

55-31. SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS. [Added 8-16-99 by Ord. No. 1999-24; amended 5-7-12 by Ord. No. 2012-07]

The minimum building lot requirements in each of the above specified districts shall be defined in the Schedule of Area, Yard and Building Requirements attached hereto and adopted as part of this chapter.³

³Editor's Note: The Schedule of Area, Yard and Building Requirements is printed at the end of the chapter.

55-32. CLUSTER DEVELOPMENT.

- A. The purpose of this section is to provide a method of developing land in certain districts to set aside desirable open spaces, common property, conservation areas, floodplains, school sites, recreation areas and parks. The generation of these area is brought about by permitting reduction in lot sizes without increasing the number of lots.
- B. Cluster developments may be approved at the discretion of the Board in accordance with the following standards:
 - (1) All dwelling units shall be connected to approved and functioning central water and sanitary sewer treatment systems.
 - (2) The maximum number of lots shall be expressed in lots per gross acre of land as set forth in this section.
 - (3) A cluster development must consist of a least one (1) or more contiguous tracts of land containing not less than thirty (30) acres.
- C. All open space land shall meet the following requirements:
 - (1) The minimum size of any parcel shall be two (2) acres.