Zoning Deletion for New Subdivision Regulations

Amend Section 450.6 as follows:

~~Strikethrough~~ = deletions

Section 450.6 - ~~Flexible and~~ Cluster Dimensional Requirements. A Special Permit for ~~Flexible or~~ Cluster Development may authorize the creation and use of lots meeting the following dimensional requirements in lieu of the conventional dimensional requirements

a. Lot Area. Each lot shall be at least of a size capable of supporting the construction of a single-family dwelling or primary use structure and its accessory structures in accordance with all applicable state and local regulatory requirements and the purposes of ~~Flexible and~~ Cluster Development.

b. Frontage. The frontage of each lot for a building site created in a ~~Flexible or~~ Cluster Development shall be that necessary, in the opinion of the Commission, to provide for adequate access to the lot. Where shared driveways or other circumstances provided adequate access to an individual lot, frontage may not be required.

c. Setbacks. All structures shall be set back a minimum of twenty (20) feet from all lot lines, provided, however, that with respect to lot lines which abut land outside the ~~Flexible or~~ Cluster Development, setbacks from said lot lines shall conform to the setback requirements applicable to conventional development in the underlying zoning district.

d. Density. The maximum number of lots for building sites in a ~~Flexible or~~ Cluster Development shall not exceed the number of buildable lots which could be created through conventional development of the site plus any ~~allowable~~ density bonuses allowed. The allowable maximum density shall be based upon the maximum number of buildable lots which may be created through conventional development of the land without substantial waivers from the Commission's Regulations for the Subdivision of Land and in conformance with the conventional dimensional requirements for the underlying zoning district.

Additionally, **add the above amended Section 450.6 to the Borough of Danielson Zoning Regulations as a new Section 470.6**