



Department of Permitting Services  
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Development Standard for LDRC Zones



<b>Zone (Standard Method Of Development)</b>	LDRC Low Density Rural Cluster Development zone.
<b>Area Requirement</b>	5 acres.
<b>Maximum Coverage</b>	10% including accessory buildings.
<b>Minimum Front Yard Setback</b>	50 ft. <sup>1</sup>
<b>Minimum Side Yard Setback</b>	One side 20 ft. Total 40 ft. 50 ft. from lot abutting public street. <sup>1</sup>
<b>Minimum Rear Yard Setback</b>	35 ft.
<b>Minimum Lot Frontage</b>	300 ft. at front building line. 300 ft. at street line.
<b>Maximum Building Height</b>	50 ft.
<b>Accessory Buildings</b> The footprint of an accessory building must not exceed 50% of the footprint of the main building (one-family detached dwelling) or 600 sq/ft whichever is greater. This limit does not apply to a building accessory to an agricultural use.	80 ft. from front line. 15 ft. from side line. 10 ft. from rear line. 50 ft. from lot abutting public street. <sup>1</sup> 50 ft. max. height.
<b>Remarks</b>	<sup>1</sup> This setback must consist of any scenic setback indicated on an approved and adopted master plan or 50 ft., whichever is greater.