

ARTICLE XIII

CLUSTER SUBDIVISIONS

1301 INTENT

In permitting cluster subdivisions, is the intention of the Township to make reasonable provisions through which, during the subdivision of land, natural elements of the landscape and population density within districts may be maintained, development cost may be lessened and physical living conditions within the Township improved. The provisions of this article are set forth to provide extra amenities for the Township and not as an automatic reduction of lot size requirements.

1302 LOCATION

A cluster subdivision may be permitted in the MR-1 and RI-1 Residential Districts if the following conditions are met.

1303 GENERAL REQUIREMENTS

1303.01 MINIMUM DWELLING UNITS AND HOUSING TYPES

The cluster subdivision development shall contain a minimum of twenty (20) dwelling units. The cluster subdivision development shall contain only those housing types as permitted in the zoning districts in which these cluster subdivision regulations apply.

1303.02 GROSS RESIDENTIAL DENSITY

The gross residential density (families per acre) is no greater than if the tract were developed with minimum lot sizes as specified in this Zoning Resolution for the appropriate type of residential use within the district.

To comply the gross residential density of a given subdivision, the total number of acres suitable for building is divided into the total number of dwelling units proposed, the answer being in dwelling units or families per acre. Areas not suitable for building, such as lakes, ponds, streams, swamps, hazardous topography or soils and land which are not available to the owner for development because of easements shall not be considered as part of the gross acreage in computing the maximum number of dwelling units that may be

created under this procedure, unless otherwise determined by the Zoning Board and the Township Trustees.

1303.03 ACCESS TO COMMON LAND

A minimum of sixty (60) percent of the total number of dwelling units in the subdivision have direct access to common land as open space or for recreational use and all other lots shall have public access and be in close proximity to common land.

1303.04 COMMON LAND

The location, shape, size, intended use and legal responsibility for the tenure and maintenance of common land is approved by the Zoning Board and the Township Trustees and meets the following requirements:

- A. Land dedicated to the Township shall be not less than ten (10) acres in area.
- B. The common land is publicly dedicated to the Township to a property ownership corporation or is reserved by deed for use in common by the residents of the subdivision, each property owner receiving an undivided proportionate share in such common land.

1303.05 REQUIREMENT REDUCTIONS

The proposed development is designed to produce an environment of stable and desirable character and is approved by the Zoning Board and the Township Trustees.

1303.06 DEVELOPMENT DESIGN

The proposed development is designed to produce an environment of stable and desirable character and is approved by the Zoning Board and Township Trustees.

1304 METHOD OF PROCEDURE

1304.01 APPLICATION INFORMATION

A person, firm or corporation desiring to create a cluster subdivision shall apply to the Zoning Inspector for a building permit and certificated of occupancy for such subdivision. The application shall be accompanied by a map or plat of the proposed cluster subdivision showing:

- A. Dimension, location of all existing and proposed buildings, driveways, off-street parking areas, topography, abutting streets, highways and other features within two hundred (200) feet of the property line of the parcel.
- B. Architectural plans for all proposed buildings, walls and fences.
- C. Plans or reports showing the proposed collection treatment and disposal of sewage produced on the area of the cluster subdivision.
- D. Additional data which may be required by the Zoning Board and the Township Trustees to judge the subdivision and its effect upon the surrounding area and the Township.

1304.02 FINDINGS OF ZONING BOARD

The Zoning Inspector shall convey such plans and reports presented by the applicant to the Zoning Board, which shall make a study and set to Public hearing.