§ 173-63. Planned Unit Development

The purpose and intent of the Planned Unit Development Bylaw is to:

A. Provide housing opportunities to meet the needs of a population which is diversified with respect to the number of persons per household age and income.

B. Ensure that the development of additional housing units does not detract from the livability, scale, character or economic value of existing neighborhoods.

C. Provide greater flexibility and design freedom in the development of those tracts which lend themselves to planned unit development and promote a high standard in the design and development of sites and individual buildings.

D. Encourage the preservation of open space for conservation, outdoor recreation or park purposes in conjunction with residential development.

E. Encourage the preservation and minimum disruption of the existing natural attributes of land, minimize impacts on environmentally sensitive lands.

F. Permit comprehensive and integrated development of tracts by allowing a mixture of land uses combined to form a planned interrelationship of residential and commercial opportunities.

G. Assure that the development allowed will be compatible with surrounding land uses and will not have an adverse impact on traffic and public services.

H. Promote the efficient and economic provision of public facilities and services such as utilities, streets and recreational opportunities.

§ 173-63-1. Authorization

For land in an Industrial Two (1-2) zoning district, the Planning Board may grant a special permit for the construction of a Planned Unit Development in accordance with the provisions of this bylaw. For the purpose of this by-law, a Planned Unit Development is defined as an area of land developed as a single entity with a mixture of residential and commercial uses in a variety of building types and designs.


The uses permitted in a Planned Unit Development may include all uses permitted in the Table of Use Regulations in the Residential, Community Facilities, and Retail and Service categories except automobile junk yards and open storage of abandoned vehicles; horse racing facilities; airports and landing strips.

§ 173-63-3. Development Standards

A. Tract size. The minimum area for a Planned Unit Development is twenty (20) acres.

B. Density. The total number of residential units in a Planned Unit Development may not exceed
eight (8) units per acre.

C. **Open Space.** At least twenty (20%) percent of the entire area of the land must be maintained as open space for active or passive recreational uses.

D. **Interior Ways.** Access within the Planned Unit Development must be provided by vehicular ways with a minimum pavement width of 22 feet. Any way proposed as a public way must comply with subdivision control rules and regulations.

E. **Conventional Subdivision.** If the Planned Unit Development includes a conventional residential subdivision, individual lots must comply with the dimensional requirements for the Residential Four (R-4) zoning district.

F. **Utilities.** All utility services must be underground.

G. **Parking and loading.** Parking and loading facilities must comply with applicable by-law requirements unless specifically waived or reduced by the Planning Board.

### § 173-63-4. Procedures.

A. **Preliminary Plan.** Prior to the submission of a formal application for a Planned Unit Development special permit, the applicant may submit a preliminary plan to the Planning Board. The Planning Board shall distribute the preliminary plan to applicable local boards and officials for comment and may make recommendations to the applicant for changes to the plan.

B. **Site Plan.** The application for a special permit shall be accompanied by a plan that complies with the requirements for a site plan set forth in § 173-49.1 of the Zoning By-laws, provided that the Planning Board may waive requirements not applicable or required for the proposed Planning Unit Development.

C. **Subdivision.** If ways with the Planning Unit Development are proposed as public ways, the applicant must simultaneously submit an application and plan for approval under the subdivision control rules and regulations.

D. **Process.** Applications for a Planned Unit Development special permit shall be processed by the Planning Board in accordance with §173-47.

E. **Site Plan Review.** Every application for a Planned Unit Development special permit shall be simultaneously treated as an application for site plan review and all requirements of §173-49-1 shall be applicable, including application and review fees.

F. **Conditions.** In addition to any conditions imposed pursuant to the general provisions of § 173-47, a special permit for a Planned Unit Development must include conditions to ensure that use of required open space is properly restricted and that open space, roadways and other improvements are properly maintained for the duration of the development.