

INCENTIVE SUBDIVISION REGULATIONS

12-2-401 CLUSTER INCENTIVE SUBDIVISION

(1) There is hereby created the cluster incentive subdivision (CIS). The CIS is created to promote more efficient utilization of property and services within certain areas of Juab County and to insure that residential developments are located within close proximity to county infrastructure and services.

(2) Parcels of land eligible for development as a CIS subdivision shall satisfy the following requirements:

- (a) A minimum of ten acres of property shall be set aside for each building lot of the subdivision. Such ten acres need not be contiguous to the dwelling nor actually used in the development of the subdivision but shall be located within the same zoning district as the subdivision and dedicated to the subdivision. A dedication in substantially the following form and with substantially the following content shall be filed with the Juab County Recorder.

This parcel was used in connection with the development of an incentive subdivision. An increase in density for the development of _____ Subdivision, residential lots numbered ____ to ____, was allowed in exchange for the clustering of lots as shown on the plat. Additional development of this preserved area shall not be permitted unless otherwise approved by the Juab County Commission. This dedication shall be released by the Juab County Commission in the event this subdivision is included in a municipal incorporation or is annexed to any municipality.

The required dedication is intended to insure that this property will not be used for further subdivision or used toward securing any additional residential building permit or permits.

- (b) The subdivision shall contain a minimum of five (5) and a maximum of 49 building lots.
- (c) The subdivision shall abut an existing class B or better road.
- (d) All building lots shall be designed contiguously to allow for more efficient delivery of services and provide protection of open spaces.
- (e) The lots shall be clustered, with individual lots not to exceed five acres, to allow for more efficient delivery of services and provide protection of open space.