



Municipal bylaws offer examples within the SRPEDD region of best practice factors that support OSRD-type zoning for low-impact and environmentally conscious development. The zoning code in which the best practice factors are supported provide a reference point for communities interested in adopting OSRD bylaws to support conservation development strategies in the region.

The following community bylaws support Mass Audubon's best practice factors for OSRD-type development:

## **Best Practice Factor 2: Land Area to which the OSRD Zoning is Applicable**

- *Best Practice – All Developable Land is Zoned Residential*
- *Community Examples: Attleboro, Dartmouth, Dighton, Mansfield, Marion Mattapoisett, Middleborough, Norton, Rochester, Somerset, Swansea, Wareham, & Westport*

## **Best Practice Factor 4: Yield Calculation**

- *Best Practice – None*
- *While no community in the SRPEDD region meets the best practice factor, **Marion** provides the requirement of sketch plans with percolation tests, which Mass Audubon describes as a better option.*

## **Best Practice Factor 5: Minimum Parcel Sizes**

- *Best Practice – None*
- *Community Examples: Dartmouth, Marion, Rochester, Taunton (These communities do not have minimum parcel sizes explicitly stated within their zoning bylaws.*

## **Best Practice Factor 6: Review Process (Open Space Selection)**

- *Best Practice – Flexible “OSRD” 4-Step Process, Prioritizing Selection of Open Space First*
- *Community Examples: Attleboro, Carver, Dartmouth, Dighton, Marion, Seekonk, Swansea, & Westport*

## **Best Practice Factor 7: Ownership of Open Space**

- *Best Practice – Appropriate to the Resources Present (Examples: agricultural land by the farmer, watershed land by a water dept. or district, habitat land by the conservation commission, or recreational open space by a parks and recreation commission or homeowners association)*
- *Community Examples: Freetown*

## **Best Practice Factor 8: Dimensional Standards (per Individual Lot Created); Area, Frontage, etc.**

- *Best Practice – None or Set Small Minimums*
- *Community Examples: Dartmouth, Dighton, Marion, & Rochester*

## **Best Practice Factor 9: Quality of Open Space Conserved (i.e. Specific Criteria, Maps or Local Priorities Identified for Natural, Cultural, and Historic Resource Conservation)**

- *Best Practice – Local Priorities Clearly and Unambiguously Stated and Mapped for Use in Site Design*
- *Community Examples: Marion & Swansea*

## **Best Practice Factor 10: Contiguity of Open Space; Relationship to Previously Protected Open Space**

- *Best Practice – Contiguity Required; Adjacent Land Considered*
- *Community Examples: Dartmouth, Marion, Swansea, & Westport*

## **Best Practice Factor 11: Quality of Open Space Conserved: Allowed Uses of Open Space**

- *Best Practice – Clear List of Allowed Uses is Consistent with Conservation and Recreation Goals*
- *Community Examples: Swansea, Wareham, & Westport*

**Best Practice Factor 12: Quality of Open Space Conserved: Submission Requirements Include GIS maps, Data, etc. to Inform the Review Process**

- *Best Practice – Specific Plans, Maps, & Comprehensive Data Regarding Natural, Cultural, and Historic Resources Required and Used as the Basis for Open Space Conservation*
- *Community Examples: Attleboro, Marion,, Middleborough, & Rochester*

**Best Practice Factor 13: Relationship to Plans**

- *Best Practice – Required Consideration of Open Space Goals of OSRP, Master, and/or Regional Policy Plan*
- *Community Examples: Dartmouth, Freetown, Swansea*

**Best Practice Factor 14: Low Impact Development (LID)**

- *Best Practice – Required*
- *Community Examples: Freetown, Marion, Swansea, Wareham, Westport*

**Best Practice Factor 15: Density Bonus for Enhanced Public Benefit(s)**

- *Best Practice – Automatic or Formulaic Bonus*
- *Community Examples: Attleboro, Marion, Mattapoisett, Rochester, Seekonk*

**Best Practice Factor 16: Review Entity**

- *Best Practice – The Planning Board and Other Departments are Required to Review OSRD Plan*
- *Community Examples: Attleboro, Freetown, & Mansfield*

**Best Practice Factor 18: Monitoring and/or Maintenance of Open Space**

- *Best Practice – Specific Provisions to Aid Endowed Monitoring by a Conservation Organization at Stated Intervals*
- *Community Examples: Mansfield*

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