

ADOPTED CLUSTER SUBDIVISION PROVISIONS
Effective July 1, 2004

Zoning District	Approval Process	Maximum Density	Minimum District Size	**Cluster Lot Size Provisions			*Transitional Lot Size Provisions			
				Minimum Lot Area	Minimum Corner Lot Width	Minimum Interior Lot Width	Minimum Lot Area	Minimum Corner Lot Width	Minimum Interior Lot Width	Minimum Open Space
R-C Cluster	SE	0.22 du/ac	50 acres	36,000 sq. ft.	(mt) 200 ft. (ls) 125 ft.	(mt) 200 ft. (ls) NR	NR	NR	NR	50%
R-E Cluster	SE	0.55 du/ac	20 acres	52,000 sq. ft.	175 ft.	NR	NR	NR	NR	30%
R-1 Cluster	SE	1.1 du/ac	10 acres	25,000 sq. ft.	125 ft.	NR	NR	NR	NR	30%
R-2 Cluster	ADMIN	2 du/ac	2 acres	13,000 sq. ft.	100 ft.	NR	15,000 sq. ft.	125 ft.	100 ft.	25%
R-2 Cluster ADU	ADMIN	2.4 du/ac	2 acres	10,400 sq. ft.	80 ft.	NR	12,000 sq. ft.	105 ft.	80 ft.	22%
R-3 Cluster	SE	3 du/ac + 1 dwelling unit	2-3.499 acres	8,500 sq. ft.	80 ft.	NR	NR	NR	NR	25%
R-3 Cluster	ADMIN	3 du/ac	3.5 acres	8,500 sq. ft.	80 ft.	NR	10,500 sq. ft.	105 ft.	80 ft.	25%
R-3 Cluster ADU	ADMIN	3.6 du/ac	2 acres	6,800 sq. ft.	70 ft.	NR	8,000 sq. ft.	95 ft.	70 ft.	22%
R-4 Cluster	SE	4 du/ac + 1 dwelling unit	2-3.499 acres	6,000 sq. ft.	70 ft.	NR	NR	NR	NR	25%
R-4 Cluster	ADMIN	4 du/ac	3.5 acres	6,000 sq. ft.	70 ft.	NR	8,000 sq. ft.	95 ft.	70 ft.	25%
R-4 Cluster ADU	ADMIN	4.8 du/ac	2 acres	4,800 sq. ft.	56 ft.	NR	6,720 sq. ft.	76 ft.	56 ft.	22%

SE = Special Exception
ADMIN = Administrative Review

(mt) = Major Thoroughfare
(ls) = Local or Collector Street

ADU = Affordable Dwelling Unit Development
du/ac = Dwelling Units per Acre

NR = No Requirement

*The cluster subdivision transitional lot size provisions apply to cluster subdivisions reviewed through the administrative review process to each cluster subdivision lot, as applicable, when the following criteria are met: 1) any portion of the proposed cluster subdivision lot is located within 25 feet of the peripheral boundary of the cluster subdivision; 2) the contiguous lot located outside of the cluster subdivision is zoned to a residential district that allows a maximum permitted density equal to or less than the density of the proposed cluster subdivision; and 3) the contiguous lot located outside of the cluster subdivision is developed with a single family detached dwelling or is vacant. **Notwithstanding the above, when the contiguous development is zoned to a PDH District with the same maximum permitted density or is developed with and/or approved for a cluster subdivision of the same maximum permitted density, then the transitional lot size provisions shall not apply.**

** The cluster lot size provisions noted above apply when the transitional lot size provisions do not apply.