

Town of Harvard



DRAFT OPEN SPACE RESIDENTIAL DESIGN (OSRD) DEVELOPMENT BYLAW

Session 6 – Dimensions, Design, and

November 1, 2021

Bylaw Outline

~~A. Purpose and Intent~~

~~B. Applicability~~

~~C. Definitions~~

~~D. Conservancy Lots~~

~~E. Open Space~~

~~F. Development Density~~

~~G. Permitted Uses~~

~~H. Conditional Uses~~

I. Dimensional and Design Req.

J. Design Process

K. Formal Process and Applic.



Link to new §130-21, Open Space Residential Design (OSRD) Option

Three (3) Types of OSRD Ownership

- **Condominium w/ Exclusive Use Area** – This option provides for single- or two-family development but instead of private house lots, the residences would be located on common area designated as “exclusive use areas” that would have some of the rights and responsibilities of private lot ownership. This device allows the developer to offer a degree of privacy in yards, decks, driveways, garages, attics, and similar spaces that are affiliated with, but outside of, a unit.
- **Condominium** – A standard condominium development would have common area divided between structures with units, infrastructure, and dedicated open space. Residential units can consist of single-family homes, two-family homes, townhouses, and multi-family homes either exclusively or a mix of different unit types.
- **Hybrid Planned Development** – A development may consist of a combination of subdivided lots and condominium area.

Two (2) Types of OSRD Projects

- **Residential Village Development**– This primary option requires a minimum of three (3) acres and intended for parcels outside of a village or town center area. It is expected that this project type will be the primary one applied for.
- **Residential Infill Development** – This option is intended for smaller or infill parcels in or near village centers, at or near the final gross density of the surrounding neighborhood.

Dimensional Requirements

- The Table on the following slide provides the dimensional criteria for each general use type, which are:
 - Open Space
 - Civic/Institutional
 - Residential Types I through III
- The dimensional criteria will provide minimums and/or maximums for the following:
 - Lot or Exclusive Use Area Size
 - Front, Side, and Rear Setbacks
 - Frontage
 - Relation to Project Type

Land Use	Lot or Exclusive Use Area (EUA) Size	Setbacks (Minimum) From Lot Line or EUA Boundary	Frontage	Project Type
Open Space Passive and active recreation, parks, squares, natural areas, plazas and courtyards (see definition)	Minimum 50% of Net Acreage (NA)	NA	NA	All
Civic/Institutional Building Community space, library, house of worship, museum, theater, or similar	Minimum: 5,000 s.f. Maximum?	Front: 10' Side: 8' Rear: 30'	Minimum: 24' Maximum 75'	All
Residential Type I One and two-family detached dwellings	Minimum: 4,000 s.f. Maximum 30,000 s.f.	Front: 10' Side: 8' Rear: 25'	Minimum: 36' Maximum 75'	All
Residential Type II Townhouses and attached dwellings.	Minimum: 500 s.f. per unit	Front: 5'/15' Side: 0' Interior Side: 8' Exterior Rear: 30'/30'	Minimum: 16'/unit Maximum 30'/unit	Residential Infill (RI)
Residential Type III Multifamily dwellings.	Minimum: 350 s.f. per unit Needs Work	Front: 5'/15' Side: 20' Interior Side: 50' Exterior Rear: 50'/50'	Minimum: 10'/unit Maximum 20'/unit	Residential Village (RV)

15'

Too small?

Alternative?

