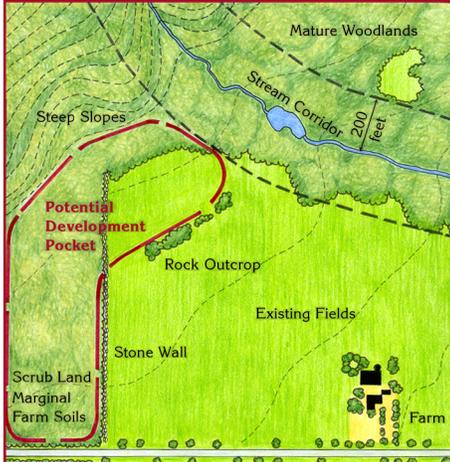


# How to Create Conservation Subdivisions

## Step 1

Require a map of the open space system for the parcel and surrounding area.

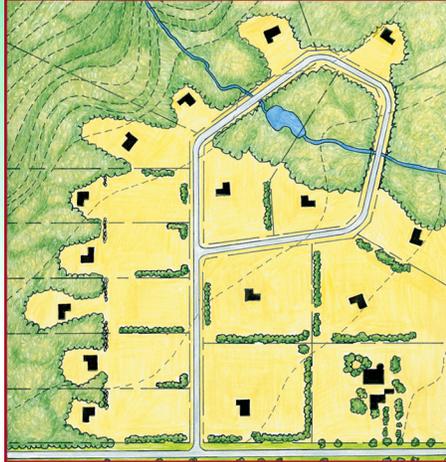


### Locate Development Pocket

A sketch analysis of the area provides all the basic information to calculate how a development can fit into the landscape - what land should be protected and potential development pockets.

## Step 2

Conventional sketch layout determines maximum lot count under existing three-acre zoning.

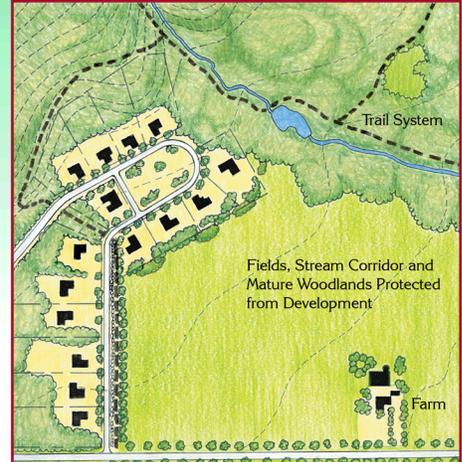


### Typical Superimposed Subdivision

- Productive farmland lost forever.
- Pleasant view from road eradicated.
- Stream corridor cut off by backyards.
- Large lots divide up and dominate the landscape.
- Individual road for each subdivision.
- Costly road and bridge construction.
- No chance for residents to enjoy special site features.

## Step 3

The same number of houses can fit in to the landscape while preserving 80 percent of the open space.



### Conservation Subdivision

- Large farm field protected.
- Rural view from road retained.
- Trail system allows access to stream.
- Smaller, but substantial individual lot sizes with central green.
- Potential connection to adjacent parcel.
- Less expensive construction costs.
- Residents have views of open field and direct access to woods.

## Maintaining Conservation Areas

There are three primary methods to secure the open space system:

1. dedicate for public park land;
2. create a conservation easement and maintain open space through a Homeowners' Association or agreement with a conservation organization; or
3. develop easements for certain community rights on private property, such as trails.

The second and third options will be used most frequently. Open space subdivisions are only possible when local planning boards believe enough in the conservation subdivision process in order to insist on making these techniques work.

### Common Uses for Protected Open Space System

- Agriculture
- Community Gardens
- Forest Management
- Trails
- Visual or Sound Barriers
- Common Septic Fields
- Pastures or Paddocks
- Meadows
- Recreational Fields
- View Protection
- Wildlife Habitat

#### Sources:

Randall G. Arendt, *Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks*, 1996  
 Dutchess County Department of Planning and Development, *Rural Development Guidelines*, New York Planning Federation, 1994