

4.3.6 Lot Design Standards

In order to achieve the purpose and intent of these -PUD regulations, variation may be permitted relative to underlying base district standards with respect to the maximum density, setbacks, and lot width, provided that the maximum density shall be no greater than that permitted in the underlying zone district prior to -PUD approval. Furthermore, the maximum allowable density shall **may*** be reduced if:

- A.** There is not sufficient water supply, pressure and/or other utilities to service the proposed development;
- B.** There are not adequate roads to ensure fire protection to the proposed development;
- C.** The land is not suitable for the proposed development because of soils, geologic conditions, slopes in excess of 30 percent, or flood hazards; the presence of historic or prehistoric sites and the failure to avoid such sites; and/or
- D.** The design and location of any proposed structure, road or driveway in the proposed development is not compatible with surrounding land uses, would adversely affect the neighborhood character or adversely affect critical natural features of the site.

Commentary:

The General Plan encourages a clustered development pattern, with development located in the most appropriate part of the property. Small clusters of 5-10 dwellings each, separated by common area or open space tends to be most effective in preserving rural character.

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Editor's Note:

This change provides a measure of flexibility. Alternative, the County might specify a percent of density reduction to be applied uniformly to lands with these characteristics. The Editor prefers "may".