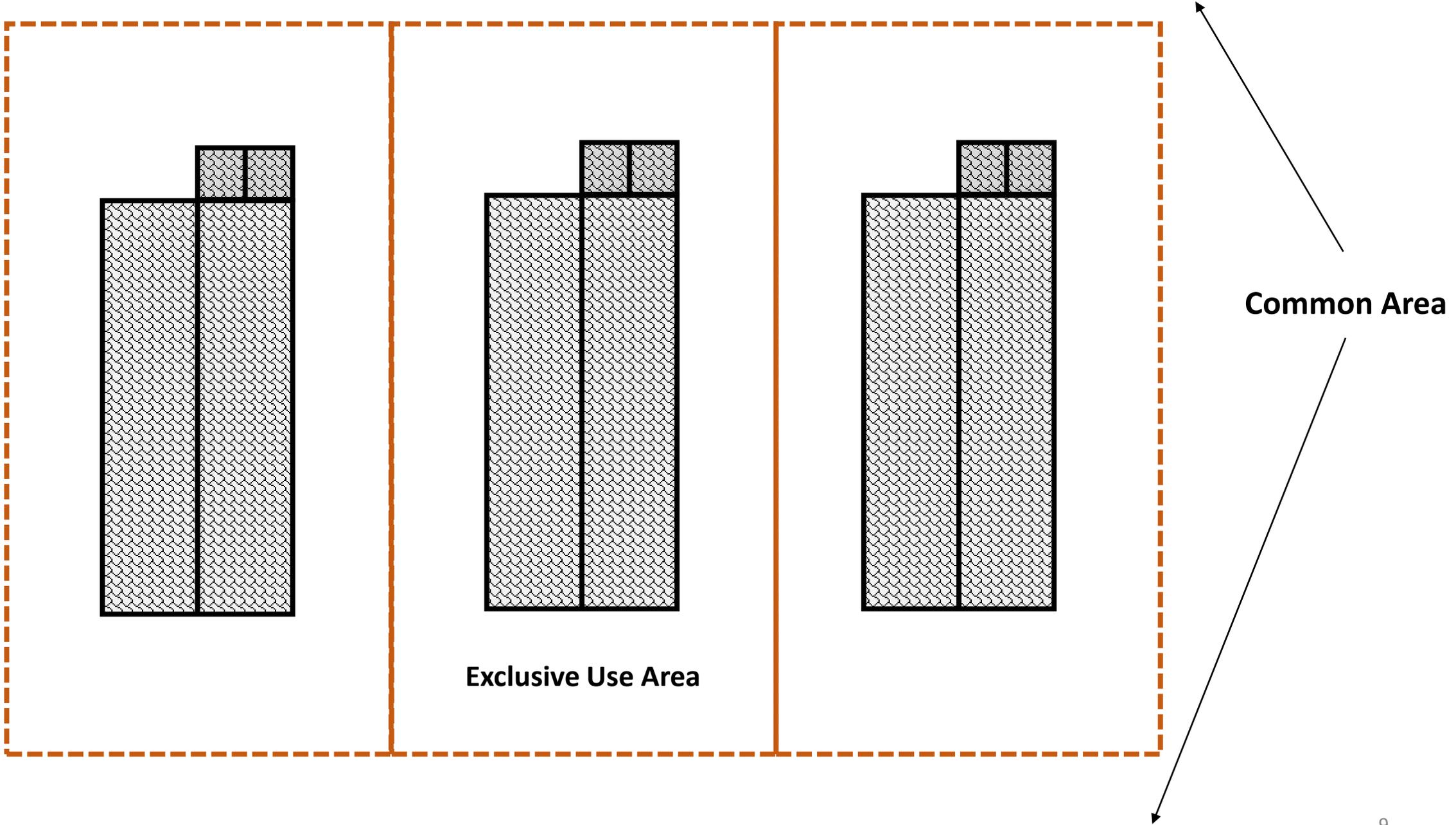
Open Space

- Dimensionally, the overall criteria is that it must be at least 50% of the total parcel size.
- May be useful to put in the table criteria such as:
 - At least 50% of the SRPA must remain in natural state
 - The remaining percentage can be improved areas but not utilitarian hardscapes or buildings
 - No more than 20% may be non-common

Lot or Exclusive Use Areas

- Lots are discouraged but not prohibited due to Title V
- Exclusive Use Areas are a portion of the common area designated by the declaration for the exclusive use of one or more, but fewer than all, of the owners of the separate interests and which is or will be appurtenant to the separate interest or interests.
- This model allows for shared septic and well systems. Private lots do not allow shared systems.
- They need to be large enough to provide private space for the occupant but not so large as to defeat the village cluster objective. Therefore we have:
 - Residential Type 1 → 4,000 to 30,000 s.f. (e.g., 40' x 100' to 100' x 200')
 - Residential Type 2 → Minimum 500 s.f. per unit
 - Residential Type 3 → Minimum 350 s.f. per unit

Do we want to consider eliminating Type 3 or “Multifamily” from this initial version?



