



Clustering of lots can yield shared open space.

Land Use and Building Density

Factors to consider in establishing density include environmental constraints such as wetlands, woodlands, floodplains, aquifer recharge areas, rare and endangered species' habitats, prime agricultural soils, groundwater availability, and septic suitability. Additional considerations include the road network, infrastructure availability, historic character, and existing land-use patterns.

Rural densities should be kept relatively low. However, low density alone does not ensure the protection of the environment and the preservation of rural character. A more sensitive and site-specific approach is necessary.

Existing ordinance requirements and City development standards such as street design, drainage, lighting, and road frontages may require adjustments to minimize site disturbance and area of impervious coverage, and engineering requirements for storm water management facilities.

Cluster development allows individual lots to be smaller than the minimum allowed under conventional subdivision requirements; however, the total numbers of lots remains the same unless approved by a conditional use permit. Individual lots may be permitted to be less than three acres, yielding shared open space.