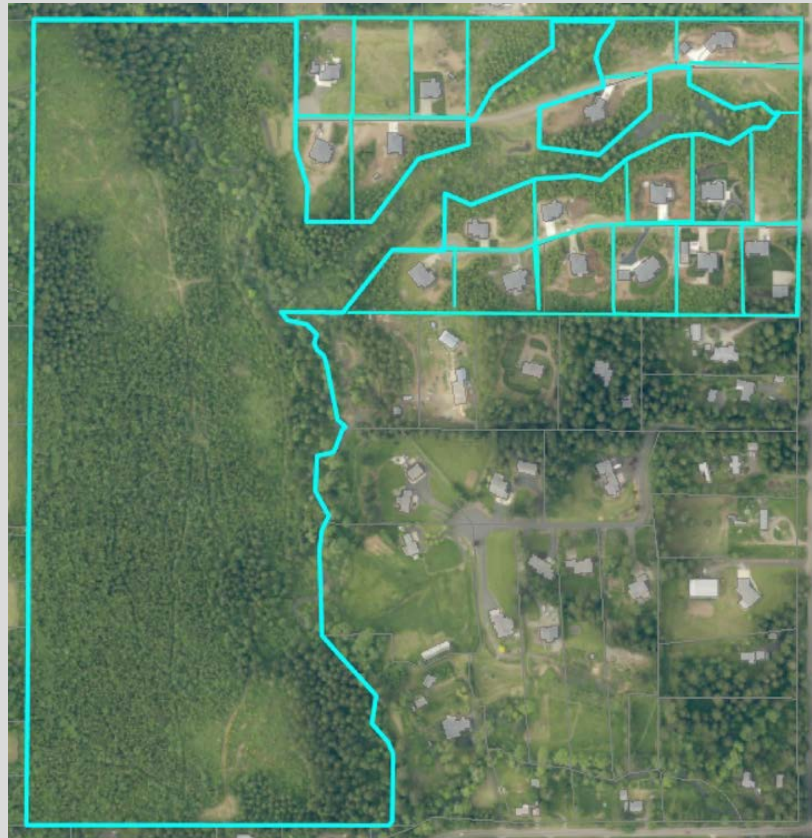


# Clark County

## 2015-2035 Comprehensive Plan Review

### Cluster Development



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BOCC Work Session, March 9, 2016

028732

# Agenda

- Innovative Zoning Techniques
- Existing Cluster code
- Cluster illustrations/examples

# Innovative Zoning Techniques

## **RCW 36.70A.177**

### **Agricultural lands—Innovative zoning techniques— Accessory uses.**

- (1) A county or a city may use a variety of innovative zoning techniques in areas designated as agricultural lands of long-term commercial significance under RCW [36.70A.170](#). The innovative zoning techniques should be designed to conserve agricultural lands and encourage the agricultural economy;
  
- (b) Cluster zoning, which allows new development on one portion of the land, leaving the remainder in agricultural or open space uses;

# Existing Cluster Code

## Rural Cluster Development UDC 40.210.020D

- Existing code only applies to property zoned Rural 5, 10 or 20.
- Two components:
  - Remainder lot – percentage of set aside
  - Cluster lot – 1 acre minimum
- Two methods of utilizing maximum density

# Cluster Examples

- [Deer Haven Estates](#) – [Remainder DHE](#)
- [Bear Haven Cluster](#) – [Remainder BHC](#)
- [Schmidt](#) – [Remainder](#)

# Questions?



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