



A site developed using open space design principles (bottom) maintains more undeveloped common space than the conventional development plan (top) (Source: Arendt, 1996)

**APPLICATIONS**

- Manufacturing
- Material Handling
- Vehicle Maintenance
- Construction
- Commercial Activities
- Roadways
- Waste Containment
- Housekeeping Practices

**DESCRIPTION:**

Open space design, also known as conservation development or cluster development, is a better site design technique that concentrates dwelling units in a compact area in one portion of the development site in exchange for providing open space and natural areas elsewhere on the site. The minimum lot sizes, setbacks and frontage distances for the residential zone are relaxed in order to create the open space at the site. Open space designs have many benefits in comparison to the conventional subdivisions that they replace: they can reduce impervious cover, storm water pollutants, construction costs, grading, and the loss of natural areas.

**APPROACH:**

- It may be necessary to enact a new ordinance or revise current development regulations to enable developers to pursue this design option. Model ordinances and regulations for open space design can be found on <http://www.cwp.org> and in *Better Site Design: A Handbook for Changing Development Rules in Your Community* (CWP, 1998).
- The greatest storm water and pollutant reduction benefits typically occur when open space design is applied to residential zones that have larger lots (less than two dwelling units per acre). In these types of large lot zones, a great deal of natural or community open space can be created by shrinking lot sizes.
- In rural areas, open space design may need to be adapted, especially in communities where shared septic fields are not currently allowed by public health authorities.
- Other key elements of effective open space ordinances include requirements for the consolidation and use of open space, as well as enforceable provisions for managing the open space on a common basis.

**LIMITATIONS:**

- Some developers still feel that open space designs are less marketable than conventional residential subdivisions.
- The general public is often suspicious of cluster or open space development proposals, feeling that they are a "Trojan Horse" for more intense development, traffic, and other local concerns.



ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

**TARGETED POLLUTANTS**

- Sediment
- Nutrients
- Heavy Metals
- Toxic Materials
- Oxygen Demanding Substances
- Oil & Grease
- Floatable Materials
- Bacteria & Viruses

<input type="checkbox"/> High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact
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**IMPLEMENTATION REQUIREMENTS**

- Capital Costs
- O&M Costs
- Maintenance
- Training

<input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
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