

Cluster Development Ordinance

Lower Salford Township, Montgomery County

ARTICLE VIIIA R-1 Cluster District

[Added 12-1-1993 by Ord. No. 93-15]
§§164.36.1 Intent.

In expansion of The community development objectives contained in article II of this chapter and in support of The goals and recommendations of The Township Comprehensive Plan, it is The intent of this article to:

- A. Preserve open land, including those areas containing unique and sensitive natural features, such as woodlands, steep slopes, streams, flood plains and wetlands, by setting them aside from development.
- B. Preserve scenic views and elements of the municipality's rural character and minimize views of new development from existing roads.
- C. Provide greater design flexibility and efficiency in The siting of services and infrastructure by reducing The road length, utility runs and The amount of paving required for residential development.
- D. Create compact neighborhoods with direct visual success to open land, with amenities in The form of neighborhood open space, and with a strong neighborhood identity.
- E. Encourage cluster development as an alternative to conventional residential subdivision.

§§164-36.2. Permitted use and site requirements.

Single-family detached homes within a cluster development are permitted provided that:

- A. The tract of land is located in The R-1 Residence Districts.
- B. The tract of land is at least 10 gross acres in size.
- C. The development will be served by The public or central sewage and water facilities.
- D. At least 60% of The tract is preserved as common open space, in accordance with The standards of §§164-22. [Amended 8-21-1997 by Ord No. 97-5].

§§164-36.3. Neighborhood design standards.

Within cluster developments, all lots shall be grouped into neighborhoods in accordance with the following requirements:

- A. All lots shall be grouped into neighborhoods which shall contain at least five, but no more than 25, lots that are surrounded by open land.
- B. The maximum or minimum number of lots in a neighborhood may be increased or decreased, and neighborhoods may be assembled into larger groupings with the approval of the governing body. However, the applicant must demonstrate that such an alternative plan is more appropriate for the tract in question and will meet both the general intent and design standards of this article rather than being intended solely for economic savings.
- C. Neighborhoods are defined by the outer perimeter of contiguous lotted homes. Neighborhoods may contain lots, homes, roads and neighborhood open space. [Amended 4-1-1999 by Ord. No. 98-3]
- D. The outer boundaries of each neighborhood shall meet the setback requirements specified in §§164-36.4, Density and dimensional standards.
- E. Neighborhoods shall be defined and separated by open land in order to provide direct access to open space and privacy to individual yard areas. Neighborhoods may be separated by roads if the road right-of-way is designed as a parkway and meets the setback requirements in §§164-36.4.
- F. Views of neighborhoods from exterior roads shall be minimized by the use of changes in topography, existing vegetation or additional landscaping.
- G. All lots in a neighborhood shall take access from interior roads, rather than roads exterior to the tract.
- H. [Amended 10-1-1997 by Ord. No. 97-8] All lots in the neighborhood shall abut neighborhood open space or open land (directly or across the road) in either the front or the rear of the lot for a distance of no less than 30 feet.
 - (1) The Township Board of Supervisors may reduce the number of lots required to face open space when this requirement would prevent the creation of a large open space area needed for township active recreation or in order to permit an extension of existing preserved open space or the preservation of extensive environmental features.
- I. [Amended 10-1-1997 by Ord. No. 97-81 Neighborhood open space standards. A neighborhood with ten or more residential lots must include neighborhood open space at a minimum rate of 1,000 square feet per lot, in compliance with the following standards:
 - (1) The open space shall be central to the neighborhood it serves.
 - (2) The open space shall have a minimum of 100 feet of road frontage and a minimum average width of 35 feet.

- (3) The open space shall be configured as a "green" or "parkway."
 - (a) A "green" shall be located in a central position in the neighborhood, and shall be surrounded by streets and/or building lots on at least three sides. It shall be designed and landscaped as a space for common neighborhood use.
 - (b) A "parkway" is a narrow strip of open space surrounded by streets on all sides and generally intended for a smaller neighborhood. It shall be designed as a space for neighborhood use.
- (4) The open space may contain stormwater detention basins or parking areas, but these shall not be included in the required 1,000 square feet per lot.
- (5) Neighborhood open space shall count toward meeting the sixty-percent open space requirements of the cluster.
- (6) The Township Board of Supervisors may reduce and even eliminate the amount of required central open space when such central open space would prevent the creation of a large open space area needed for township active recreation or an extension of existing preserved open space or the preservation of extensive environmental features.

§§164-36.4. Density and dimensional standards.

A. Density and dimensional standards for residential lots:

- (1) Maximum density: 1.1 dwelling units per gross acre.
- (2) Minimum net lot size: 8,000 square feet. [Amended 8-21-1997 by Ord. No. 97-5]
- (3) Minimum lot width: 65 feet.
- (4) Minimum front yard, measured from each street ultimate right-of-way line on which the lot abuts: 25 feet.
- (5) Minimum side yard: 10 feet/25 feet aggregate.
- (6) Minimum rear yard: 25 feet.
- (7) Maximum building coverage: 20%.
- (8) Maximum impervious coverage: 35%.
- (9) Maximum building height: 35 feet.

- (10) Patios, decks, and uncovered porches may not encroach on the front yard setback and must be set back 15 feet from side and rear property lines.

B. Additional setbacks.

- (1) [Amended 4-1-1999 by Ord. No. 98-3] All residential lots must meet the following additional setbacks:
 - (a) From external primary arterial right-of-way: 150 feet.
 - (b) From other external street right-of-way: 100 feet.
 - (c) From tract boundaries: 75 feet.
 - (d) From residential lots in other neighborhoods located within the same development: 100 feet.
 - (e) From wetlands and floodplains: 25 feet.
- (2) Setback standards may be reduced by the Board of Supervisors under the following circumstances:
 - (a) Setback from roads may be reduced to a minimum of 50 feet if the applicant can demonstrate that existing vegetation and/or topography form an effective visual buffer along these roads.
 - (b) Setbacks from tract boundaries between neighborhoods may be reduced to 50 feet if the applicant can demonstrate that reduced setbacks improve the plan's compliance with the neighborhood design standards in §§164-36.3, the intent of this article and the other goals of the Comprehensive Plan. Setback from tract boundaries may be reduced to less than 50 feet if the proposed plan meets all criteria listed above for reduced setbacks and no existing off-site residential dwelling units are located within 200 feet of a proposed lot on the applicant's plan. [Amended 10-1-1997 by Ord. No. 97-8]

§§164-36.5 Ownership and maintenance of common facilities and open land.

[Added 4-1-1999 by Ord. No. 98-3]

- A. All common open space shall be permanently restricted from future development.