

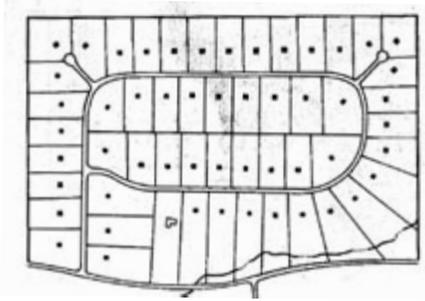


LandChoices is a national 501c3 non-profit organization helping landowners preserve land

Thank you to the University of Connecticut Cooperative Extension NEMO Project and The Natural Lands Trust for parts of the information below. Images courtesy Randall Arendt, "Conservation Design for Subdivisions", Island Press, 1996

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# Conservation Subdivisions



**Conventional Subdivision** (above left with 2 acre house lots) vs. **Conservation Subdivision** (above right with just under 3/4 of an acre, 30,000 sq. ft., house lots) with the SAME number of home sites (55) on a 130 acre site

**Preserving your community's water quality, rural character, natural lands, working family farms, wildlife and home values...  
Which would you rather have in your community?**

## Advantages to communities

- **This is NOT "clustering"**. Conservation subdivisions preserve **\*50% to 70% or more** of the *buildable* land in unsewered rural areas in place of conventional "all lawn" lot sizes of two to five acres. This is a much higher quality and percentage of land than **\*\*"clustering"**.
- **Protects clean water** in lakes, rivers and streams and reduces stormwater run-off and treatment costs
- **Conserves groundwater** as natural areas infiltrate water and reduce flooding
- **Clean air**: Most trees and vegetation are left intact, helping combat climate change
- **Preserves your town's rural character**, forests and fields, wildlife, and tourism/agricultural economies
- **Saves money**: Preserves land at no cost to your community; reduces demand for public land acquisition
- **Same number of home sites** as conventional subdivision development
- **Fair to developers and landowners**: Proven more profitable and faster selling while reducing costs
- **Fair to homeowners**: Higher home appreciation rates
- **Reduces costs**: Municipal service costs are cheaper when homes are not widely scattered
- **Trails through natural lands**: Children and adults exercise and improve health while enjoying nature

\*Conservation subdivision design can be used in areas served by public utilities (sewer, water) where the underlying density is higher, but the open space percentages would be correspondingly lower, for obvious reasons. In urban, sewer, high density areas zoned at 2-3-4 units per acre, preserving 40% open space, in addition to the unbuildable wetlands, floodplains, and steep slopes, is the norm. In rural, suburban edge areas at densities of 5 to 10 acres per dwelling, easily 70% (or more) of the land can be preserved.

\*\*Community officials and planners often mistakenly confuse conservation subdivisions with an outdated technique called "clustering".



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