

Note to Littleton Planning Board 12/14/09:

The following contains concepts for the:

1. LITTLETON VILLAGE OVERLAY DISTRICT EAST - Gateway Farmland Protection Area

This document includes changes made to address concerns raised by the Planning Board and members of the public at the 12/3/09 Planning Board meeting. Highlighted text illustrates major changes from previous edition of bylaw, or points of significance for discussion at the 12/17/09 Planning Board meetings for example calculation purposes, and has not been reviewed or approved by the Planning Board

The base text for this document was designed to provide for better farmland protection by establishing:

- a) allowance for special permit for extensive recreational uses and additional farm-related commercial uses that do not conflict with the use of the prime agricultural soils for agricultural purposes.
- b) for areas where development is planned:
 - a. greater incentives for landowners to undertake cluster subdivision, by increasing the total potential bonus number of units that can be achieved,
 - b. greater incentives for landowners to protect roadside views when undertaking cluster subdivision,
 - c. greater incentives for preservation of prime agricultural soils,
 - d. an allowance for bonus units for conversion of single-family residential units to 2-bedroom townhome-style units (similar to what is allowed under the “Over 55 Housing” component of the zoning bylaw);
 - e. an alternative bonus provision which allows for commercial uses instead of the residential component in a cluster subdivision; and

NEW TEXT has been added to highlight additional uses to be allowed in the Overlay to provide additional means of ensuring economic viability of farms, and also several additional alternative densities were investigated for “conversion” of potential residential uses to commercial uses in conjunction with open space preservation.

This edition of the Concepts for the Overlay Bylaw includes:

- 1) Expanded descriptions of the Commercial Uses that could be approved by Special Permit on the working farms in order to provide additional farm-related economic development opportunities for the landowners (see pages 5-6).
- 2) Additional examples of alternative conversion rates for allowing commercial developments (instead of residential cluster developments) in conjunction with farmland preservation activities under a special permit (see pages 9-12).
- 3) Definition for Prime Agricultural Soils (see Page 3)
- 4) Prohibition of Use Variances in the Overlay Area (see page 4)
- 5) Provides greater flexibility in design of cluster developments rather than requiring the 300-foot buffer zone along Great Road (see pages 4-5)

(DRAFT) LITTLETON VILLAGE OVERLAY DISTRICT EAST - Gateway Farmland Protection Area

(version as of 12/11/09 including mix of bylaw text and concepts)

[1.0] Purpose and Intent

a) There is hereby established a Littleton Village Overlay District East - Farmland Protection Area zoning by-law. The benefits and obligations of the zoning by-law shall accrue only to development proposals for Development on those parcels located entirely within the boundary of the Littleton Village Overlay District East – Gateway Farmland Protection Area zoning by-law.

b) The Littleton Village Overlay District East - Gateway Farmland Protection Area is intended to apply only to those portions of the Residential District (R) shown on the attached map entitled “Littleton Village Overlay District East -Gateway Farmland Protection Area”. *[Note: this is proposed to include portions of the Residential zone north and south of Great Road from the east end of the Business zone to Powers Road, extending north and south from great Road to include all of the farmlands and associated woodlands in this area].*

c) The Littleton Village Overlay District East - Gateway Farmland Protection Area is established for the accomplishment of the following purposes:

- preserving the eastern gateway to Littleton Village Center, to preserve the rural/historical character of the community and to define the eastern edge of the commercial village area
- promoting the preservation of prime agricultural soils and working farmland within the town for economic development purposes
- providing for safety of travel on Route 2A (the Great Road) by providing incentives to landowners to develop land in a manner that limits the number of new driveways and subdivision roadways entering onto this road
- promoting efficient use of land within the Town;
- facilitating an increase in the variety of housing stock;
- **providing an alternative to single-family residential subdivision that protects the site’s resources while also allowing economic development of the properties.**

