

III A.2(a) RESIDENTIAL CLUSTER REGULATION SCHEDULE

ZONING DISTRICT:	Minimum Lot Area	Min. Contiguous Frontage	Minimum Lot Depth	Min. Front Setback	Min. Side Setbacks	Min. Rear Setback	Maximum Lot Coverage	Max. Building Height	Minimum Open Space
Single Residence A (RSA)	15,000 sf	110 feet	125 feet	30 feet	12 feet	25 feet	25%	2.5 stories/35 feet	None
RS A CLUSTER OPTION	Single-family homes (SFH), town houses (TH) and small single family cottages (SFC) may be constructed in Cluster Developments in the RS A District on contiguous parcels measuring at least two (2) acres through Site Plan Review Procedures from the Planning Board outlined in Section VI-DD.2(B). At least 50% of the total site area must be Protected Open Space. The following dimensional requirements apply to lots with structures developed in RS A Clusters. These can be reduced up to 15% by the Planning Board to account for unique site conditions as long as all parcels meet the egress, accessibility and off-street parking requirements of this by-law. In RS A clusters, two (2) single-family cottages (SFC) may be developed in the place of a single-family dwelling (SFD).								
RS A Cluster Dimensional Requirements:	33% of regular std. 5,000 sf	60% of regular std. 66 feet	60% of regular std. 75 feet	60% of regular std. 18 feet	60% of regular std. 7 feet	60% of regular std. 15 feet	120% of regular std. 30%	2.5 stories / 35 feet	None
Single Residence B (RSB)	40,000 sf	140 feet	150 feet	40 feet	20 feet	40 feet	20%	2.5 stories/35 feet	None
RS B CLUSTER OPTION	Single-family homes (SFH), town houses (TH) and small single family cottages (SFC) may be constructed on Cluster Developments in the RS B District on contiguous parcels measuring at least two (2) acres through Site Plan Review Procedures from the Planning Board outlined in Section VI-DD.2(B). At least 50% of the total site area must be Protected Open Space. The following dimensional requirements apply to lots with structures developed in RS B Clusters. These can be reduced up to 15% by the Planning Board to account for unique site conditions as long as all parcels meet the egress, accessibility and off-street parking requirements of this by-law. In RS B clusters, three (3) single-family cottages (SFC) may be developed in the place of a single-family dwelling (SFD).								
RS B Cluster Dimensional Requirements:	30% of regular std. 12,000 sf	60% of regular std. 84 feet	60% of regular std. 90 feet	60% of regular std. 24 feet	60% of regular std. 12 feet	60% of regular std. 24 feet	125% of regular std. 25%	2.5 stories / 35 feet	None
Single Residence C (RSC)	20,000 sf	120 feet	125 feet	30 feet	12 feet	25 feet	20%	2.5 stories / 35 feet	None
RS C CLUSTER OPTION	Single-family homes (SFH), town houses (TH) and small single family cottages (SFC) may be constructed on Cluster Developments in the RS C District on contiguous parcels measuring two (2) acres through Site Plan Review Procedures from the Planning Board outlined in Section VI-DD.2(B). At least 50% of the total site area must be Protected Open Space. The following dimensional requirements apply to lots with structures developed in RS C Clusters. These can be reduced up to 15% by the Planning Board to account for unique site conditions as long as all parcels meet the egress, accessibility and off-street parking requirements of this by-law. In RS C clusters, two (2) single-family cottages (SFC) may be developed in the place of a single-family dwelling (SFD).								
RS C Cluster Dimensional Requirements:	30% of regular std. 6,000 sf	60% of regular std. 72 feet	60% of regular std. 75 feet	60% of regular std. 18 feet	60% of regular std. 7 feet	60% of regular std. 15 feet	150% of regular std. 30%	2.5 stories / 35 feet	None