Clark County
2015-2035 Comprehensive Plan Review
Cluster Development
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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