2.0 Zoning Regulations in Effect; Conflict Provisions

a) The Littleton Village Overlay District East - Gateway Farmland Protection Area bylaw shall not restrict, except as cited below, the rights of any owner who elects to utilize the existing underlying zoning district regulations to develop or redevelop land. If an owner elects to utilize the Littleton Village Overlay District East - Gateway Farmland Protection Area bylaw to develop or redevelop land, the project shall conform to all applicable requirements of this bylaw, including any regulations or guidelines that may be adopted to support this bylaw.

b) The underlying zoning in the Littleton zoning bylaw and the Littleton Village Overlay District East - Gateway Farmland Protection Area bylaw shall together constitute the zoning regulations for this Area. All requirements of the underlying zoning districts, such as but not limited to, lot size, frontage, density, setbacks, height, parking and loading, stormwater control

and treatment, and signage, shall govern, unless specifically modified by the Littleton Village Overlay District East - Gateway Farmland Protection Area bylaw.

c) If the provisions of this bylaw are in conflict with any other section of the Littleton zoning bylaw, the regulations of the Littleton Village Overlay District East - Gateway Farmland Protection Area shall govern.

d) For all purposes pursuant to Section 3.0 of this bylaw, the Planning Board is designated as the Special Permit Granting Authority (SPGA). All Special Permit applications made pursuant to this bylaw shall conform to the requirements of this bylaw and Section 173-7 of the Littleton zoning bylaw.

e) The Planning Board may adopt regulations for the implementation of this bylaw, including, but not limited to design guidelines that support the Littleton Village Overlay District East - Gateway Farmland Protection Area design standards.

[3.0] Uses Allowed by Special Permit

a) For the purposes of this by-law, all terms and words used shall have the meanings as defined by the current Littleton zoning by-law and shall also include the following:

Density Bonus: An increase in calculated residential zoning yield.....

Prime Agricultural Soils shall include those soils defined as either Prime Farmland or Farmland of Statewide Importance by the USDA Soil Conservation Service as shown on such maps maintained by the Massachusetts Office of Geographic Information Systems (MassGIS)

b) The following uses shall with a Special Permit, be permitted pursuant to this by-law.

- i) All **by-right and special permit uses** allowed in the underlying Residential District
- ii) Extensive Recreational uses as defined in this bylaw, provided that these are done in a manner that meets the goals established for preservation of open spaces and agricultural soils as outlined below;
- iii) Commercial uses as defined in this bylaw, provided that these are done in a manner that meets the goals established for preservation of open spaces and agricultural soils as outlined below.
- iv) Clustered residential developments allowed under the Open Space Development (section XIX) or Over-55 Housing Developments (section XXIII) of the zoning bylaws, and as further detailed by the provisions of this bylaw regarding bonus density and farmland protection.
- v) Attached townhome style multi-family structures, **provided that no individual structure exceeds 4,000 square feet in size.**

- vi) Farm Stands shall be allowed on the open space, but shall not cause more than ___% of the parcel to become impervious (including parking associated with the use).

[3.1] Use Exceptions

a. Variances for uses, per Section 173-6 B. (2) of the Littleton zoning bylaw shall not be permitted in any project submitted under the Littleton Village Overlay District East - Gateway Farmland Protection Area bylaw.

[4.0] Performance Standards and Criteria

[4.1] General Criteria

TO BE DRAFTED: Concepts are as follows:

Residential Uses Allowed via Overlay

Allow for increases in density of residential uses if:

(NOTE that these options are only proposed alternatives; the Planning Board may choose some or none of these in their final determination as they deem appropriate).

