
Sec. 3.5.15.2. Cluster village mixed-use zone (Tier V).

- A. *Statement of purpose and intent.* The primary intent of Tier V is to encourage single-family detached residential developments with associated neighborhood commercial and office uses to serve the convenience needs of the local community in a village or cluster concept. This tier provides for the preservation of open space while allowing compatible development that complements the other Stonecrest Overlay District development categories. Tier V also seeks to preserve the rural and scenic beauty of Arabia Mountain Preserve while providing flexibility to allow for creativity in site design and development. The goal of Tier V is to minimize the environmental and visual impacts of new development on natural resources and historically and culturally significant sites and structures while encouraging residential and neighborhood commercial development in a well planned community.
- B. *Permitted principal uses and structures.* All properties in Tier V shall be governed by all of the underlying zoning district regulations and the requirements of this section. In addition, all properties in Tier V may be used for the following principal uses of land and structures:
1. Adult day center.
 2. Bed and breakfast.
 3. Child day care facility.
 4. Assembly hall.
 5. Cultural facility.
 6. Detached single-family dwelling.
 7. Office uses.
 8. Personal care facility.
 9. Place of worship.
 10. Retail, excluding drive-through facilities, gas and service stations, commercial amusements, liquor stores, package store, video arcades, pool halls, and small box discount stores.
 11. Office/medical.
 12. Personal services establishment.
- C. *Accessory uses and structures.* The following accessory uses of land and structures shall be authorized in Tier V: Cluster Village Mixed-Use Zone
1. Uses and structures which are customarily incidental and subordinate to the permitted principal uses and structures in this district.
 2. Open space, clubhouse or pool amenity area.
- D. **Prohibited uses.** The following principal uses of land and structures are prohibited in Tier V: Cluster Village Mixed-Use Zone:
1. Kennels.
 2. Junkyard.
 3. Tire retreading and recapping.
 4. Sexually oriented businesses.
 5. Go-cart concession.

-
6. Outdoor storage.
 7. Automobile repair, major.
 8. **Hotel/motel.**
 9. Automobile sales.
 10. Temporary outdoor sales.
 11. Pawn shops.
 12. Liquor stores.
 13. Nightclubs
 14. Late-night establishments.
 15. Car wash, self service.
 16. Self-storage.
 17. Funeral home.
 18. Mortuary.
 19. Crematorium.
 20. Farm equipment and supplies sales establishment.
 21. Multifamily dwelling unit.

E. *Lot width, lot area and setbacks.*

1. All single-family detached residential dwellings located on Klondike Road, Plunkett Road or Rockland Road must have a minimum of 100 feet of frontage as measured along the public street frontage.
 - a. *Minimum lot area.* 15,000 square feet.
 - b. *Minimum setback requirements.*
 - i. *Front yard.* 35 feet.
 - ii. *Side yard.* 35 feet.
 - iii. *Rear yard.* 40 feet.
 - iv. *Interior side yard.* Ten feet.
2. All single-family detached residential lots which are located on new roadways must have a minimum of 50 feet of frontage as measured along the public street frontage.
 - a. *Minimum lot area.* 5,000 square feet.
 - b. *Minimum setback requirements.*
 - i. *Front yard.* Minimum of ten feet and a maximum of 25 feet.
 - ii. *Side yard.* 15 feet.
 - iii. *Rear yard.* 20 feet.
 - iv. *Interior side yard.* Five feet.
3. Reserved.

-
4. Office and commercial uses may not be located along Klondike or Rockland Road. Any uses otherwise authorized in Tier V shall be clustered together in a "village" or "hamlet" setting and must include convenient access to neighboring residential communities in a manner that preserves the open space on the lot. Such uses must be developed in a manner that also preserves the rural and scenic nature of Tier V and is compatible with the natural design and forestation of the Arabia Mountain Preserve. Such uses must be developed in a manner that minimizes the environmental and visual impact of new development on the existing natural landscape and the historically and culturally significant sites and structures. To the extent possible, developments must be constructed in a manner that preserves the bucolic nature and farming community appearance of Tier V.
- a. Office and commercial uses must be a maximum of 2,500 square feet per tenant space.
 - b. Single-use structures must be a maximum of 10,000 square feet.
 - c. Lot width and lot area. Office and commercial lots must be a minimum of 20,000 square feet.
- F. *Height of buildings and structures.* No building or structure may exceed 35 feet in height or two stories whichever is less.
- G. *Required parking.* The minimum number of required parking spaces must be as provided in the underlying zoning district regulations except as follows:
- 1. Residential, single-family detached: Minimum of two spaces.
 - 2. Retail uses, personal service uses, and other commercial and general business uses, including food stores: Minimum of four spaces per 1,000 square feet of gross floor area.
 - 3. Office and clinic uses: Minimum of three spaces per 1,000 square feet of gross floor area.
 - 4. Parking space area requirements must comply with the provisions of section 6.1.3.
- H. *Sidewalks.* A landscape strip must be provided between the curb and the pedestrian travel lane in compliance with land development standards. Sidewalks must be provided along the right-of-way of all public streets.
- (Ord. of 8-2-2017, § 1(3.5.15.2); Ord. No. 2019-11-001, § 1, 11-25-2019; Ord. No. 2019-11-03, § 1, 11-25-2019; Ord. No. 2019-11-05, § I, 11-25-2019; Ord. No. 2022-05-01, § 1(Exh. A), 5-23-2022)