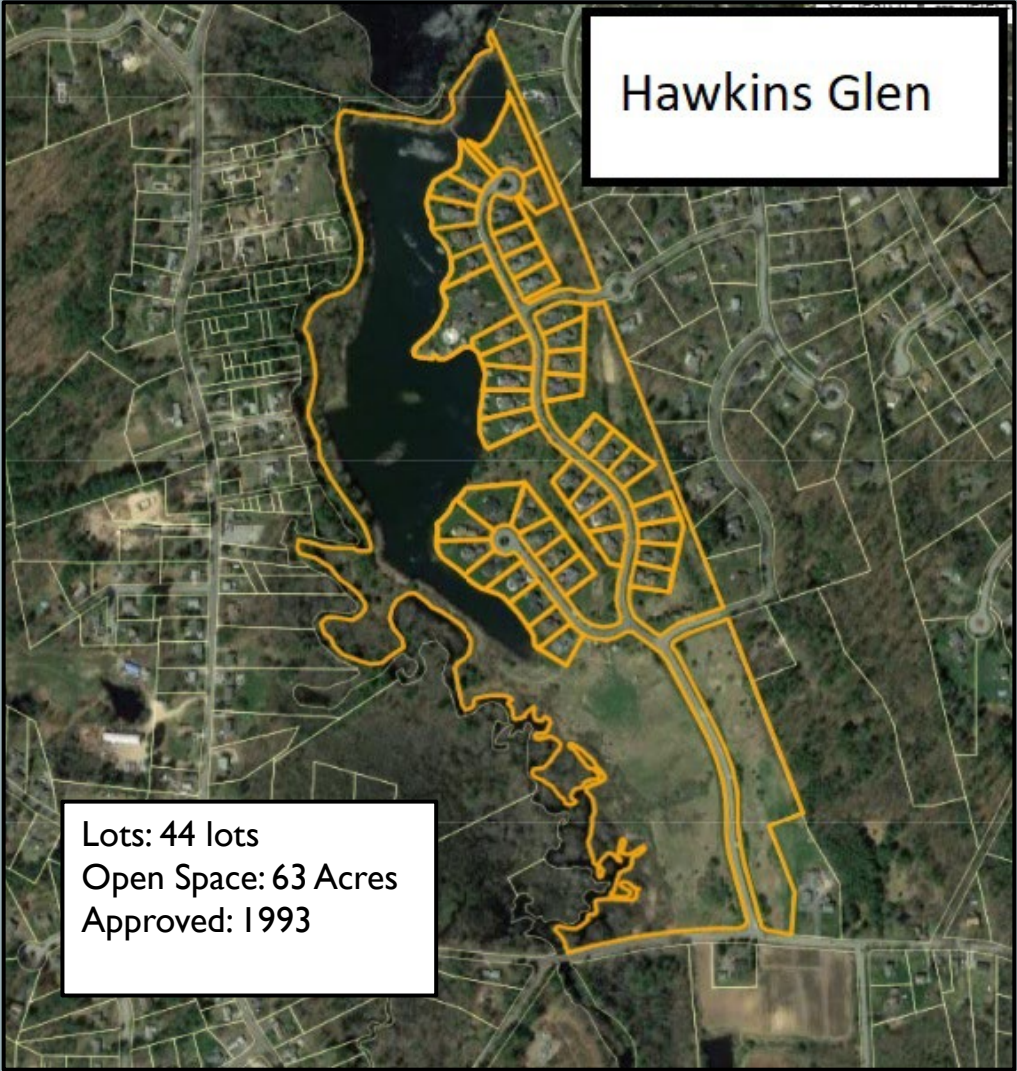




This Land is Protected
By A Conservation Easement
Held By The Town Of Salem
NO DUMPING