- a) The development includes more than 50% open space under section XIX. For EACH 10% increase in the amount of open space (to 60%, 70% etc), the landowner is eligible to request a 10% bonus in the number of residential units in the development.
- b) The development preserves land that could have been developed separately as Approval Not Required lots. The developer shall receive a bonus of 1 extra lot for each ANR lot that was not developed (and where this ANR lot area is now included in the open space required as part of the cluster subdivision)
- c) The development preserves land that contains prime agricultural soils in an open space area, and this area is of a size and layout that is conducive to ongoing and future use for agricultural activities. The developer shall receive a bonus of 1 extra lot for each lot-equivalent that is preserved. Areas counted in the ANR lots MAY be counted again under this bonus provision if they contain prime agricultural soils.
- d) The development proposes townhome-style units in multi-family structures not in excess of 4,000 square feet in size. Each unit may not have more than two bedrooms and may not be less than 1,000 square feet in size. Each structure would therefore have between 2 – 4 units depending upon the size of the units. For each single family lot that was potential in the cluster subdivisions but converted to townhomes, (including all bonuses) the townhome development may have **2 units**.

In no event shall the total number of **residential units** in the cluster development exceed **2.0 times** the total number that would otherwise have been developable under a Definitive subdivision plan, or as calculated using the method in section XIX.

General Criteria for Granting the Permit

All other provisions of Open Space Development (section XIX) shall apply. A major goal of the Open Space Developments within this Littleton Village Overlay District East - Gateway Farmland Protection Area shall be the protection of the agricultural soils/activities within 300 feet of the Great Road; this goal shall be taken into account when the project proponent is

undertaking design of the development, and when the Planning Board is undertaking review of the development proposal. However, it is recognized that flexibility in design is necessary because site constraints such as wetland setbacks, and the protection of prime agricultural soils outside of this 300-foot zone, may necessitate placement of development within this 300-foot zone.

Non-Residential Uses Allowed via Overlay

1) The Planning Board, by special permit, may grant approval for agriculture-related non-residential use on contiguous farmland parcels in excess of _____ (20?, 30?) acres provided that noise, odor, smoke, gases, vibration, heat or glare resulting from the activity is not detectable at any property line. The Non-residential accessory farm uses may include, but not be limited to, the following uses (with the intent that the term Accessory Farm Use will be broadly interpreted):

- Businesses related to agriculture (veterinarians, equipment and supply dealers, custom farm providers, feed milling and delivery, etc.)
- An accessory farm help dwelling or dormitory structure, including a modular home customarily provided in conjunction with farm use, if the accessory farm help dwelling will be occupied by a person or persons who will be principally engaged in the farm use of the land and whose assistance in the management of the farm use is or will be required by the farm operator;
- Sites for rustic function facilities for events such as weddings, family reunions, etc., provided that the facilities are primarily outside on under an open shelter and shall be operated seasonally
- Training and residential facilities for farm interns
- Abattoir facilities/meat packing facilities
- Facilities for the production and sale of farm-related products, such as but not limited to cider, baked goods, butter, wine, cheeses, or ice cream, whether or not the farm is the main source of the raw materials used in the farm products, provided that the facilities and associated parking shall not occupy more than 20% of the total farm area.
- Farm Stands and farmstand restaurants when found that the structures are designed and used for the sale of farm crops and livestock grown on farms in the local agricultural area, including the sale of retail incidental items, if the sales of the incidental items make up no more than 25 percent of the total sales of the farm stand;
- Dog kennels/boarding facilities
- Facilities for the propagation, cultivation, maintenance and harvesting of aquatic species
- Wind energy conversion facilities, provided that the “fall zone/buffer zone” around such facilities is maintained for agricultural purposes.
- Farm Implement and similar heavy machinery repair services, such as a welding operation, blacksmith shop, etc. that the farm operator would normally undertake in maintenance of machinery for his/her farm.
- Subsurface disposal of septic effluent on open space parcels within the zone, from adjacent residential or commercial facilities developed as part of the overall development and preservation of the property under the Overlay District bylaw.

- Extensive Recreational uses of the open space that are not incompatible with the seasonal agricultural uses of the protected lands. Such uses may include, but are not limited to the following types of activities: cross-country ski facilities (including rental facilities), snow-mobile trails and club facilities, target-shooting facilities, dog training facilities, etc.

