

ZONING

**Table No. 3
Development Standards For Cluster Developments in CN Zones
Borough of Moosic**

Standards	Uses				
	Single Family Basic	Single Family Cluster	Compact Cluster ¹		
			1F	2F	TH ²
Maximum density (units per acre)	0.5	0.5	0.8	1.0	1.5
Maximum tract density (minimum developable acreage per unit)	2.0	1.0	0.5	0.6	0.133
Minimum tract area (acres)	2.0	10.0	10.0	10.0	10.0
Minimum permanent open space (% of tract)	NA	50	60	70	80
Maximum impervious coverage (% of tract)	10	10	10	10	7
Minimum lot width at building setback line (feet)	125	100	80	80	15
Minimum building setback from right-of-way line (feet)	30	30	25	25	25
Minimum principal building setback from rear property line (feet)	50	50	35	35	35
Minimum accessory building setback from rear property line (feet)	50	30	30	30	30
Minimum principal building setback from permanent open space boundary line (feet)	NA	50	35	35	35
Minimum accessory building setback from permanent open space boundary line (feet)	NA	50	35	35	35
Maximum principal building height (feet)	35	35	35	35	35
Maximum accessory building height (feet)	17	17	17	17	17
Maximum principal building height (stories)	2.5	2.5	2.5	2.5	2.5
Maximum accessory building height (stories)	1.5	1.5	1.5	1.5	1.5

NOTES:

¹ Compact cluster standards for single-family, two-family and townhouse residential dwellings.

² TH = Townhouses.

DENSITY ILLUSTRATION

Single family basic - On a tract of 30 acres, there may be up to 15 1-family dwelling units and there is no open space requirement; or on a tract of 20 acres there may be up to 20 such units.

Single family cluster - On a tract of 30 acres, there may be up to 15 1-family dwelling units and there is an open space requirement of 15 acres; or on a tract of 20 acres there may be up to 10 1-family dwelling units and there is an open space requirement of 10 acres.

Compact 1-family cluster - On a tract of 30 acres, there may be up to 18 1-family dwelling units and there is an open space requirement of 18 acres.

MOOSIC CODE

COMPARATIVE ILLUSTRATION

(1F Dwelling Units)

Units per acre	1-Family Basic 0.5/1.0 ac	1-Family Cluster 0.5/1.0 ac	Compact Cluster 0.8/1.0 ac
30 Acre illustration			
Total No. of 1-family units	15	15	24
Open space required	NA	50% = 15 ac.	60% = 18 ac.
Typical lot size (ac.)	2.0	1.0	0.5
Typical dimensions (approximately)	200 x 400	100 x 400	100 x 200