

## **SECTION 8: CLUSTER SINGLE-FAMILY DEVELOPMENT AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

### **8.1 Purpose**

The purpose of this Section is to encourage flexibility and variety in residential development in order to promote more efficient use of land in harmony with its natural features; to make more economical the provision of roads, water, septic disposal and other services; to promote designs which enhance the privacy, safety and enjoyment of residents; to provide for a diversified housing stock; and to preserve Open Space

### **8.2 General Requirements**

8.2.1 Cluster Single-Family Developments and Multi-Family Residential Developments are allowed in the Village and Rural-Residential Districts. Each development must be reviewed and approved by the Jackson Planning Board in compliance with the Subdivision and any other Regulations that may apply.

8.2.2 Accessory Uses and structures otherwise allowed in the specific district are permitted as well as buildings, structures or facilities incidental to the use of Common Land for conservation, preservation or recreational uses.

8.2.3. The maximum number of Dwelling Units in either Cluster Single-Family Developments or Multi-Family Residential Developments shall be determined by the requirements in Section 6.

8.2.4 Public or Private Road right-of-ways within a development (internal Streets) must be at least 50 feet in width.

8.2.5 The developer must provide for\* safe and adequate water and sewerage disposal, including connections to town services where available.

8.2.6 Open Space in developments approved under this Section shall be Common Land amounting to a minimum of fifty (50) percent of the total area of the lot or parcel being developed. Developments creating Affordable or Workforce Housing units in compliance with Section 10 are only required to set aside a minimum of twenty-five (25) percent of the parcel as Common Land.

### **8.3 Areas and Dimensions**

8.3.1 The parcel to be Subdivided shall have at least 200 feet of Frontage along a public or Private Road right-of-way.

8.3.2 There shall be no internal setback requirements for attached or detached residential units within the parcel to be Subdivided. However, the existing setback requirements described in Sections 4 and 5 of this Zoning ordinance shall apply to the entire parcel.

8.3.3 *There shall be no minimum* lot size for single-family lots in either a Cluster Single-Family Development or Multi-Family Residential Development. However, the maximum number of lots shall be determined by the requirements in Section 6.