

Clustering Permit

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

(208) 745-9220

A technique which allows lots/parcels to be reduced in size and buildings sited closer together provided the total development density does not exceed that which could be constructed on the site under conventional zoning and the remaining land is 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.** (\$150.00)

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:	

3.12.0 Cluster Development Regulations

3.12.1 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, within the densities established for the clustering. To achieve these goals:

1. Permit a variety of lot/parcel sizes.
2. Permit a greater variety of building types in Residential, Recreational and Agricultural Zones.
3. Procedures are established to assure 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 wild life corridors.
4. Procedures are established to assure adequate protection of existing and potential developments adjoining a proposed planned unit and cluster development.

3.12.2 Cluster Development; Dwelling Types; Size.

1. All single-family residential dwellings may be permitted in cluster development in the R-5, A10, A20, A40, and RR/C.
2. Cluster developments shall consist of lots/parcels not less than one acre in size in all zones.
3. 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 divided by Zone equal to number of development rights.
ie: 40 acre parcel within a R-5 zone (divided by 5) would allow for the property to be divided into 8 development rights not less than one acre in size.
(40 divided 5 = 8 one acre lots)

3.12.3 Approval for Cluster Development

Cluster development may be constructed in accord with a Preliminary Subdivision Plan. Clustering plats consisting of four or less lots may be allowed through an administrative platting process. 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 3-2-8 LOT SPLITS in the Jefferson County Subdivision Ordinance).