

16.05.040: DEVELOPMENT STANDARDS:

A. Minimum Lot Area: The minimum lot area may be reduced below the minimum lot area required by the zoning district requirements in which the cluster or farm subdivision is located, as recommended by the planning commission, and as approved by the county council. However, no lot shall be less than one-half (1/2) acre, recognizing the need to provide adequate culinary water and sanitary sewer services.

B. Minimum Lot Width And Minimum Yard Requirements: The minimum lot width, side yard, front yard and rear yard requirements of the zoning district in which the cluster or farm subdivision is located, may be reduced as recommended by the planning commission, and as approved by the county council. However, no required side yard shall be less than twelve feet (12'), no required front or rear yard shall be less than thirty feet (30'), and no corner side yard shall be less than twenty feet (20').

C. Use And Height Requirements: All cluster and farm subdivisions are required to comply with the use and height requirements of the zoning district in which they are located.

D. Required Services: The proposed cluster or farm subdivision must comply with the requirements for culinary water, sewage and storm drainage as required for preliminary subdivision plat applications, final plat applications, minor subdivision applications, or property split subdivision applications, as applicable.

E. On Site And Off Site Improvements: The proposed cluster or farm subdivision may be required to provide on site and off site improvements, facilities and amenities, as required for final plat applications, minor subdivision applications, and property split subdivision applications, as applicable. (Ord. 2000-16/17, 11-28-2000, eff. 1-1-2001)