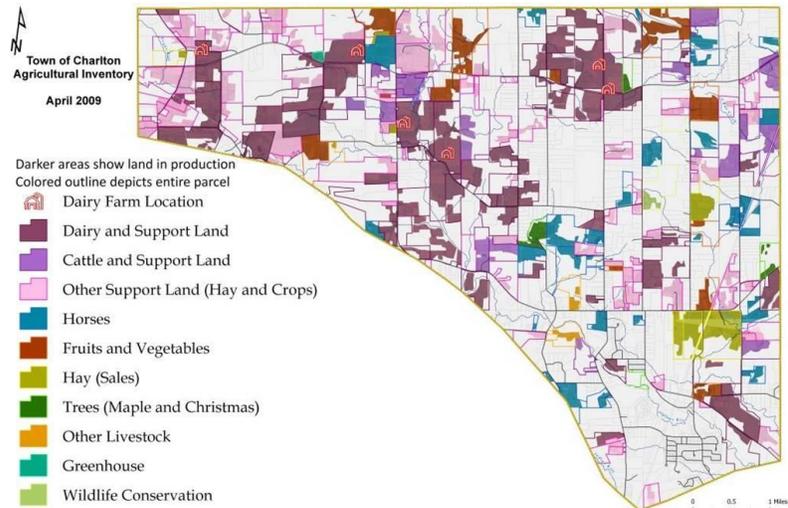


Zoning Tools

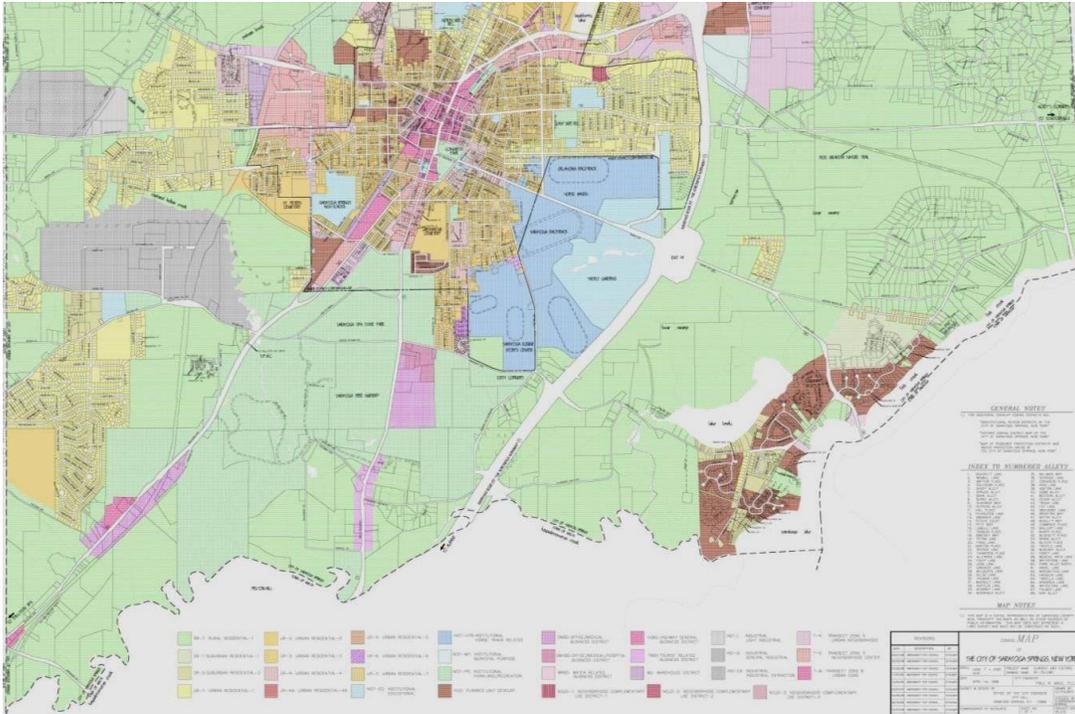
Cluster and Conservation Subdivision

Zoning usually requires parcel subdivisions contain lots conforming to the same minimum lot size and structures must meet rigorous set-back, height and other dimensional requirements. Cluster Subdivisions free the developer to vary these requirements, allowing the clustering of residences and creating greater areas of open space. Overall, the density of the development remains the same as the original zoning requirements. However, concentrating the development densities in one segment of the property creates the opportunity to preserve open space in another section of the property. Options for ownership and management of the resulting open space include: - deeding to a homeowners association, - dedication to the municipality as parkland, - donation to a land trust, - adding to a single private lot with a conservation easement.



Conservation subdivisions are an enhancement to the cluster development strategy. A conservation subdivision accomplishes these goals through a creative design process that identifies conservation areas. These sensitive areas are protected from clearing, grading and construction. Then, lot sizes are reduced and the development fits onto the remaining land.

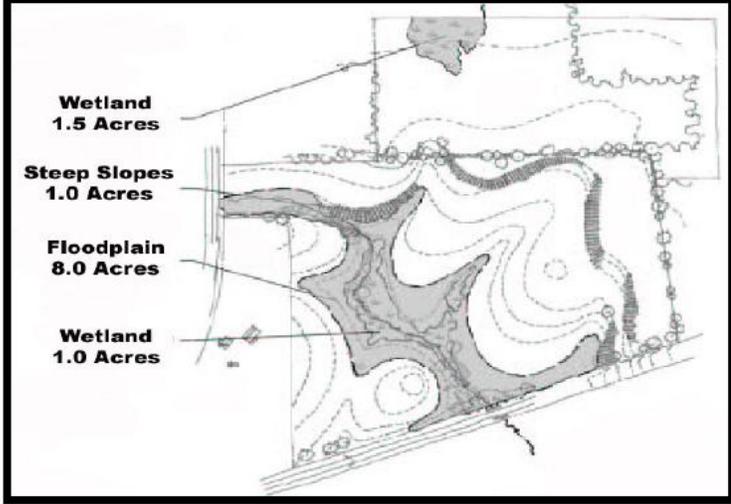
New residents of the conservation subdivision benefit by living in a location adjacent to protected open space. Developers benefit from a concentrated footprint that reduces infrastructure costs. The community benefits by allowing development that preserves the community's character.



Zoning Map for the City of Saratoga Springs. Green areas require conservation subdivisions with 50% open space.

Design Standards

Design standards provide written and graphic guidance for new construction and proper siting. The intent of the design standards is to mitigate the impact of the development on viewsheds, historic sites, or other valuable scenic resources. Design standards do not limit growth, nor do they regulate where growth takes place. Design Standards control the siting of houses and the visual impact of the development. Control over the siting helps to maintain the scenic, historic and other desirable characteristics of an area. When well managed, Design Standards protect the value of both public and private investments. Depending on the local ordinance, Design Standards may be voluntary or required for the developer: Design Guidelines are voluntary; Design Standards are required.



Saratoga P.L.A.N. (preserving land and nature) is a nonprofit conservation organization working to protect our environment, economy and way of life for present and future generations in Saratoga County. As a land trust, Saratoga P.L.A.N. protects farmland, forestland, waters, natural areas, trail corridors, and historic sites. As a community partner, Saratoga P.L.A.N. provides technical assistance to municipalities to balance growth and conservation and to foster regional cooperation through community planning and implementation. This fact sheet is one of a series entitled "Tools for Community Planning and Conservation." Other titles from the series can be found on Saratoga P.L.A.N.'s website: www.saratogaplan.org.