

C. R-60 Zone, Optional Method Development Standards

1. Site	MPDU Development			Cluster Development		
	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse
Dimensions (min)						
Usable area	3 acres			5 acres		
Specification for Site under MPDU Development						
<p>In an optional method MPDU Development, the maximum percentage of duplex or townhouse building types allowed is 60%. The Planning Board may allow up to 100% duplex or townhouse units if it finds that the</p> <p>a. proposed development is more desirable from an environmental perspective or that, because of site constraints, the proposed number of MPDUs could not be achieved under the development requirements in Division 4.4 for the required number of detached house dwelling units.</p>						
Specification for Site under Cluster Development						
<p>a. The Planning Board may allow development to proceed under optional method Cluster Development on a smaller site than allowed in Usable Area if:</p> <p>i. the subject property is recommended for cluster development in a master plan; or</p> <p>ii. it finds that cluster development on a smaller site would be more suitable than standard method development for environmental reasons; or</p> <p>iii. the development abuts an existing cluster development in the same zone and the Planning Board finds it would be a compatible extension of the neighboring development.</p>						
Density (max)						
Density (units/acre)	See Specification for Density			5		
Specification for Density						
<p>The density allowed for any application that includes more than 12.5% MPDUs, qualified under Chapter 25A and rounded up to the nearest whole number of units, equals the density allowed under Sec. 4.4.9.B.1 plus an increase of:</p> <p>a. 0.88% for each 0.1% increase in MPDUs above 12.5%, up to and including 15%;</p> <p>b. 22% plus 0.16% for each 0.1% increase in MPDUs above 15%, up to and including 20%; or</p> <p>c. 30% plus 0.1% for each 0.1% increase in MPDUs above 20%.</p>						
Open Space (min)						
Common open space (% of usable area) (See Section 6.3.5)	20%			20%		
Site Coverage (max)						
Site coverage	n/a	n/a	40%	n/a	n/a	40%
Specification for Site Coverage						
<p>a. In development with a townhouse building type, site coverage is calculated based on the area of the site minus any area for detached house and duplex lots.</p>						

Section 4.4.9.C. R-60 Zone, Optional Method Development Standards (cont'd)

2. Lot	MPDU Development			Cluster Development		
	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse
Dimensions (min)						
Lot area	3,000 SF	1,500 SF	1,000 SF	3,000 SF	1,500 SF	1,200 SF
Lot width at front building line	Determined at site plan			Determined at site plan		
Lot width at front lot line	25'	25'	14'	25'	25'	14'
Frontage on street or open space	Required			Required		
Specification for Lot under MPDU Development and Cluster Development						
a. Lot width at the front building line and setback requirements may be reduced under Section 4.4.3.						
Coverage (max)						
Lot	60%	60%	n/a	35%	35%	n/a

3. Placement

Principal Building Setbacks (min)						
Front setback from public street	20'	20'	20'	20'	20'	20'
Front setback from private street or open space	10'	10'	10'	10'	10'	10'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	20'	20'	20'	20'	20'	20'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'	15'	15'	15'	15'	15'
Side or rear setback	Determined at site plan			Determined at site plan		
Side setback, abutting property not included in application	Equal to required setback for a detached house building type in the abutting zone under standard method			Equal to required setback for a detached house building type in the abutting zone under standard method		30'
Rear setback, abutting property not included in application	Equal to required setback for a detached house building type in the abutting zone under standard method			30'	30'	30'
Rear setback, alley	4'	4'	4'	4'	4'	4'

Section 4.4.9.C. R-60 Zone, Optional Method Development Standards (cont'd)

3. Placement	MPDU Development			Cluster Development		
	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse
Accessory Structure Setbacks (min)						
Front setback	5' behind front building line			60'	60'	60'
Side street setback	Side street setback of principal building			Side street setback of principal building		
Side or rear setback	Determined at site plan			Determined at site plan		
Side or rear setback, abutting property not included in application	Equal to required setback for a detached house building type in the abutting zone under standard method			Equal to required setback for a detached house building type in the abutting zone under standard method		
Rear setback, alley	4'	4'	4'	4'	4'	4'

Specifications for Accessory Structure Setbacks under Cluster Development

- a. In addition to the front setback minimum, accessory structures must be located behind the rear building line of the principal building.
- b. For accessory structures with a height greater than 15', the minimum side and rear setback must be increased by 2' for each foot of height in excess of 15'.
- c. For accessory structures with a length along a rear or side property line that is longer than 24', the minimum side or rear setback must be increased at a ratio of 2' for every 2' that the dimension exceeds 24 linear feet. Swimming pools are exempt from this limit.

4. Height

Height (max)	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse
Principal building	40'	40'	40'	35'	35'	35'
Accessory structure	25'	25'	25'	25'	25'	25'

5. Form

Massing (max)	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse
Number of units permitted in any one row	n/a	n/a	n/a	n/a	n/a	10

6. Buildings used for Agriculture Associated with Farming

Specification for Buildings used for Agriculture Associated with Farming

- a. A building used for agriculture associated with Farming must satisfy the standards of an accessory structure, except that the maximum building height is 50'.

(Legislative History: Ord. No. 18-08, § 9; Ord. No. 18-52, § 2.)