Solution: Require Boundaries to be delineated
with physical markers





Hawkins Glen

Lots: 44 lots
Open Space: 63 Acres
Approved: 1993

Goal: Preserve viewshed





Hawkins Glen

Goal: provide recreational amenities





Van Burren Estates,
Goffstown

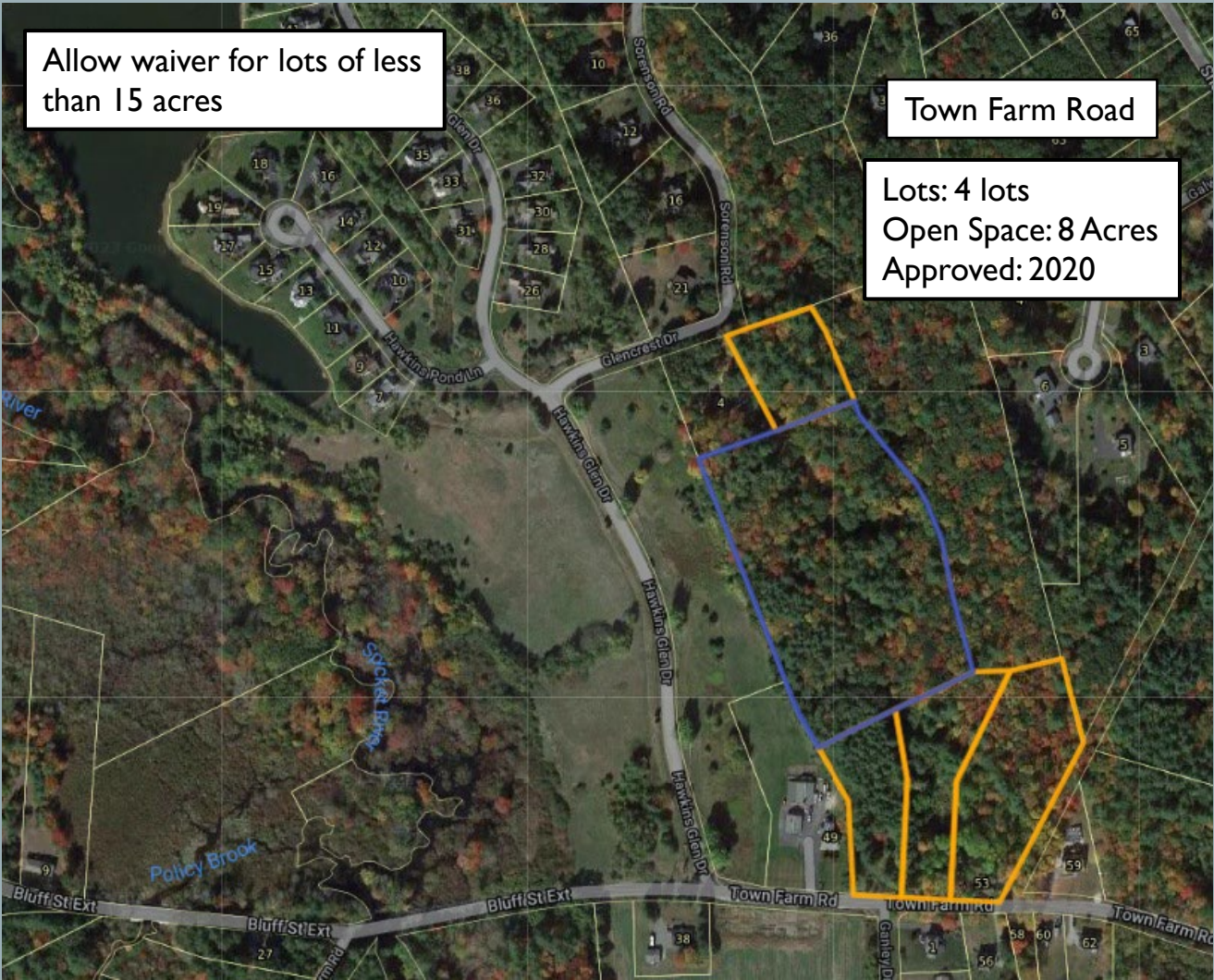


Van Burren Estates,
Goffstown

Allow waiver for lots of less than 15 acres

Town Farm Road

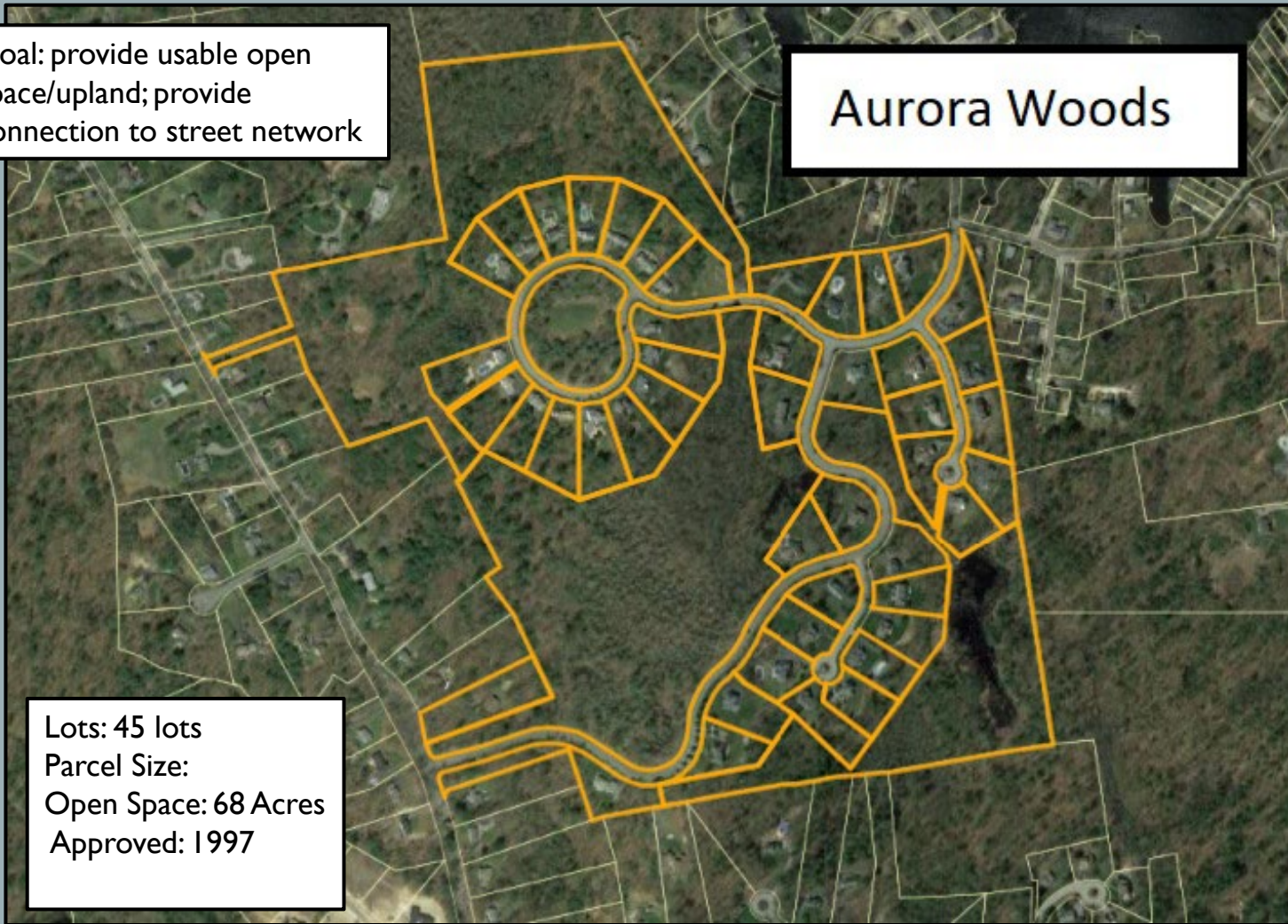
Lots: 4 lots
Open Space: 8 Acres
Approved: 2020



Goal: provide usable open space/upland; provide connection to street network

Aurora Woods

Lots: 45 lots
Parcel Size:
Open Space: 68 Acres
Approved: 1997



Solutions

- Require Conceptual Plans
- Conduct Site Visits
- Receive Conservation Commission Review
- Specify Proposed Use of Open Space
- Delineate Open Space Boundaries
- Require Pedestrian Access, Landscaping Requirements (street trees)
- Adopt Density Bonus Schedule
- Allow for Waivers of Dimensional Requirements (in limited respects)



QUESTION + ANSWER





UPCOMING TRAININGS

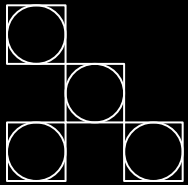


Training Schedule

- June 1– Toolbox Overview
- June 8– Housing in Nature: Open Space/Cluster Housing Ordinances
- June 15– Shifting Housing Potential: Transfer of Development Rights
- June 22– Tax Relief for Housing: RSA 79E
- June 29– Intuitive Zoning for Housing: Form -Based Codes

Register at nhhousingtoolbox.org/training





thanks!