[Note that The above list does not include greenhouses, horse arenas and landscaping nurseries as these are generally interpreted to be allowed uses under definition of agriculture].

- 2) As an alternative to residential development under this Overlay District bylaw, the landowner may (by special permit) request that all or part of the number of residential units in the proposed cluster subdivision may be converted to commercial (retail, office, restaurant, etc.) uses. The Planning Board, in considering the Special Permit request, will take into account such items as traffic, septic capacity of the site, preservation of scenic views and agricultural soils in relation to the layout of the site and the proposed development, and other site design and off-site impacts. The maximum amount of commercial uses on the site shall not exceed XX,XXX square feet of commercial space for each of the single-family units “converted” or given up in exchange for the commercial uses. {Note to Planning Board: See examples 3 – 6 at the end of this concept document, which illustrate different densities of conversion to commercial space. The Town of Hadley allows for conversion of residential units to commercial space under a Transfer of Development Rights program designed to protect farmland. The exchange is 2,000 square feet of space per residential unit. See table at end of this draft, page 12}

EXAMPLE #1: Residential Cluster (assuming the above provisions and a limit of 2.0 times the number of lots calculated under the open space development provisions):

Lot Yield Calculations based upon Density Calculation in 173-104 of the Open Space Development section of the zoning bylaw

80 acre parcel
Less 10 acres wetlands
70 acres net
Less 10.5 acres (15% for roads and odd lot shapes)
59.5 acres net
Times 43,560 s.f. per acre
2,591,820 s.f
Divided by 40,000 s.f. minimum lot size
64 lots

Potential Bonus calculations possible under this proposed Overlay District are as follows:

64 lots
Plus 6 lots (10% bonus for more open space than required)
70 lots net
Plus 8 lots that could have been developed via ANR (in Open Space area)
78 lots net
Plus 8 lots potential in prime agricultural soils preserved in open space area
86 lots total

Total calculated number of lots is less than the 128 unit limit that is based on 2 times the base number of lots allowed under the open space development provisions (which is 64 lots).

Bottom line is that this development produces additional lots (22) but also provides incentive for the landowner to preserve the significant resources of the site.

EXAMPLE #2: Residential Cluster (assuming the above provisions and a limit of 2.0 times the number of lots calculated under the open space development provisions):

Lot Yield Calculations based upon Density Calculation in 173-104 of the Open Space Development section of the zoning bylaw

80 acre parcel
Less 10 acres wetlands
70 acres net
Less 10.5 acres (15% for roads and odd lot shapes)
59.5 acres net
Times 43,560 s.f. per acre
2,591,820 s.f
Divided by 40,000 s.f. minimum lot size
64 lots

Potential Bonus calculations possible under this proposed Overlay District are as follows:

64 lots
Plus 6 lots (10% bonus for more open space than required)
70 lots net
Plus 8 lots that could have been developed via ANR (in Open Space area)
78 lots net
Plus 8 lots potential in prime agricultural soils preserved in open space area
86 lots total

Total number of townhome-style units that could be developed under this scenario would be limited to 128 (since the total cap of units on the site is 2 times the base number of units allowed under the open space development provisions). Developer would therefore likely limit development to 45 single family units plus converting 41 single-family units into 2-family townhomes for 82 units for a total of 127 units.

Bottom line is that this development produces additional residential units (63) but also provides incentive for the landowner to preserve the significant resources of the site. Also, the units produced are less likely to have an impact on the school system due to their 2-bedroom limit (although these are not proposed to be age-restricted). This also diversifies the housing stock in town.

