

Proposed Conventional vs. Cluster Subdivision DRAFT

Zoning District	Subdivision Type	Minimum Subdivision Size (1)	Minimum Lot Area	Frontage Width	Front Yard	Rear Yard	Side Yard	Corner Lot Side Yard	Open Space
A-1	Conventional	less than 10 lots	2 acres	200'	75'	50'	25'	25'	none
A-1	Conventional	10 or more lots	2 acres	200'	75'	50'	25'	25'	30% (3)
A-1	Cluster	10 or more lots	10,000 SF	100'	37.5'	25'	12.5'	25'	70%
A-2	Conventional	less than 10 lots	33,000 SF	150'	50'	50'	25'	25'	none
A-2	Conventional	10 or more lots	33,000 SF	150'	50'	50'	25'	25'	30% (3)
A-2	Cluster	10 or more lots	10,000 SF	75'	25'	25'	12.5'	25'	60%
R-1	Conventional	less than 10 lots	30,000-20,000 SF(2)	100'	50'	25'	25'	35'	none
R-1	Conventional	10 or more lots	30,000-20,000 SF(2)	100'	50'	25'	25'	35'	30% (3)
R-1	Cluster	10 or more lots	10,000 SF	50'	25'	25'	12.5'	25'	50%
R-3	Conventional	less than 10 lots	25,000-12,000 SF(2)	100' - 75'	25'	25'	20'	25'	none
R-3	Conventional	10 or more lots	25,000-12,000 SF(2)	100' - 75'	25'	25'	20'	25'	30% (3)
R-3	Cluster	10 or more lots	10,000 SF	50'	25'	25'	10'	25'	40%

Notes

- (1) Currently, 15 or more lots trigger the open space requirement
- (2) Smaller figures for lots with central sewer or water
- (3) Currently, only 10% is required