

ZONING

27 Attachment 9

Township of Valley

Cluster Design Provisions (R-2 Zone)

Use	Minimum Lot Area (square feet)	Maximum Net Density (units per net acre)	Minimum Lot Width <sup>1</sup> (square feet)	Maximum Lot Coverage	Minimum Yield Requirements				Maximum Permitted Height (feet)
					Front Yard (feet)	One Side (feet)	Both Sides (feet)	Rear Yard (feet)	
Single-family detached dwellings	6,000	5.5	60	45%	38	10	20	25	35
Twins	5,000 per unit	5.5	50 per unit	50%	38	15	(NA)	25	35
Townhouses <sup>2</sup>	2,500 per unit	5.5	24 per unit	60%	38	15	(end units)	20	35
Duplexes	5,000 per duplex	5.5	50 per duplex	50%	38	15	30	25	35
Multiple family <sup>3</sup>	87,120	5.5	200	60%	50	30	60	50	38
Accessory uses <sup>4</sup>	NA	NA	NA	See above	Not permitted	8	16	8	14

**NOTES:**

- <sup>1</sup> 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. Lot widths required at the frontage shall be measured along a line paralleling the street line, even if it is curvilinear. Along cul-de-sac turnarounds, no lot shall be less than 40 feet wide as measured at the lot frontage.
- <sup>2</sup> No townhouse grouping shall contain more than six units. For each townhouse grouping containing more than four units, no more than 60% of such units shall have the same front yard setback; the minimum variation of setback shall be two feet. In addition, no more than two contiguous units shall have identical roof lines that generally parallel the ground along the same horizontal plane. All townhouse buildings shall be set back a minimum of 15 feet from any parking facilities contained on commonly held lands. All townhouse buildings shall be set back at least 30 feet from any perimeter boundary of the development site. In those instances where several townhouse groupings are contained upon the same lot, the standards listed in the following note 3 shall apply.

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- <sup>3</sup> In those instances where several multiple-family dwelling buildings and/or townhouse groupings are located on the same lot, the following separation distances will be provided between each building:
- (a) Front to front, rear to rear, or front to rear, parallel buildings shall have at least 50 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 10 feet at one end if increased by similar or greater distance at the other end.
  - (b) A minimum yard space of 30 feet is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of 20 feet.
  - (c) A minimum yard space of 30 feet is required between end walls and front or rear faces of buildings.
- <sup>4</sup> 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.
- <sup>5</sup> Within the R-2 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, riverbed stone, or other method approved by the Board of Supervisors), by a minimum one foot width (six inches per lot).