

18.30.080: SPECIAL PROVISIONS:

K. Clustering Of Single-Family Detached Dwellings: Based upon receipt of a recommendation from the planning commission and approval by the city council, a developer may be allowed to reduce the dimension requirements as set forth in subsection [18.030.040A1](#) of this chapter in accordance with the provisions of this title, provided the following conditions are met:

1. In no case shall the resulting maximum project density of the area in the CE-1 zone to be subdivided be greater than the maximum project density otherwise allowed in the CE-1 zone.
2. The city council, based on the recommendation of the planning commission, makes the following findings:
 - a. That clustering enables structures to be placed on the land in such a manner that ridgeline protection is enhanced.
 - b. That the city's costs for operation and maintenance of the subdivision infrastructure improvements will not increase or will be reduced because of the clustering of the dwellings.
 - c. That the potential exposure of any proposed dwellings to hazards as identified in reports required in subsection [18.030.070B](#) of this chapter will not be increased or will be reduced.
3. In accordance with subsection I of this section, the city council may require that all areas designated as open space on an approved site plan be owned, preserved and maintained by the city, another appropriate public or nonprofit entity approved by the city or a homeowners' association which assumes full responsibility for its maintenance.
4. The minimum frontage requirements may be reduced to a width of not less than one hundred feet (100') at the front setback line.
5. The side yard setbacks shall be no less than fifteen feet (15') from the lot line.
6. The minimum lot size, under the clustering provisions, shall be one-half (1/2) acre with the remaining two and one-half (2 1/2) acres as dedicated open space. (Ord. 2006-30, 11-7-2006)