

Residential Districts, provided the area to be developed is served by public water and a public operated sewerage system.

Section 13-307.1—Uses Permitted

The following uses shall be permitted in Cluster Development:

(1) Single family detached dwellings and accessory uses (including recreational facilities for use of residents) shall be permitted in RA—Agricultural Residential Districts, and R1, R2 and R5 Residential Districts.

(2) ~~Townhouses~~ COOPERATIVE, CONDOMINIUM, OR RENTAL TOWNHOUSES on individual lots, duplex and semi-detached residences, and modular construction shall be permitted in R5—Residential Districts.

Section 13-307.2—Area Requirements

No cluster development shall be permitted, and no plan of subdivision SHALL BE approved for any tract with an area less than:

(1) Twenty-five (25) acres for RA—Agricultural Residential Districts.

(2) Fifteen (15) acres for R1 and R2—Residential Districts.

(3) Ten (10) acres for R5—Residential Districts.

Section 13-307.3—Density of Development

The average density shall be determined by the number of dwelling units which could be built under the respective zoning district.

Section 13-307.4—Lot Size

Each detached dwelling shall be located on a lot having an area of not less than:

(1) Twenty thousand (20,000) square feet in RA—Agricultural Residential Districts.

(2) Ten thousand (10,000) square feet in R1 and R2—Residential Districts.

(3) Three thousand five hundred (3,500) square feet in R5—Residential Districts.

(4) Two thousand (2,000) square feet for each townhouse.

(5) Four thousand five hundred (4,500) square feet for each duplex and semi-detached dwelling.

Section 13-307.5—Lot Frontage

(a) Each lot in any cluster development shall have a width of not less than twenty-five feet (25') at the existing or proposed street line ON ANY RECORDED PLAT, IN ANY APPROVED CAPITAL IMPROVEMENT PROJECT, OR IN THE ANNE ARUNDEL COUNTY MASTER PLAN OF TRANSPORTATION.

(b) Each townhouse lot in R5 Cluster Development shall have a width of not less than eighteen feet (18') and an average frontage per dwelling of not less than twenty feet (20') for each group of attached townhouses.

(c) Notwithstanding the provisions of Subsection (b) of this Section, federally subsidized townhouse lots shall have a frontage with not less than sixteen feet (16').