

16.05.030: GENERAL REQUIREMENTS:

- A. The total number of dwelling units allowed in a cluster or farm subdivision shall be the same as the number allowed by the minimum lot area requirements of the zoning district in which the proposed cluster or farm subdivision is located. Any land(s) used for other uses shall not be included in the area for determining the total number of allowed dwelling units. The total number of allowed dwelling units must also recognize any critical area requirements that may be applicable to the development site as identified in the county zoning ordinance.
- B. The land(s) proposed for a cluster or farm subdivision shall be in a single ownership or the application for a cluster or farm subdivision shall be filed jointly by the owners.
- C. The property adjacent to the proposed cluster or farm subdivision shall not be adversely affected.
- D. A "cluster" is a designed grouping of residential lots of two (2) or more lots which may be used as a repetitive motif to form a series of clusters. Each cluster grouping shall be separated by either an agricultural area or natural open space to form the larger cluster subdivision.
- E. Total open space areas for a cluster or farm subdivision must be fifty percent (50%) or greater than the total area of the subdivision.
- F. All roads developed within the cluster and farm subdivision shall be designed and constructed in accordance with the county road standards, and shall also be designed in a manner as to limit the amount of impact on the open space areas of the subdivisions.
- G. The use of the cluster and farm subdivision option shall be required for all major subdivisions to reduce the loss of valued agricultural and open space lands. (Ord. 2000-16/17, 11-28-2000, eff. 1-1-2001)