

§ 155.036 CLUSTER SUBDIVISIONS.

(A) **Conditions requisite to approval in R and H Districts.** In the H, R-40,000, R-20,000, and R-10,000 Districts, the Planning and Zoning Commission may authorize the division of tracts or parcels of land into lots for R District uses, and lots and yards may be smaller than otherwise required in the R Districts in Chapter 158, provided that the following conditions are met:

(8) The Board of County Commissioners may, through a Development Rights and Responsibilities Agreement pursuant to Chapter 161, vary the requirements for open space, density, and minimum lot size. Notwithstanding § 161.03(C), a cluster subdivision that provides a benefit to the County, as determined by the Board of County Commissioners, may request a Development Rights and Responsibilities Agreement.