



Strafford Regional Planning Commission

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“Planning and action for sustainable development and an improved quality of life”.

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Fact Sheet: Regional Master Plan Towards the Year 2020: Land Use Pattern- New England Villages

Characteristics:

- Growth clustered in existing or new villages surrounded by open lands. (i.e. Town Centers in Lee, Nottingham, New Durham, etc.)
- Distinctive architectural design, mixed uses, and inter-community transit.
- A variety of community and social facilities exist including recreational buildings, libraries, post offices, and civic centers.
- The periphery of the village is located no further than ¼ mile walking distance from the commercial center.
- Open spaces - recreational areas and/or natural areas including wetlands and forests.
- Sewage treatment options include regional treatment, a community treatment plant, or individual septic with community gray water treatment.

Development Standards:

Area (acres) gross	100 acres – 500 acres
Dwelling Units (D.U.)	100 D.U. – 600 D.U.
Net D.U./Acre (lot area)	1.0 D.U./acre – 8.0 D.U./acre
Population	200 people – 1,800 people
Jobs: Housing Ratio @ 200 to 350 sq. ft. of building space per job*	0.75:1.0 – 1.75:1
Open Space Ratio	0.45 – 0.70
Public Open Space Ratio	0.03 – 0.08
Local Retail**	50 – 100 S.F./D.U.
Civic Space***(minimum)	300 S.F./D.U.
Green/Common Space (minimum)	200 S.F./D.U.
Modal Split (auto: all other)	70:30 – 50:50
Drinking Water Treatment	Community or Regional Well(s)
Sewage Treatment	Community or Regional Waste Water Treatment

* 347 square feet U.L.I 1991 national standard for office space

** Additional retail required, as it becomes more of a regional center

*** Land Area for Churches, Municipal Buildings, Libraries, Daycare, etc.

Source: Nelessen, Anton Clarence. *Visions for a New American Dream: Process, Principles, and an Ordinance to Plan and Design Small Communities*. Planners Press. American Planning Association Chicago, Illinois. 1994.

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