

Overview of Redline Draft

Chapter 20.682

4.07 (CR) Clustered Residential Subdivision ~~(CR)~~ Overlay

Sections:

~~20.682.010 (CR) Purpose.~~

~~20.682.020 (CR) Applicability.~~

~~20.682.030 (CR) Processing procedures.~~

~~20.682.040 (CR) Approval of clustered subdivision and required findings.~~

~~20.682.050 (CR) Permitted uses.~~

~~20.682.010 (CR) A. Purpose.~~

The clustered residential subdivision overlay zoning is intended to establish standards and conditions for the clustering of residential subdivisions on non-contiguous agricultural and/or forest and range zoning districts in order to preserve agricultural land and promote efficient and compact development. ~~(Ord. 1224, 2008)~~

~~20.682.020 (CR) B. Applicability.~~

The clustered residential subdivision overlay district is created as a zoning classification to be superimposed on a parcel containing agricultural or forest and range land which is to be clustered and developed into residential lots. The size of each clustered lot will determine the overlay zoning classification as provided for in **chapter 20.650**. ~~(Ord. 1224, 2008)~~

~~20.682.030 (CR) C. Processing procedures.~~

Applications to establish a clustered residential subdivision overlay district must be filed concurrently with an application for a tentative subdivision map and must meet the provisions of **section 20.664.040**. ~~(Ord. 1224, 2008)~~

~~20.682.040 (CR) D. Approval of clustered subdivision and required findings.~~

~~A. 1.~~ The planning commission, after a public hearing, may recommend the establishment of a clustered residential subdivision and the board, after a public hearing, may by ordinance establish a clustered residential subdivision overlay district and approve the clustered subdivision provided they find, taking into account the recommendations of the reviewing agencies, the facts submitted with the application and presented at the public hearings establish in the affirmative the following:

~~1- a.~~ The plan is consistent with the statement of objectives of a clustered subdivision contained in the Master Plan and in this chapter.

~~2- b.~~ The extent that the plan departs from the base zoning regulations otherwise applicable to the property, including but not limited to density, bulk, and use, is deemed to be in the public interest taking into account the benefit the public may receive from restrictions placed on water transfers and conservation easements.

TITLE 20-335

(December 18, 2025)



Language Added Shows in **RED**



Language Removed is **CROSSED OUT**



Code references highlighted in **yellow** are placeholders and will be updated to the correct references once the corresponding new sections have been finalized.