

19.12.010 Suburban Residential and Single-Family Residential Districts (SR, R-1).

(1) Legislative Intent. The Suburban Residential (SR) and Single-Family Residential (R-1) districts are intended to facilitate development at targeted urban densities under the Comprehensive Plans, and provide for low-density, single-family residential development in areas designated by the Comprehensive Plan, depending on availability of infrastructure. Lower densities facilitate future subdivision at urban densities as infrastructure availability increases.

(a) Suburban Residential and Single-Family Residential Districts. These districts are further intended to:

(vii) Encourage residential cluster development prior to achieving maximum density, with a density or number of residential units of between four and seven dwelling units per acre on the developed portion sufficient to facilitate future urban development on adjacent sites, in areas with a public water supply and a community or regional public sewer system;

(2) Development Standards.

(c) Where the Reviewing Official authorizes development on systems other than area-wide public water and regional sewer, the development shall must provide for full urbanization of the property when urban utility services become available. An urban conversion plan or other measures to achieve this may be required when development site does not meet a minimum average of four dwelling units per acre.

19.34.035 Cluster Developments.

(3) Development Standards. Cluster developments of existing lots or creating additional lots shall be conditioned appropriately to meet the development standards of this Title.

d) Lot Requirements. New lots subject to this Section shall comply with the applicable lot size standards for clustered lots in the following Table 19.34.035-1.

Table 19.34.035-1 Lot Requirements – Cluster Development

Zoning District	Site Density	Lot Type	Minimum Lot Area	Maximum Lot Area
AG FW	Maintain existing density	Cluster Lot	1.0 acre ⁽¹⁾	3.0 acres unless the Reviewing Official grants a larger lot size in accordance with Section 19.11.010(3)(d) .
		Remainder Parcel	Determined by area of cluster lot(s)	None
Rural-10/5	Maximum of one unit per 5.0 acres	Cluster Lot	1.0 acre ⁽¹⁾	3.0 acres
		Remainder Parcel	Determined by area of cluster lot(s)	None
RT	Maximum of one unit per 2.0 acres	Cluster Lot	0.33 acre ^{(1),(2)} if served by community sewer system	3.0 acres or less as determined by area of remainder parcel
			1.0 acre if not served by community sewer system	
		Remainder Parcel	3.0 acres or half the total project site, whichever is greater	None
SR R-1	Maximum of 4.0 to 7.0 units per acre within the developed portion	Cluster Lot	7,000 sq. ft. ⁽²⁾	Determined by area of remainder parcel
		Remainder Parcel	Minimum Necessary for SMA ⁽³⁾	None
R-2	7.0 to 11.0 units per acre within the developed portion	Cluster Lot	8,000 sq. ft. ⁽²⁾	Determined by area of remainder parcel
		Remainder Parcel	Minimum Necessary for SMA ⁽³⁾	None