EXAMPLE #3: Commercial Use (assuming the “conversion” of residential unit yield into commercial space, based upon the above residential development yield provisions, and an assumed conversion of 1,000 square feet of commercial for each residential unit):

Lot Yield Calculations based upon Density Calculation in 173-104 of the Open Space Development section of the zoning bylaw

	80 acre parcel
Less	<u>10 acres wetlands</u>
	70 acres net
Less	<u>10.5 acres</u> (15% for roads and odd lot shapes)
	59.5 acres net
Times	<u>43,560 s.f.</u> per acre
	2,591,820 s.f
Divided by	<u>40,000</u> s.f. minimum lot size
	64 lots

Potential Bonus calculations possible under this proposed Overlay District are as follows:

	64 lots
Plus	<u>6 lots</u> (10% bonus for more open space than required)
	70 lots net
Plus	<u>8 lots</u> that could have been developed via ANR (in Open Space area)
	78 lots net
Plus	<u>8 lots</u> potential in prime agricultural soils preserved in open space area
	86 lots total

The total potential amount of square footage (based upon a conversion rate of 1,000 square feet of commercial for each residential units) would be calculated as:

86 units x 1,000/unit = 86,000 square feet of commercial space. Note that this space would need to be located on the site OUTSIDE of the areas to be protected for open space and agricultural preservation purposes.

Note that although the Town of Hadley bylaw converts each residential unit to 2,000 square feet of commercial, the above process provides bonuses not in the Hadley bylaw. Also, the above process encourages the protection of key areas via these bonuses.

Note that this commercial yield is the equivalent of a Floor Area Ratio of .025 FAR. This FAR is based upon 86,000 square feet of built space divided by total land area of 3,484,800 square feet of land area. Assuming a 2-story structure, this would occupy 43,000 square feet, or approx. 1 acre. Assuming a parking ratio of 1 parking space per 150 square feet of commercial space, the number of parking spaces would be 573 and the area needed for parking would be 240,660 square feet (approx. 5.5 acres). Assuming 10% landscaped area associated with the structure and parking, the total amount of land consumed by the structure, plus parking, plus landscaped area would be approximately 307,726 square feet (approx. 7 acres), which would be approximately 8.8% of the total site (or 10% of the total upland).

The Bottom line is that this provides an alternative to residential uses (of potential interest and benefit to landowner) while protecting the critical resources of the site (which benefits the community).

Note that at trip generation rates of 10/house and 44/1,000 square feet of commercial space, the commercial development would yield roughly 4.4 times the trips of the residential development (860 trips residential versus 3,784 trips per day)

EXAMPLE #4: Commercial Use (assuming the “conversion” of residential unit yield into commercial space, based upon the above residential development yield provisions, and an assumed conversion of 2,000 square feet of commercial for each residential unit):

Lot Yield Calculations based upon Density Calculation in 173-104 of the Open Space Development section of the zoning bylaw

	80 acre parcel
Less	<u>10 acres wetlands</u>
	70 acres net
Less	<u>10.5 acres</u> (15% for roads and odd lot shapes)
	59.5 acres net
Times	<u>43,560 s.f.</u> per acre
	2,591,820 s.f
Divided by	<u>40,000</u> s.f. minimum lot size
	64 lots

Potential Bonus calculations possible under this proposed Overlay District are as follows:

	64 lots
Plus	<u>6 lots</u> (10% bonus for more open space than required)
	70 lots net
Plus	<u>8 lots</u> that could have been developed via ANR (in Open Space area)
	78 lots net
Plus	<u>8 lots</u> potential in prime agricultural soils preserved in open space area
	86 lots total

The total potential amount of square footage (based upon a conversion rate of 2,000 square feet of commercial for each residential unit) would be calculated as:

86 units x 2,000/unit = 172,000 square feet of commercial space. Note that this space would need to be located on the site OUTSIDE of the areas to be protected for open space and agricultural preservation purposes.

Note that this density would mirror the Town of Hadley bylaw that converts each residential unit to 2,000 square feet of commercial; however the above process provides bonuses not in the Hadley bylaw; these bonuses increase the base density by approximately 34%. Also, the above process encourages the protection of key areas via these bonuses.

