

development in A-1 zones. The following subdivision regulations related to cluster development are hereby amended as follows:

ARTICLE X, SECTION 1000'-

SECTION F. PRIVATE STREETS

1. Private residential streets.

~~a. For cluster subdivision developments, parking spaces may be permitted to the front of the garage.~~

~~1. The private street shall serve no more than 30 dwelling units (2 Clusters).~~

~~2. The private street shall be a minimum of 14 feet of gravel, with 2 foot shoulders either side, and ditches and cross drains designed by Mannings Formula.~~

~~3. Private streets constructed in the Cluster Subdivision shall not be eligible for dedication to any governing body. A note to this effect shall be placed on the plat.~~

~~4. Owners of the cluster lots shall be responsible for a pro-rata share of maintenance and improvement of the private street. A note to this effect shall be placed on the plat.~~

ARTICLE X, SECTION 1000

SECTION O. STREET ACCESS

1. Residential

b. Special street access requirements:

~~iii. No lot in the cluster subdivision shall have direct access to any road other than a private street or driveway serving 3 or more lots.~~

~~ARTICLE X SECTION 102 CLUSTER SUBDIVISION~~

~~This is an alternative to traditional 5-acre subdivision development for residential purposes. The following standards shall apply to all subdivisions of this type within A-1 zoned areas.~~

~~1. The total density for developments of this type shall not exceed 1 dwelling unit per 5 acres. This may be accomplished by having 4 acres of agricultural or open space reserve and a 1 acre minimum dwelling lot. The remaining 4 acre total density requirement for each tract, which is not required to be contiguous to that tract, must be preserved for open space or farmland in parcels of at least 250 feet in minimum dimension and so noted on the subdivision plat. This remaining area cannot be further subdivided for residential development or agricultural dwelling unit purposes.~~