

Town of Harvard



DRAFT OPEN SPACE RESIDENTIAL DESIGN (OSRD) DEVELOPMENT BYLAW

Session 5 – Types of OSRD and Types of Units

October 18, 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

Types of OSRD

- **Subdivision** – The subdivision type consists of individual private house lots and common area for infrastructure and dedicated open space.
- **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.
- **Mixed-Use** – An OSRD development may be mixed-use, providing no less than 20% and up to 35% non-residential uses that can include institutional, office, retail, and service.

Discussion/Issues

- The objective of Types is to provide as many options for a development type as possible to meet different market segments.
- The Subdivision typology is challenging due to wastewater requirements that prevent clustering. If retained, it should be used for land that is served by public water and sewer only.
- The best option for a “single-family” or cottage-like experience is the condominium with exclusive use areas.



McINTOSH PLAN

Permitted Uses

- a) Single-family and two-family detached dwellings;
- a) Agriculture and horticultural uses including but not limited to orchards, vineyards, forestry, farming for fruits and vegetables, and grazing animals including horses, donkeys, sheep, llamas, vicunas, and similar animals;
- b) Open space, active and passive; trails; and bikeways, ~~not to exceed 1.5 acres.~~
- c) Educational and other uses not mentioned above which are exempt from regulation by zoning under Massachusetts General Laws Chapter 40A, Section 3;
- d) Accessory residential/recreational uses (e.g., tennis court, pool, playground);
- e) Clubhouse or community building;

Conditional Uses

Conditional uses are appropriate for a more village-like development design including civic uses, limited commercial, townhouses, and small-scale multi-family.

- a) Civic uses (e.g. library);
- b) Limited commercial uses such as country store, office, or other similar use. Note that the limited commercial use is restricted to those OSRD designs that include a community green or square that mimics a village center. These uses must be centrally located within the green or square, must not be in excess of 1500 square feet each and no more than 4500 square feet combined within the development;
- c) Townhouse dwellings;
- d) Multifamily condominiums

End of Presentation

Questions?