

SECTION 3.1.10

Residential Cluster

(3) Setbacks

Setbacks for attached, detached and accessory buildings in a Residential Cluster

Building	Front	Interior Side	Street Side	Rear
Detached	15' min	5' min	15' min	8' min
Attached	10' min	0' min	15' min	8' min
Detached Accessory	Behind primary building	5' min	15' min	8' min

(4) Outbuildings relating to agricultural use are allowed to remain and, if included, shall be applied toward the total allowed residential density in the development.

(5) Dwelling Units. The maximum number of dwellings are indicated in the following table.

Units per Acres in a Residential Cluster

Zone District	Max. Dwelling Units	Acres
UE	2	1
RUL	1	10
RF	1	1

(D) The design of the cluster development shall be appropriate for the site, as demonstrated by meeting all of the following criteria:

(1) The preservation of significant natural resources, wildlife habitat, natural areas and features such as drainage swales, rock outcroppings and slopes, native vegetation, open lands or agricultural property through maintenance of large, contiguous blocks of land and other techniques. Residual land shall be designed to achieve the maximum amount of contiguous open space possible, while avoiding the creation of small, isolated and unusable areas.

(2) The provision of additional amenities such as trails, common areas or access to public recreational areas and open space. Residual lands shall not include any street rights-of-way or parking areas.

(3) The protection of adjacent residential development through landscaping, screening, fencing, buffering or similar measures.

(4) The layout of lots to conform to terrain and minimize grading and filling, including the preservation of natural features such as drainage swales, rock outcroppings and slopes.

(5) The indication of any areas where Farm Animals will be allowed, including any mitigation features needed to buffer these areas from surrounding uses.