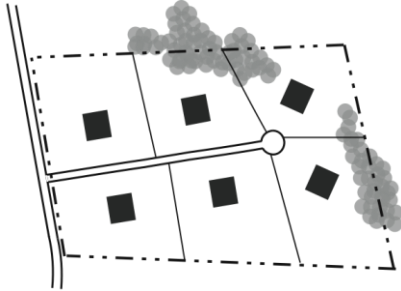


HOW CLUSTERING WORKS

Under the Municipal Land Use Law, municipalities have many options to plan for and regulate development. Shown below are several of the common planning approaches used for residential development in rural and suburban areas. Note that these concepts can also be applied in urban settings.

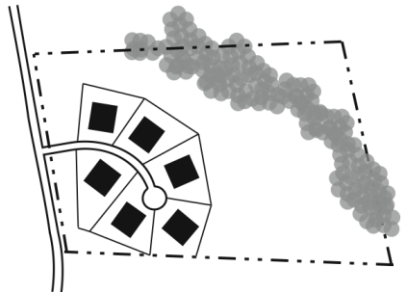
Conventional Development



Development is allowed across the site, provided lot sizes meet or exceed a minimum size.

This approach is sometimes called “large lot zoning.” Municipalities increase lot sizes in the hopes of reducing the impact on things like water resources and the number of school-age children, but the development footprint remains the same and no land is preserved.

Contiguous Cluster

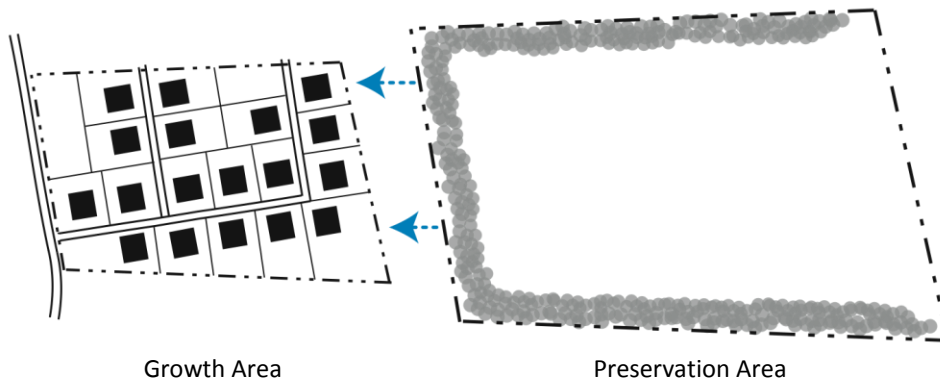


Development is concentrated on a portion of the site, and the rest is preserved as open space or farmland.

Contiguous clustering can be done on a single site or on a set of adjacent sites. Land is preserved without relying on public purchase.

Noncontiguous Cluster

Two or more non-adjacent parcels are treated as a single site for the purpose of clustering. The growth area is developed more densely, and the preservation area(s) are preserved as open space or farmland without relying on public funds.



This sketch shows a simple example, where all of the authorized units are built on one site, and the other site is preserved. Other examples can be found on New Jersey Future’s [website](#) in [Preserving Land through Compact Growth: Case Studies of Noncontiguous Clustering in New Jersey](#).