

**Cluster Subdivision Standards**

<b>MU</b>	Single-Family Detached	Alley-loaded Houses	Zero Lot Line	Two-Family	Townhouse	Multi-family
<b>Use</b>	Permitted	Permitted	Permitted	Permitted	Permitted	Not Permitted
<b>Density (max. units/acre)</b>	7	7	7	7	7	
<b>Site (min.)</b>						
Area (acres)	None	None	None	None	None	
Recreation/Open Space	None	None	None	None	None	
<b>Parcel (min. sq. ft.)</b>						
Area per building	--	--	--	8,000	10,000	
<b>Lot (min.)</b>						
Lot area (sq. ft.)	6,000	6,000	4,500	8,000	2,500	
Lot width (ft.)	55	55	45	80	25	
Water/sewer	Required	Required	Required	Required	Required	
<b>Yards (min. ft.)</b>						
Street yard	20	15	15	15	15	
Side yard (interior) <sup>(2)</sup>	10	10	0	10	15	
Side yard, (total)	N/A	N/A	20	N/A	N/A	
Side yard (street) <sup>(4)</sup>	10	10	10	10	15	
Rear yard <sup>(3)</sup>	20	20	20	20	20	
Building separation	--	--	--	--	20	
<b>Bulk (max.)</b>						
Height (ft.)	35	35	35	35	35	
Building coverage (%)	35	45	45	45	60	
Impervious surface (%)	45	55	55	55	80	

<sup>(1)</sup> More than one building may be established on a single parcel (see Section 3.2).

<sup>(2)</sup> Interior side yard setbacks may be reduced (See Section 2.3.8.6)

<sup>(3)</sup> Rear setbacks for accessory structures may be reduced (See Section 2.3.8.7)

<sup>(4)</sup> Side yard (street) setbacks may be prohibited in cases where applicant's side yard is adjacent to the

<b>AR</b>	Single-Family Detached	Alley-loaded House	Zero Lot Line	Two-Family	Townhouse <sup>(1)</sup>	Multi-family <sup>(1)</sup>
<b>Use</b>	Permitted	Permitted	Permitted	Permitted	Permitted	Not Permitted
<b>Density (max. units/acre)</b>						
<b>Site (min.)</b>						
Area (acres)	10	10	10	10	10	
Recreation/Open Space (percent)	60	60	60	60	60	
<b>Parcel (min. sq. ft.)</b>						
Area per building	--	--	--	12,000	20,000	
<b>Lot (min.)</b>						
Lot area (sq. ft.)	6,000	6,000	5,000	12,000	4,000	
Lot width (ft.)	60	60	50	60	40	
Water/sewer	Required	Required	Required	Required	Required	
<b>Yards (min. ft.)</b>						
Street yard	20	15	15	15	15	
Side yard (interior) <sup>(2)</sup>	5	5	0	5	10	
Side yard, (total)	N/A	N/A	10	N/A	N/A	
Side yard (street) <sup>(4)</sup>	15	10	15	15	15	
Rear yard <sup>(3)</sup>	20	15	10	15	10	
Building separation	--	--	--	--	20	
<b>Bulk (max.)</b>						
Height (ft.)	35	35	35	35	35	
Building coverage (%)	35	45	45	40	50	
Impervious surface (%)	55	55	55	55	65	

<b>AFT</b>	Single-Family Detached	Alley-loaded House	Zero Lot Line	Two-Family	Townhouse <sup>(1)</sup>	Multi-family <sup>(1)</sup>
<b>Use</b>	Permitted	Permitted	Permitted	Permitted	Permitted	Not Permitted
<b>Density (max. units/acre)</b>	2	2	2	2	2	
<b>Site (min.)</b>						
Area (acres)	4	4	4	4	4	
Recreation/Open Space (percent)	60	60	60	60	50	
<b>Parcel (min. sq. ft.)</b>						
Area per building	--	--	--	12,000	20,000	
<b>Lot (min.)</b>						
Lot area (sq. ft.)	5,000	5,000	5,000	12,000	2,500	
Lot width (ft.)	50	50	50	60	40	
Water/sewer	Required	Required	Required	Required	Required	
<b>Yards (min. ft.)</b>						
Street yard	20	15	15	15	15	
Side yard (interior) <sup>(2)</sup>	5	5	0	5	10	
Side yard, interior (total)	N/A	N/A	10	N/A	N/A	
Side yard (street) <sup>(4)</sup>	15	15	15	15	15	
Rear yard <sup>(3)</sup>	20	15	10	15	10	
Building separation	--	--	--	--	20	
<b>Bulk (max.)</b>						
Height (ft.)	35	35	35	35	35	
Building coverage (%)	35	45	45	40	50	
Impervious surface (%)	45	55	55	55	65	

<b>ER</b>	Single-Family Detached	Alley-loaded House	Zero Lot Line	Two-Family	Townhouse <sup>(1)</sup>	Multi-family <sup>(1)</sup>
<b>Use</b>	Permitted	Permitted	Permitted	Permitted	Permitted	Not Permitted
<b>Density (max. units/acre)</b>	2	2	2	2	2	
<b>Site (min.)</b>						
Area (acres)	4	4	4	4	4	
Recreation/Open Space (percent)	60	60	60	60	50	
<b>Parcel (min. sq. ft.)</b>						
Area per building	--	--	--	--	20,000	
<b>Lot (min.)</b>						
Lot area (sq. ft.)	5,000	5,000	5,000	10,000	2,500	
Lot width (ft.)	50	50	50	60	40	
Water/sewer	Required	Required	Required	Required	Required	
<b>Yards (min. ft.)</b>						
Street yard	20	15	15	15	15	
Side yard (interior) <sup>(2)</sup>	5	5	0	5	10	
Side yard, interior (total)	N/A	N/A	10	N/A	N/A	
Side yard (street) <sup>(4)</sup>	15	15	15	15	15	
Rear yard <sup>(3)</sup>	20	15	10	15	10	
Building separation	--	--	--	--	20	
<b>Bulk (max.)</b>						
Height (ft.)	35	35	35	35	35	
Building coverage (%)	35	45	45	40	50	
Impervious surface (%)	45	55	55	55	65	