Note that this commercial yield is the equivalent of a Floor Area Ratio of .05 FAR. This FAR is based upon 172,000 square feet of built space divided by total land area of 3,484,800 square feet of land area. Assuming a 2-story structure, this would occupy 86,000 square feet, or approx. 2 acres. Assuming a parking ratio of 1 parking space per 150 square feet of commercial space, the number of parking spaces would be 1,147 and the area needed for parking would be 481,740 square feet (approx. 11 acres). Assuming 10% landscaped area associated with the structure and parking, the total amount of land consumed by the structure, plus parking, plus landscaped area would be approximately 615,914 square feet (approx. 14 acres), which would be approximately 17.7% of the total site (or 20% of the total upland).

The density conversion provides an alternative to residential uses (of potential interest/benefit to landowner) while protecting the critical resources of the site (which benefits the community).

Note that at trip generation rates of 10/house and 44/1,000 square feet of commercial space, the commercial development would yield roughly 8.8 times the trips of the residential development (860 trips residential versus 7,568 trips per day)

EXAMPLE #5: Commercial Use (assuming the “conversion” of residential unit yield into commercial space, based upon the above residential development yield provisions, and an assumed conversion of 5,000 square feet of commercial for each residential unit):

Lot Yield Calculations based upon Density Calculation in 173-104 of the Open Space Development section of the zoning bylaw

	80 acre parcel
Less	<u>10 acres wetlands</u>
	70 acres net
Less	<u>10.5 acres</u> (15% for roads and odd lot shapes)
	59.5 acres net
Times	<u>43,560 s.f.</u> per acre
	2,591,820 s.f
Divided by	<u>40,000</u> s.f. minimum lot size
	64 lots

Potential Bonus calculations possible under this proposed Overlay District are as follows:

	64 lots
Plus	<u>6 lots</u> (10% bonus for more open space than required)
	70 lots net
Plus	<u>8 lots</u> that could have been developed via ANR (in Open Space area)
	78 lots net
Plus	<u>8 lots</u> potential in prime agricultural soils preserved in open space area
	86 lots total

The total potential amount of square footage (based upon a conversion rate of 5,000 square feet of commercial for each residential unit) would be calculated as:

86 units x 5,000/unit = 430,000 square feet of commercial space. Note that this space would need to be located on the site OUTSIDE of the areas to be protected for open space and agricultural preservation purposes.

Note that this commercial yield is the equivalent of a Floor Area Ratio of .12 FAR. This FAR is based upon 430,000 square feet of built space divided by total land area of 3,484,800 square feet of land area. Assuming a 2-story structure, this would occupy 215,000 square feet, or approx. 5 acres. Assuming a parking ratio of 1 parking space per 150 square feet of commercial space, the number of parking spaces would be 2,866 and the area needed for parking would be 1,203,720 square feet (approx. 27.6 acres). Assuming 10% landscaped area associated with the structure and parking, the total amount of land consumed by the structure, plus parking, plus landscaped area would be approx. 1,593,092 square feet (approx. 35 acres), which would be approximately 45.7% of the total site (or 52.2% of the total upland). Note that this is similar order of magnitude as the previously-approved development of the 90 acre Cisco Site into 640,000 square feet of space (which was approximately .16 FAR).

At this density, it would be difficult to ensure protection of the rural image of the area, the prime agricultural lands and other resources (e.g., wetlands) and still fit the development onto the site. This density is more appropriate for a commercial area rather than a residential area in which a major goal is to protect resources.

Note that at trip generation rates of 10/house and 44/1,000 square feet of commercial space, the commercial development would yield roughly 22 times the trips of the residential development (860 trips residential versus 18,920 trips per day)

EXAMPLE #6: Commercial Use (assuming the “conversion” of residential unit yield into commercial space, based upon the above residential development yield provisions, and an assumed conversion of 10,000 square feet of commercial for each residential unit):

Lot Yield Calculations based upon Density Calculation in 173-104 of the Open Space Development section of the zoning bylaw

