

22B-3. Minimum Open Space and Lot Area Requirements

8-72

To encourage quality open space that promotes the intent of this ordinance, the minimum percent of a cluster subdivision left in open space shall be as follows:

1. In the Forest Zone F-40, a minimum of ninety (90) percent of any cluster subdivision shall be preserved as permanent open space.
2. In the Forest Zones F-20, F-10 and F-5, a minimum of eighty (80) percent of any cluster subdivision shall be preserved as permanent open space.
3. In the Agricultural Valley Zone AV-3, and the Forest Valley Zone FV-3, a minimum of sixty (60) percent of any cluster subdivision shall be preserved as permanent open space.
4. In all other zones, a minimum of thirty (30) percent of any cluster subdivision shall be preserved as permanent open space.

The minimum lot area in a cluster subdivision shall be 10,000 square feet unless approved as part of a planned residential unit development.