

- ~~2. An application for a cluster subdivision shall consist of a minimum of three (3) dwelling units.~~
- ~~3. The total number of units within one cluster of the subdivision shall be 15.~~
- ~~4. All buildings shall be set back 60 feet from the right of way of State or County roads, a minimum of 50 feet from the center line of a private driven, a minimum of 25 feet from side lot lines, a minimum of 100 feet from rear lot lines.~~
- ~~5. All lots shall have a minimum width of 125 feet at the building liner~~
- ~~6. No cluster lot shall have a common rear property line with any other.~~
- ~~7. Lots shall be located to preserve viewsheds from public roads by using existing trees, contours, or design so fame or enhance views~~

**Section 2. Cluster Regulations:** Cluster residential development in the Agricultural A-1 zone shall be approved only upon compliance with the following:

- A. Cluster development density shall be one unit for every 5 acres.
- B. The minimum acreage for cluster subdivision is 20 acres.
- C. The minimum size of a cluster lot is one acre.
- D. The remaining 4 acres or less per cluster lot must be used for agriculture or open space. The minimum dimension of this preserved acreage shall be 500' in any direction. This dimension may be varied according to standards described below. A note shall be placed on the final plat restricting future subdivision of the reserved acreage.
- E. The maximum cluster size shall be 15 units.
- F. The maximum number of cluster lots per property is 45 units.

Individual lot standards are:

- a. 1 acre minimum (outside floodplains)
- b. 125' minimum lot width
- c. 50' front yard setback
- d. 100' rear yard setback
- e. 25' side yard setback
- G. Agricultural preservation being the intent of these regulations, the premature subdivision of land shall not be encouraged. There shall be a maximum of 15 cluster units within one cluster approved in any 12 month period. No subsequent cluster shall be permitted until at least 1/2 of the cluster lots previously approved have been sold. The time limitations may be varied only upon developer's showing of need based upon insufficient availability to meet demand.
- H.
  - a. No cluster lot shall share a common rear lot line with any other.