

Local Housing Regulation Database

Summary of Subdivision Survey Questions

This document summarizes some commonly used practices in subdivision regulations adopted by Massachusetts cities and towns. The information provided is a sample of data from the Local Housing Regulation Database; the entire database can be downloaded at www.pioneerinstitute/municipalregs. Documentation on the database, including variable definitions, descriptions of how the data were collected, and discussions of the land use issues, can be found on the same website.

Does the city/town have subdivision rules/regulations?

<u>Answer</u>	<u>Municipalities</u>
Yes	181
No	6

What is the width of pavement (feet) required on typical subdivision roads?

A “typical” road is defined as one intended to serve 10-30 houses, or the nearest equivalent category.

Mean:	26.3
St. dev:	3.5

What is the width of right of way (feet) required on typical subdivision roads?

Mean:	48.3
St. dev:	4.8

On typical subdivision roads, what is the curbing requirement?

Virtually all municipalities require granite curbing at particular places, such as catch basins and sharp curves; if bituminous concrete is allowed at other locations, the answer is coded as “Bituminous.”

<u>Answer</u>	<u>Municipalities</u>
None	4
Bituminous concrete	80
Granite	97

Does the town require paved sidewalks in typical subdivision roads?

<u>Answer</u>	<u>Municipalities</u>
None	13
One side	63
Two sides	103

What is the maximum grade (percent) allowed for typical subdivision residential streets?

Mean: 8.5%
St. dev: 1.6%

What is the maximum length (in feet) allowed for a cul de sac or dead end street?

Mean: 665.5
St. dev: 285.4