



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 Urban Center - Neighborhoods

Characteristics:

- Neighborhoods within an Urban Center that are growth concentrated in an existing or new urban center surrounded by open lands.
- Each Neighborhood is contained within a ¼ mile walking distance from the commercial area to the periphery.
- Sidewalks, bike paths, and inter-community transit connect the town core and all surrounding neighborhoods.
- Mixed-use buildings
- Wide range of housing types and densities.
- Open spaces - recreational areas and/or natural areas including wetlands and forests.
- Regional treatment plants will provide the sewage treatment.

Development Standards:

Area (acres)	175 acres – 300 acres
Dwelling Units (D.U.)	400 D.U. – 2,100 D.U.
Net D.U./Acre (lot area)	4.0 D.U./Acre – 15.0 D.U./Acre
Population	1,000 People – 6,000 People
Jobs: Housing Ratio @ 200 to 350 sq. ft. of building space per job*	0.75:1.0 – 1.75:1
Open Space Ratio	0.10 – 0.35%
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)	40:60 – 20:80
Drinking Water Treatment	Regional Treatment
Sewage Treatment	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

*** 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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