



## Country Estates Subdivisions - Town of Windham

### Example from Falmouth, Maine

Windham has developed a provision in its land use ordinance for developments that preserve more natural features than conventional subdivisions called Country Estate Subdivisions. A conservation subdivision, this kind of development has larger lots and sets aside more area as Open Space that is permanently protected. Homes are allowed on portions of the large lots with the least natural, cultural, or historical resource values for conservation.

Development under this provision is intended to promote imaginative, well-designed subdivisions which preserve open space, forests and agricultural uses, and an overall rural character. Additionally, Country Estates should protect natural features, provide wildlife cover, respect the physical qualities of the land, and, in some instances, reduce the overall development costs of a subdivision.

### Twin Meadows Lane Country Estates Conservation Subdivision Facts

Project Size	66 Acres
Year approved	2015
Number of Lots	5
Lot sizes	8 acre minimum
Lot width	300-foot minimum
Setback	75-foot
Features	Wetlands preserved Forest preserved
Open Space	34 acres
Other ...	



#### Notes or other narrative

- 4-Step Design Process determines Building Envelope
- Streetscape and perimeter buffers apply
- other