

ZONING

27 Attachment 8

Township of Valley

Cluster Design Standards (C) and (R-1) Zones

Dwelling Type	Minimum Lot Area ¹ (square feet)	Minimum Lot Width (feet) ¹	Minimum Required Yards (feet)			Maximum Lot Coverage ¹	Maximum Permitted Height (feet)
			Front ²	Side	Rear		
Single-family detached	(C) 20,000	(C) 100	(C) 50	18 (ea.)	35	(C) 20%	(C) 35
	(R-1) 12,800	(R-1) 80	(R-1) 38	15 (ea.)	35	(R-1) 30%	(R-1) 35
Twins (R-1)	9,000 per unit	60 per unit	38	18 (one)	35	35%	35
Townhouses (R-1)	3,500 per unit	30 per unit	38	25 (end)	35	40%	35
Accessory uses ³	NA	NA	Not permitted	10	10	See above	15

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 line. For the (C) Zone, if more than 50% of the lot has slopes in the excess of 20%, the minimum lot area is 40,000 feet, the minimum width is 140 feet and the maximum lot coverage is 10%.
- ² Front yard setbacks are from the street line.
- ³ For twin and semiattached dwellings, the minimum side yard for accessory use is 50% of the standard setback from the non-common lot line and three feet from the common lot line; for attached dwellings, the minimum accessory side yard is three feet from each side lot line.
- ⁴ Within a cluster development in the R-1 Zone, townhouse dwellings may employ a zero-lot-line design with respect to driveways servicing adjoining properties, provided, that if driveway maintenance is the responsibility of the property owner(s), the driveways to the adjoining properties shall be physically separated (e.g., paver blocks, river bed stone, or other method approved by the Board of Supervisors), by a minimum one foot width (six inches per lot).