

## DO CLUSTER ZONING and “OPEN SPACE RESIDENTIAL DEVELOPMENT” CONNOTE ONLY ONE TYPE OF HOUSING?

The Comprehensive Plan calls for a long-overdue open space residential development (OSRD) bylaw to replace the outdated cluster-type sections in Bedford’s zoning. OSRD is the widely accepted and more advanced form of such techniques. Such provisions are fundamentally about preserving open space: they require a developer to preserve the most significant land and other natural resources on any given site. Bedford’s Huckins Farm is an outstanding example of what such approaches can achieve in balancing residential development with open space preservation.

One commenter on the new Comprehensive Plan offered remarks that assumed that “cluster” always equals attached or multi-family housing. However, the Plan does not stipulate particular types of housing that cluster zoning and OSRD might allow.