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## § 220-47 LC Land Conservation District.

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The following regulations shall apply in the LC Land Conservation District:

### A. Permitted uses.

[Amended 5-19-1988 by Ord. No. 23-88; 12-14-1993 by Ord. No. 69-93; 1-25-2001 by Ord. No. 2001-1]

- (1) Single-family dwellings.
- (2) Federal, state, county and municipal buildings and grounds.
- (3) Public and private golf courses but no other outdoor recreation facility.
- (4) Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of the construction work.
- (5) Commercial swimming pools and swimming clubs.
- (6) Cluster development. The reduction of lot size shall be permitted according to the following standards and the cluster provisions of § 220-41:
  - (a) The minimum size of a tract or parcel of land proposed for development under the cluster development provisions of this section shall be 10 acres.
  - (b) The maximum number of residential building lots for each cluster development shall be computed on the basis of 0.185 lot per gross acre. If this calculation results in a remaining fraction of a lot, the fraction shall be rounded to the nearest whole number.
  - (c) Land area equal to a minimum of 40% of the gross area of the proposed development shall not be included in lots but shall be either offered to the Township of Marlboro as part of the Municipal Zone and to be used in furtherance of the best interests of the Township, which may include outdoor recreation facilities, or set aside as common property and maintained by a homeowners' association. Land utilized for street rights-of-way may be included in the above 40%. All streets within the development shall be offered to the Township.
  - (d) The minimum lot requirements for a cluster development shall be:
    - [1] Lot size: 55,000 square feet.
    - [2] Street frontage: 200 feet, except that a minimum frontage of 150 feet may be allowed on lots where 75% or more of the frontage is on an outside curve having