**MODEL PLANNED UNIT RESIDENTIAL DEVELOPMENT (PURD)**

*Developed by the Pioneer Valley Planning Commission*

**Section 1.0: Planned Unit Residential Development**

1.1 General Description

A “Planned Unit Residential Development” shall mean a development on a plot of land, containing a mixture of uses and building types, including single family and multi-family dwellings, business uses and open space. A Planned Unit Residential Development (PURD) may be permitted by Special Permit to exceed the normal density requirements for the district, to the extent authorized by this bylaw, provided that the standards specified herein are met.

1.2 Purpose

The purpose of this Planned Unit Residential Development are to:

1. Allow for greater variety and flexibility in development forms;

2. Encourage more compact and efficient developments;

3. Facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner;

4. Promote the permanent protection of open space

5. Maintain and replicate the traditional New England rural character and land use pattern in which small villages are adjacent to common open space.

1.3 Applicability

Planned Unit Residential Developments shall be permitted in the \_\_\_\_\_\_\_\_\_\_\_\_\_ Districts only by issuance of a Special Permit, as specified by Section \_\_\_ of the {TOWN} Zoning Bylaw.

1.4 Uses allowed

In a PURD, the following uses shall be permitted:

1. Single family dwellings

2. Two-family or semi-detached dwellings

3. Town houses

4. Multi-family units

5. Recreational uses and open space, including a Community Building

6. Business uses that are allowed in the underlying district

1.5 Density and Dimensional Requirements

In a PURD, the following requirements relating to density and intensity of land shall be met:

1.5.1 The minimum lot size for all dwelling units may be reduced by no less than 20% below the lot size required for the applicable zoning district.

1.5.2 There shall be no frontage requirements within the PURD

1.5.3 Minimum setback, rear, and side yard requirements specified in the Table of Dimensional Requirements in the {Town Name} Zoning Bylaw shall pertain only to the periphery of the PURD.

1.5.4 The maximum height of structures shall be the same as the standards for the applicable zoning district.

1.5.5 The maximum number of dwelling units per structure shall be six (6) units.

1.6 Additional Requirements

1.6.1 Parking and Circulation

1.6.1.1 There shall be an adequate, safe, and convenient arrangement of pedestrian circulation, facilities, roadways, driveways, and parking.

1.6.1.2 Vehicular access to the PURD shall be provided from an existing public way, which in the opinion of the Special Permit Granting Authority, is adequate to service the proposed development.

1.6.1.3 Roads within the PURD shall be privately owned and maintained and shall be designed with sufficient width, suitable grade, and adequate construction to safely provide for the needs of pedestrian and vehicular traffic generated by the development. Access roads shall be designed and constructed according to the requirements of the {TOWN NAME} Subdivision Regulations.

1.6.1.4 Garages or off street parking spaces, or a combination thereof, shall be provided for all occupants, employees, and visitors, and shall follow the parking standards set forth in Section \_\_\_\_ of this Bylaw.

1.6.2 Landscape and Vegetative Buffers

1.6.2.1 A coordinated landscape design for the entire project area, including landscaping of structures, parking areas, driveways, and walkways, shall be submitted for approval by the Special Permit Granting Authority.

1.6.2.2 Whenever possible, existing trees and vegetative cover shall be conserved and integrated into the landscape design.

1.6.2.3 All residential structures and accessory uses within the PURD shall be set back from the boundaries of adjacent lots by a buffer strip of at least fifty (50’) feet in width, which shall include trees and shrubbery.

1.6.2.4 Proper maintenance of the landscaping, including the buffer strip, shall be the responsibility of the owner.

1.6.3 Utility Requirements

1.6.3.1 Each dwelling in a PURD shall be provided with access, drainage, and utilities that are functionally equivalent to the requirements set under the {TOWN NAME} Subdivision Regulations.

1.6.3.2 All structures which require plumbing shall be connected to a private well or public water supply, if available, and where units are to be served with an on site sewerage disposal facility, shall meet the requirements of Title V and the Subdivision Regulations, and have Board of Health approval.

1.6.4 Common Open Space

1.6.4.1 All land not devoted dwellings, accessory uses, roads, or other development shall be set aside as common land for recreation, conservation, or agricultural uses

1.6.4.2 Within the open space area provided in the PURD, at least 2,000 square feet per dwelling unit must be usable open space for active a passive recreation. Such space shall not include parking space, laundry drying area, required yards, or land within the Floodplain District or Wetlands, as determined by the Conservation Commission. Usable open space shall be defined to include such facilities as contiguous open space available for play, tot lots, gardens, hiking/jogging trails, tennis courts, or similar facilities.

1.6.4.3 Further subdivision of common open land or its use for other than recreation, conservation, or agricultural, except for easements for underground utilities, shall be prohibited.

1.6.4.4 Structures or buildings accessory to recreation, conservation, or agricultural use may be erected but shall not exceed 10% coverage of such common land.

1.6.5 Community Association

1.6.5.1 An owners association shall be established, requiring membership of each lot or unit owner in the planned unit development. The association shall be responsible for the permanent maintenance of all communal water and sewerage systems, common open space, recreational, and thoroughfare facilities.

1.6.5.2 An association agreement or covenant shall be submitted with the Special Permit application guaranteeing continued maintenance of such common utilities, land, and facilities and assessing each unit a share of maintenance expenses. Such agreement shall be subject to the review and approval of Town Counsel and the Permit Granting Authority.

1.6.5.3 Such agreements or covenants shall provide that in the event that the association fails to maintain the common facilities in a reasonable order

1.7 Procedures and Application Review

In addition to the requirements specified in Section \_\_\_\_\_, Special Permit, of this Bylaw and MGL Chapter 40A Section 9, the following procedures shall be required for the presentation of a PURD

1.7.1 The proposed development shall be in harmony with the Master Plan, if any, as prepared and amended by the Town.

1.7.2 The development plans shall specify reasonable periods within which development of each section of the PURD may be started. Deviation from the required amount of usable open space per housing unit may be allowed, provided such deviation shall be adjusted for in other sections of the PURD.

1.7.3 Subsequent approval by the Special Permit Granting Authority of such portions of the development as constitute a subdivision will be required as set forth in the Subdivision Control Law, including approval of the street and utility systems. A favorable recommendation by the Special Permit Granting Authority that the Special Permit be issued shall not, therefore, be deemed to either constitute subdivision approval under the Subdivision Control Law or the Subdivision rules and Regulations of the Planning Board, nor imply that such approval will be given.

1.7 Conflict with Other Laws

The provisions of this bylaw shall be considered supplemental of existing zoning bylaws. To the extent that a conflict exists between this bylaw and others, the more restrictive bylaw, or provisions therein, shall apply.

1.8 Severability

If any provision of this bylaw is held invalid by a court of competent jurisdiction, the remainder of the bylaw shall not be affected thereby. The invalidity of any section or parts of any section or sections of this bylaw shall not affect the validity of the remainder of the town’s zoning bylaw.