

# Greene Planning



518.719.3290

Greene County Planning and Economic Development 411 Main St. Catskill, NY 12414

## Greene County Housing Action Plan

### Regulatory Options

The Greene County Legislature, through the Department of Planning and Economic Development, encourages our communities to examine ways to provide for a healthy housing mix to address needs in the Greene County housing market. A number of land use regulations tools described below are good options for increasing Greene County's housing supply.

### Conservation Subdivision

A conservation subdivision is a subdivision in which lots and dwelling units are smaller and/or located closer together than permitted under a conventional subdivision, and where open space is preserved on the remainder of the property without increasing the overall tract density.

The purposes of a conservation subdivision include providing greater economy, efficiency and convenience in the siting of services, housing and infrastructure; conserving important open lands, protecting agricultural areas, minimizing impacts on environmental resources, conserving scenic views, and preserving rural character.

There are options for open space. The open space can be sold to land trusts, a part of a homeowners association, given to a municipality, or individually owned.

Conservation subdivisions are adopted as a section of the Subdivision of Land part of a community's code by the legislative body.

### Cluster Development

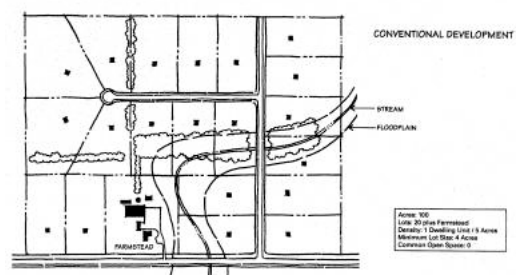
Cluster development is development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open-space area. Cluster development preserves agricultural land, open space, wetlands, and/or natural features. It also reduces costs of development through reducing the cost of needed infrastructure. Cluster development can be adopted by the legislative body of a community for one zoning district or for a series of zoning districts.

### Cluster Development

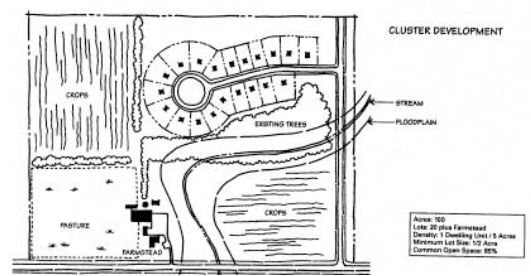


Source: Commonwealth Engineering Inc.  
<http://www.commoneng.com/land-surveyors-civil-engineers-services.htm>

### Conventional Subdivision



### Conservation Subdivision



## Density Bonus

A density bonus is an increase in the allowable number of dwelling units granted under land use regulations in return for the project providing other public benefits. Density bonuses are typically permitted in exchange for open space protection or for the inclusion of affordable housing units. A density bonus option can be adopted by the legislative body of a community. It can be for one zoning district or for a series of zoning districts and varied based on local needs.

## Inclusionary Zoning

Inclusionary zoning ordinance encourages or requires any new housing construction to include a certain percentage of affordable housing units. One common technique is to allow for density bonuses in the development in exchange for the construction of affordable housing units. An inclusionary zoning ordinance would be adopted by the legislative body of a community.

## Mixed Use

Mixed use development generally includes a combination of residential, commercial, and/or other community uses in a single building or on a contiguous site. Mixed use developments allow communities to develop multiple uses on a site at a higher density thereby conserving land and preserving rural character elsewhere.

## Planned Unit Development

A Planned Unit Development is an area of land in which a variety of housing types and/or related commercial and industrial facilities are accommodated in a preplanned environment. More flexible standards would normally apply under these regulations. The approval involves requirements in addition to those of the standard subdivision, such as building design, landscaping and open spaces. This tool allows for more creative site design and allows a community to have additional design and oversight of a project. A Planned Unit Development can be adopted as a mapped zoning district or as an overlay district. A Planned Unit Development can also be referred to as a Planned Development District.



Source: <http://www.verdierplantation.com/>

## Planning for Infrastructure

A community's infrastructure system typically provides for sewer and water, electric and gas service, communication lines, and roads. It is important to know what infrastructure systems are in place and the capacity of the existing system. In rural areas, providing additional infrastructure may be cost prohibitive since land uses are spread out and the extension of such infrastructure may contribute to sprawl. In villages and hamlet areas with most infrastructure in place, the cost for providing hook-ups would be less.

This is one in a periodic series of technical guides  
**To get more information contact:**  
Greene County Planning & Economic Development  
411 Main Street, Catskill, NY 12414  
P.O. Box 467  
Phone: 518-719-3290  
Fax: 518-719-3789  
Website: [www.greeneplanning.com](http://www.greeneplanning.com)

