

# Cluster Development

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Assignment No. 1

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# Introduction

- CD is the grouping of residential properties on a proposed development site in order to use the extra land as open space, recreation or agriculture
- It is increasingly becoming popular in subdivision development for its low impact and sustainability appeal
- Dates back to early settlements when houses were grouped to form a common area to defend themselves.
- Today benefits include more green/public space, closer community and an optimal storm water management.
- Issues are outdated zoning, perceptions of personal space and maintenance of common areas

# Background

- Has been around since the earliest communities
- Wasn't officially a concept until the onset of suburban sprawl
- Was created as the alternative to the 'conventional subdivision'

- The first conscious application of a Cluster development was in Radburn, NJ
- Many other towns' in New Jersey applied those principles to their planning notably the 'village green' in Hillsborough and Brunswick Hill in South Brunswick
- CD grew in principally in Maryland and Virginia; notably in Reston and American Fairfax County
- Now, its all over the country

# What it is?

- Also known as conservation development Cluster Development is a planning approach that is an alternative to conventional subdivision development.
- It is a practice of Low Impact Development that groups residential properties in a proposed subdivision closer together in order to utilize the rest of the land for open space, recreation or agriculture.
- differs from a planned unit development (PUD) due the fact that a PUD contains a mix of residential, commercial, industrial, or other uses were as the cluster development primarily focuses on residential area

# Purpose

- Promote integrated site design that is considerate to the natural features and topography
- Protect environmental sensitive areas of the development site, and permanently preserve important natural features, prime agricultural land, and open space.
- Minimize non-point source pollution through reducing the area of impervious surfaces on site
- Encourage saving costs on infrastructure and maintenance through decreasing the area that needs to be paved and the distance that utilizes need to be run
- To create more area for open space, recreation and more social interaction.

# Benefits

- more preserved land for open/recreational space.
- a better setting for community building .
- optimal arrangement in storm water management.
- possible local agriculture production.
- makes more ecological and economical sense

# Issues

- established zoning which restricts developers, planning boards and communities to only use this conventional subdivision development
- People's perception of personal space has a large part to do with this resistance
- the issue of dealing with open, recreational, and agricultural space

# Application

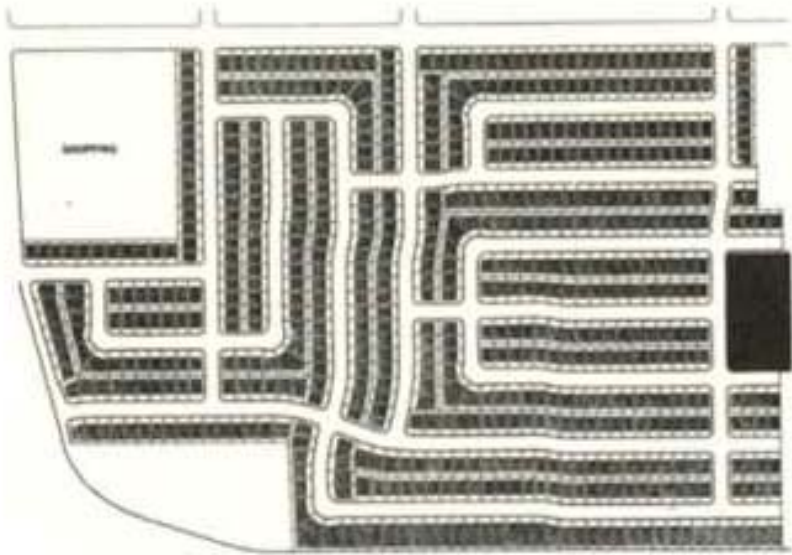
- The model ordinance for cluster development is section 4.7 in the Smart Growth Codes
- requisites are that all principle/ accessory uses are allowed and that multifamily dwelling, duplexes, townhouses are permitted
- And the application of maximal lot coverage, floor area ratios, building height, and parking requirements to the entire site as opposed to the individual lot.

- Provisions of a cluster development require that the site is at least 2 to 5 acres and there is no minimum to lot dimensions
- each house can be no more than 12 feet from the street with yard that is at least 25 feet
- There needs to be the ability to place more than one principle building on each lot, and lastly no less than 25% of the site is used for open space

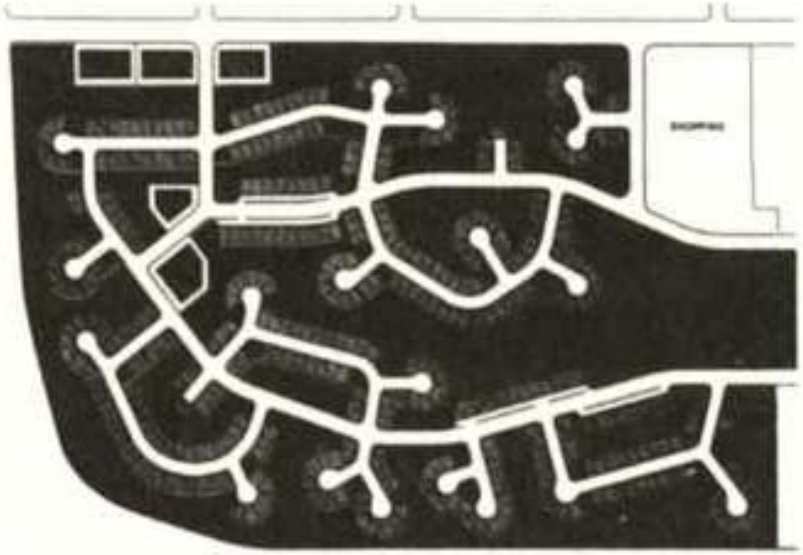
- Application requires site plan is required to consist of the street/sidewalk layout.
- the maximum number and type of dwelling units proposed
- and how much area they will occupy

