



# City of Florence Residential Housing Code Update

## Cluster Housing Standards - Application Examples

The purpose of this document is to provide visual examples of cluster housing development in each residential district based on standards proposed to the Community & Economic Development Committee on June 20, 2019. Each cluster illustration uses the minimum permitted lot size, maximum density and permitted cluster unit types. Other development types are included for scale.

|  | Original   | Proposed   |  | 1"=100'  |
|--|--|--|--|--|
| <b>Low Density Residential</b><br><br>Unit Type<br>Minimum Lot Size    | Single-family<br>9,000 SF<br><br>  | Single-family<br>7,500 SF<br><br><br>Min 50' Frontage  | Cluster Housing<br>15,000 SF<br><br><br>Min Units: 4<br>Max Units: 5 | Cluster Housing Example<br><br><br>Minimum lot size for a 12-unit cluster:<br>37,337 SF   0.85 Acre  |
|  | Permitted Cluster Unit Types:<br>Single-family detached<br>Duplex                        |  |  |  |
| <b>Medium Density Residential</b><br><br>Unit Type<br>Minimum Lot Size | Single-family<br>6,000 SF<br><br>  | Single-family<br>5,000 SF<br><br><br>Min 50' Frontage  | Cluster Housing<br>10,000 SF<br><br><br>Min Units: 4<br>Max Units: 5 | Cluster Housing Example<br><br><br>Minimum lot size for a 12-unit cluster:<br>21,780 SF   0.5 Acres  |
|  | Permitted Cluster Unit Types:<br>Single-family detached<br>Duplex<br>Triplex<br>Quadplex |  |  |  |
| <b>High Density Residential</b><br><br>Unit Type<br>Minimum Lot Size   | All Types<br>6,500 SF<br><br>  | Townhouses & Duets<br>2,000 SF<br><br>Max of 4 Consecutive Units<br><br><br>Min 25' Frontage | Tri/Quadplex & Multi-family<br>5,000 SF<br><br><br>Min 50' Frontage  | Cluster Housing Example<br><br><br>Minimum lot size for a 12-unit cluster:<br>20,909 SF   0.48 Acres |
|  | Cluster Housing<br>8,000 SF<br><br><br>Min Units: 4<br>Max Units: 4                      |  |  |  |