	80 acre parcel
Less	<u>10 acres wetlands</u>
	70 acres net
Less	<u>10.5 acres</u> (15% for roads and odd lot shapes)
	59.5 acres net
Times	<u>43,560 s.f.</u> per acre
	2,591,820 s.f
Divided by	<u>40,000</u> s.f. minimum lot size
	64 lots

Potential Bonus calculations possible under this proposed Overlay District are as follows:

	64 lots
Plus	<u>6 lots</u> (10% bonus for more open space than required)
	70 lots net
Plus	<u>8 lots</u> that could have been developed via ANR (in Open Space area)
	78 lots net
Plus	<u>8 lots</u> potential in prime agricultural soils preserved in open space area
	86 lots total

The total potential amount of square footage (based upon a conversion rate of 10,000 square feet of commercial for each residential unit) would be calculated as:

86 units x 10,000/unit = 860,000 square feet of commercial space. Note that under the bylaw, this space would need to be located on the site OUTSIDE of the areas to be protected for open space and agricultural preservation purposes.

Note that this commercial yield is the equivalent of a Floor Area Ratio of .25 FAR. This FAR is based upon 860,000 square feet of built space divided by total land area of 3,484,800 square feet of land area. Assuming a 2-story structure, this would occupy 430,000 square feet, or approx. 10 acres. Assuming a parking ratio of 1 parking space per 150 square feet of commercial space, the number of parking spaces would be 5,733 and the area needed for parking would be 2,407,860 square feet (approx. 55.3 acres). Assuming 10% landscaped area associated with the structure and parking, the total amount of land consumed by the structure, plus parking, plus landscaped area would be approx. 3,078,646 square feet (approx. 70 acres), which would be approximately 88% of the total site (or 100% of the total upland). Note that this maximizes the potential development on this site, and significantly exceeds the previously-approved development of the 90 acre Cisco Site into 640,000 square feet of space (which was approximately .16 FAR).

This density does nothing to protect the character of the area or the agricultural resources, and therefore could not be built under the terms of the proposed bylaw. It is more appropriate for a commercial center in an urban location.

Note that at trip generation rates of 10/house and 44/1,000 square feet of commercial space, the commercial development would yield roughly 44 times the trips of the residential development (860 trips residential versus 37,840 trips per day)

From Town of Hadley

TABLE OF EXCHANGE STANDARDS FOR TRANSFER OF DEVELOPMENT RIGHTS

Farmland Preservation District (Sending District)	Business and Industrial Zoning Districts (Receiving District)	Notes
1 acre of “developable farmland” ^[1] equals	2000 s.f. of additional commercial or industrial floor area ^[2] , plus a reduction in parking requirement of 20 spaces ^[3] .	<p>1) The Planning Board may allow an increase in lot coverage from the 30% maximum lot coverage required in Section IV of the Zoning Bylaw/ordinance, up to a maximum 70% lot coverage.</p> <p>2) The Planning Board may reduce the parking requirements in Section _____ of the Zoning Bylaw/ordinance for off-street parking area, which is equal to twice the floor area of any commercial or industrial building to be constructed. The Planning Board may reduce this requirement for off-street parking area to a minimum of 1.5 times the floor area of any commercial or industrial building to be constructed.</p>

^[1] Note: “Developable farmland” is defined in Section P.

^[2] Note: “Additional commercial or industrial floor area” shall be defined as floor area above that which would normally be permitted under the _____ Zoning Bylaw/ordinance. The increased floor area shall be accommodated through either increased lot coverage or reduced parking requirements as noted in the table above.

^[3] Note: one parking space is equal to 200 square feet.

To be added into Definitions section

Categories of prime farmland include:

All Areas Are Prime Farmland	Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land, but not urban built-up land or water). For a full definition, see http://soils.usda.gov/technical/handbook/contents/part622.html#04 .
Farmland of Statewide Importance	This is land, in addition to prime and unique farmlands, that is of statewide importance for the production of food, feed, fiber, forage, and oil seed crops, as determined by the appropriate state agency or agencies. Generally, these include lands that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods.