

Section 13-124.5 UTILITIES

Commercial and industrial subdivisions shall provide utilities as are required by Sections 13-115 through 13-115.2, inclusive, of this Ordinance.

Section 13-125 CLUSTER DEVELOPMENT

The purposes of Cluster Development are to provide a method of development for land that permits variation in lot sizes without an increase in the overall density of population or development. This allows subdivisions with varying lot sizes so as to provide home buyers a choice of lot sizes according to their needs and preserves open space, tree cover, scenic vistas, natural drainageways and outstanding natural topography. Such measures prevent soil erosion by permitting development according to the nature of the terrain; provides larger open areas with greater utility for rest and recreation; and encourages the development of more attractive and economic site design.

Section 13-125.1 REGULATIONS

The use of the cluster method of development shall be subject to the following:

(1) The gross residential density within such a subdivision shall remain the same as that permitted under the Zoning Ordinance and all amendments thereto.

(2) The land proposed for development must be served by public water and sewer, except in ONE (1) ACRE OR MORE ~~large~~ lot developments where the reduced lot area would be sufficient to adequately and safely handle private septic and well systems.

(3) In approving subdivision plats in all Residence Districts, the County Planning and Zoning Officer and the County Health Officer may permit changes in lot area requirements, dimensions, right-of-way requirements or other standards so as to encourage and permit creation of open space and preservation of natural features. In single family residential areas, however, no lots shall be less than one-half the area normally required in the district in which the proposed subdivision is located. The area equal to the total reduction in the normally required lot area shall remain in open space. The lot widths shall be as determined by the Zoning Ordinance. However, any lot having any part of its area within one hundred (100) feet of the boundaries of the subdivision shall meet all the normal requirements for lot area and dimensions for the district in which it is located EXCEPT THOSE BOUNDARIES WHICH ARE ALONG THE CHESAPEAKE BAY AND ITS TIDAL TRIBUTARIES.

(4) Any open space not SUBJECT to be a part of a lot to be used for residence purposes will be subject to the following requirements:

(a) Land in streets, sidewalks, utility and storm drainage rights-of-way, and land normally required by the Office of Planning and Zoning for recreation land or other necessary appurtenant facilities shall not be included in the open space to offset reduction in lot area.

(b) The use of the land shall be limited by the Office of Planning and Zoning through requirements of deed restrictions, covenants, easements to the lot owners within the development, and otherwise, to park, conservation, recreation, gardening and similar purposes of the residents of the development. Such restrictions shall be recorded in the land records of the County and noted on the record plat.