

Clustering Permit

JEFFERSON COUNTY PLANNING AND ZONING, 210 Courthouse Way Suite 170, Rigby, Idaho 83442

(208) 745-9220

A process allowing lots to be reduced in size and be placed closer together, provided the total development density does not exceed that which could be constructed on the site under conventional zoning with the remaining land being utilized for open space or public purpose.

SUBMITTALS:

1. **Detailed letter** by the applicant. Describe the modification.
2. **Warranty Deed** or proof of ownership
3. **Drawing of parcel and property** showing the property that has had the development right transferred (minimum of 11" x 17")
4. **Division of Property or Plat Application**
5. **Proper fee from Fee Schedule**

Planning and Zoning Department requires twenty (20) working days to review application.

TODAY'S DATE: _____

SITE INFORMATION:

Location:	Quarter:	Section:	Township:	Range:	Total Acres:
Site Address:				Area of City Impact:	
Tax Parcel Number(s):			Zoning:		

OWNER:

APPLICANT:

Name:			Name:		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Telephone:	Fax:		Telephone:	Fax:	
I consent to this application and allow Planning & Zoning staff to enter the property for site inspections related to this application.			I certify this information is correct to the best of my knowledge.		
Signature: (Owner)		Date	Signature: (Applicant)		Date

OFFICE USE ONLY	Building Permit? Y N #:
Received By:	Date:
Fee:	

DIVISION 4. CLUSTER DEVELOPMENT REGULATIONS

Sec. 112-487. Purpose.

The purpose of cluster development is to permit a procedure for development which will result in improved living and working environments; which will promote or encourage a variety of types of residential dwelling; which will encourage ingenuity and originality in total subdivision and individual site design; and which can preserve open space to preserve recreational, scenic, agricultural, and public service purposes, and other purposes related thereto all within the densities established for the clustering. To achieve these goals:

- (1) A variety of lot/parcel sizes may be permitted.
- (2) A greater variety of building types in residential, recreational and agricultural zones may be permitted.
- (3) Procedures are established to ensure adequate maintenance and restricted use of open space areas for the benefit of the inhabitants of subdivisions, for dedication to the public use, for the purpose of agricultural use, and the preservation of the floodplain and wildlife corridors.
- (4) Procedures are established to ensure adequate protection of existing and potential developments adjoining a proposed planned unit and cluster development.

Sec. 112-488. Cluster development; dwelling types; size.

(a) Residential clustering is permitted to provide for single-family residential dwellings in the following zones: R-5, Ag-10, Ag-20, Ag-40, and RR/C. Clustering shall not be permitted in R-1 zones.

Clustering is addressed with respect to C-1, C-2, L-I, and H-I zones as such zones do not require minimum lot sizes.

(b) Clustering shall only be permitted if the proposed split results in at least one conforming parcel according to the zoning district. Divisions that do not result in one parcel conforming to the zoning shall not be permitted.

(c) Cluster developments shall consist of lots/parcels not less than one (1) acre in size in all zones.

(d) Cluster developments shall be determined by the number of acres within the parcel of land, divisible by the zoning density designated within the zone. Acreage shall be divided by zone equal to number of development rights. (eg.: a forty (40) acre parcel within a R-5 zone can allow for a development of eight (8) lots, none of which are permitted to be less than one (1) acre in size; so seven (7) one (1) acre lots and one (1) thirty-three (33) acre lot may be proposed for this forty (40) acre parcel).

(e) Lots within Ag-10, Ag-20, or Ag-40 zones, may qualify for aliquot parceling, if the total lot size is within three percent (3%) of the zoning designation (eg: a 19.4 acre parcel in an Ag-10 would be eligible for clustering because the total lot size is within three percent (3%) of twenty (20) acres).

Sec. 112-489. Approval for cluster development.

Cluster development may be constructed in accord with a preliminary subdivision plan. Clustering⁶⁰ plats consisting of four (4) or less lots may be allowed through an administrative application when proposed with an eligible division of property, without requiring a subdivision plat. Other clustering developments between five (5) and ten (10) lots may be allowed through a subdivision application combined with a clustering permit. Any future divisions would require a subdivision that conforms to the applicable zone.

All other clustering developments may be allowed through an administrative application when proposed with and eligible for division of property, without requiring a subdivision plat (as described in Section 110-66).