

ZONING

27 Attachment 12

Township of Valley

Limited Cluster Development Design Standards (R-1) Zone

Dwelling Unit Type/Use	Minimum Lot Area (square feet)	Minimum Lot Width (feet) ¹	Minimum Required Yards (feet)			Maximum Lot Coverage	Maximum Permitted Height (feet)	Maximum Density for Tract (units/net acreage)
			Front ²	Side	Rear			
Single-family detached	10,000	80	35	10 (ea.)	35	30%	35	3.5
Townhouse ³	2,000 per unit	20 per unit	35	10 (end units)	35	70%	35	
Accessory uses	N/A	N/A	Not permitted	3 ⁴	10	See above	15	N/A

NOTES:

¹ Minimum lot width shall be measured at the building setback line; in no case shall a lot's width, as measured along its frontage, be less than 70% of that required at the building setback. Lot widths required at the frontage shall be measured along a line paralleling the street line, even if it is curvilinear.

² Front yard setbacks are from the street line.

³ In those instances where two more townhouse groups are located on the same lot, the following separation distances shall be provided between each building:

- (a) Front to front, rear to rear, or front to rear, parallel buildings shall have at least 70 feet between faces of the building. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as five feet at one end if increased by a similar or greater distance at the other end.
- (b) A minimum yard space of 20 feet is required between end walls of buildings for each two-story building plus 10 feet for each additional story (excluding rear walkout basement conditions).
- (c) A minimum yard space of 30 feet is required between end walls and front or rear faces of buildings for each two-story building plus 10 feet for each additional story (excluding rear walkout basement conditions).

⁴ For townhouses on individual lots, the minimum accessory side yard for an interior unit is three feet from each common lot line.