

Comparison of Cluster Housing (current code) and Conservation Subdivision (proposed code)

	Cluster Housing	Conservation Subdivision
Use	1 principal structure per lot max.	1 single-family structure per lot max. On any lot less than the min. area of underlying zoning district, principal structure shall have max. FAR of .5
Density	Max. dua varies by zoning district	2
Lot coverage	Lot coverage for two common walls per dwelling unit-70%	Max. lot coverage may be increased by up to 10%.
	Lot coverage for one common wall per dwelling unit-50%	
Setbacks	Lot coverage for all others-40%	Front and rear setbacks may be reduced by half; - from what? Side setbacks may not be reduced
	Setbacks in R-6, R-8, R-9, R-10: front 25'; side 10'; rear 20'	
Open space	Setbacks in other districts—as required by district	At least 20% of site area to be common open space (COS); the amount of reduction in lot size of each lot shall be provided as common open space
	30% of site area to be <u>common open space</u> (means for the common use and enjoyment of the owners and occupants of the subdivision; shared by all tenants and distinguished from space designated for <u>private use</u>)	
	If any lots in subdivision are less than 6,000 sf, at least 600 sf per du of <u>common usable open space</u> (CUOS) shall be provided, as part of the common open space	
	CUOS—not less than 2,500 sf	
	CUOS—no roads, parking, driveways, storage, snow storage, service areas	
	CUOS—no dimension less than 30'	
CUOS—no A or B wetlands; water bodies only if they contribute to recreation	CUOS—located within 1,000' of every lot in subdivision	COS—Not less than 2,000 sf
		COS may not be in an individual lot; no road right-of-way, utility easement
		COS—No dimension less than 30'

cos vs cuos
from what?

BW
OS Private (per unit)
COS common
CUOS common usable open space

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	CUOS—if less than 10,000 sf, slope shall be 5% or less; if more than 10,000 sf, up to 10% of CUOS may have slope exceeding 15%	
	CUOS—may be natural vegetation, landscaped, or paved to allow for active outdoor recreation	In class B areas, must be undisturbed
Homeowner's association	Homeowner's Association required	Homeowner's Association or other organization to maintain COS is required
Landscaping	Buffer landscaping along lot lines adjoining a collector or greater street.	Level 4 landscaping (30') shall be provided along lot lines abutting residential districts where the average lot size is greater than 150% of the average lot size in the conservation subdivision.
Street standards	NONE? BWD	Vertical curbs required in class A areas
		Driveway width limited to 14' max. at curb
		If on-street parking is allowed, adjacent driveways shall be separated by at least 20'