# Design Features

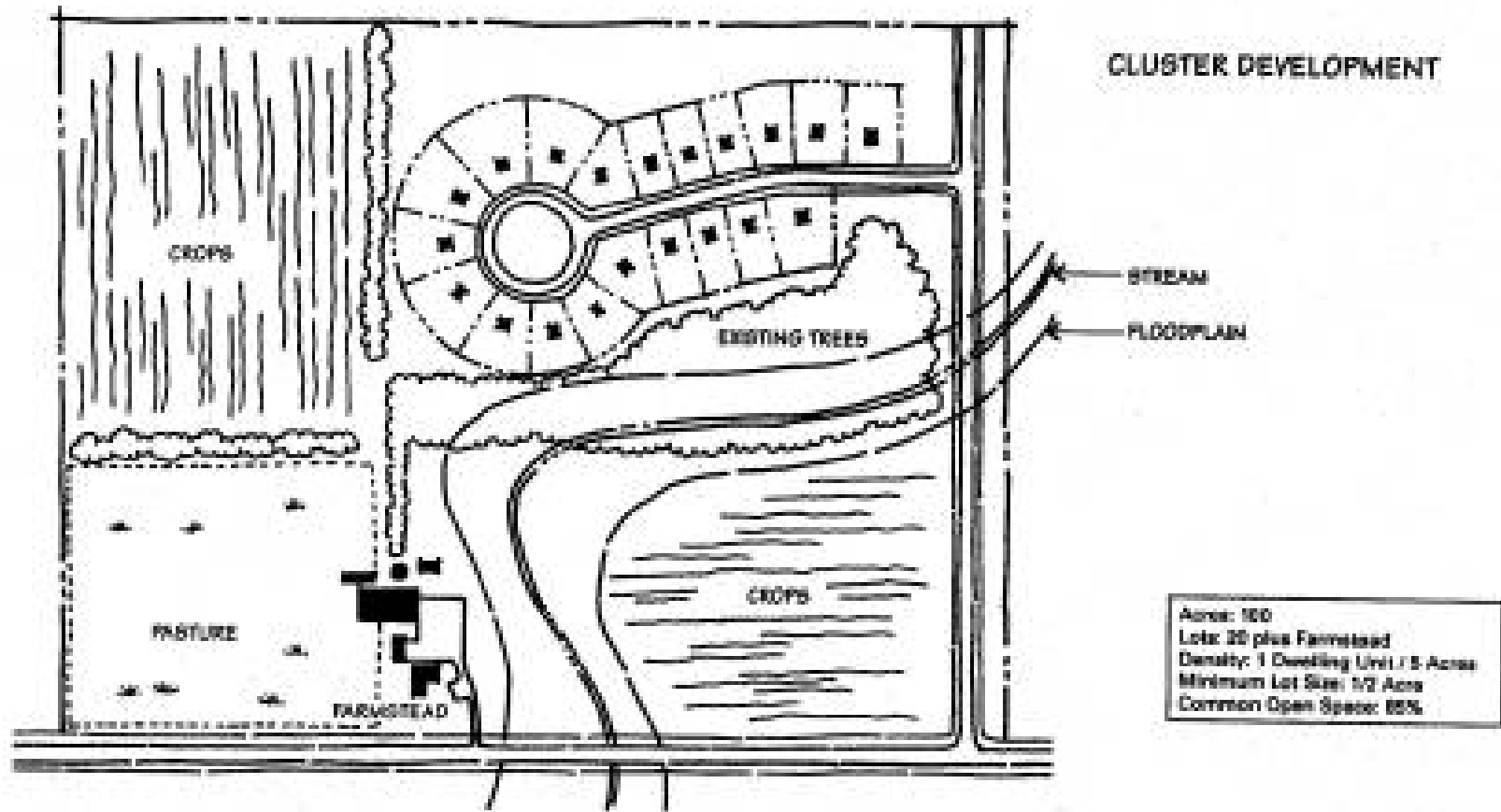
- the consideration of natural features/topography
- smaller lot size
- the use of cul-de-sacs
- and certain waste/storm water management techniques



CONVENTIONAL SUBDIVISION



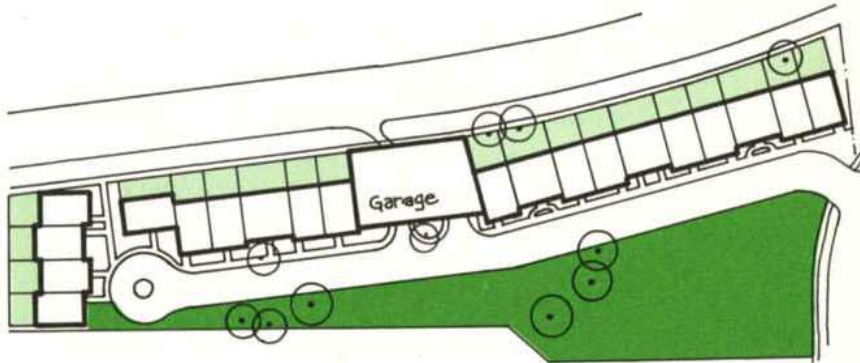
CLUSTER SUBDIVISION



# Examples

- Town house- Dudley Square, Shreveport, Louisiana
- Super Development- Reston and Crofton, Maryland

*Dudley Square site plan.*



*Dudley Square townhouses.*



*Model of first village at Reston.*



*Crofton plan puts golf course in middle.*

# Questions

comments...