Exclusive Use Area

Common Area

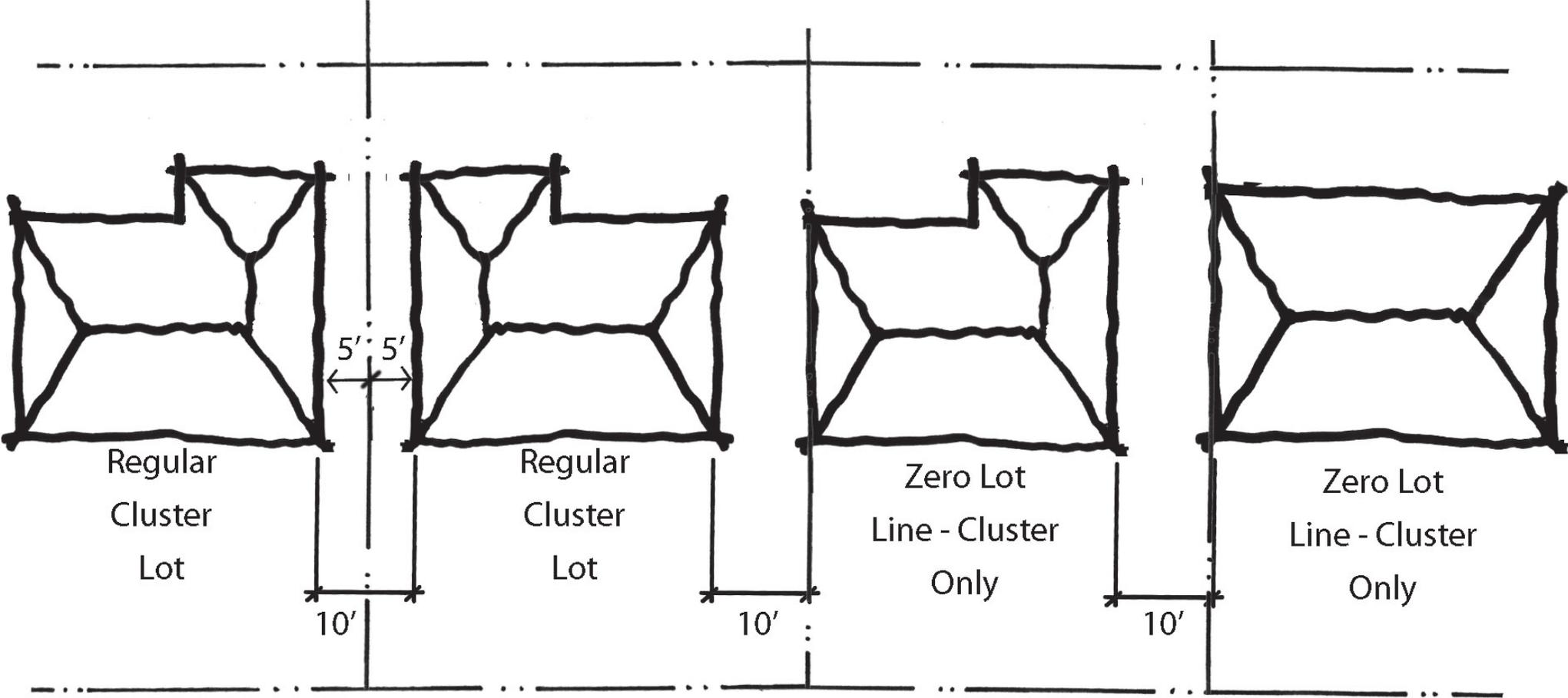
Setbacks

All of these dimensions must work in conjunction with building size and exclusive use areas and still provide enough reasonably sized units for the project.

- **Residential Type I** – Single-Family or Two-Family Homes in generally the same footprint.
 - Front Yard Setback minimum 10'
 - Side Yard Setback minimum 8'
 - Rear Yard Setback minimum 25' unless a rear garage is provided
- **Residential Type II** – Townhouses
 - Front Yard Setback minimum 5' (or build to line if adjacent to proposed sidewalk)
 - Side Yard Setback ranges from 10' to 50' for project exterior lines.
 - Rear Yard Setback ranges from 30' to 50' for project exterior lines
- **Residential Type III** – Multifamily
 - Front Yard Setback minimum 5' (or build to line if adjacent to proposed sidewalk)
 - Side Yard Setback ranges from 20' to 50' for project exterior lines.
 - Rear Yard Setback ranges from 30' to 50' for project exterior lines.

May wish to provide flexibility for zero lot line options ↓

50% Open Space (common)
Required



Frontage

- Needs to be the sum of both side yard setbacks plus the home or building width. *For example, $8' \times 2 = 16' + 24'$ house is 40' frontage.*
- Residential Types (as proposed):
 - Type I – Ranges from 36' to 75'
 - Type II – Ranges from 16' to 30'
 - Type III – Ranges from 10' to 20'
- Rethink townhouses to maximum eight (8) per building so need to adjust numbers accordingly → $8 \times 25' = 200' + 20'$ (setbacks) = 220' frontage.
- Rethink multifamily to 55,000 s.f. building maximum (37 units with 1,500 s.f. avg. size, 9 units per floor side, 25' per unit width, 225' building length, 40' combined side lot lines, 265' frontage with combined building and EUA.

End of Presentation

Questions?