

1 **14.18.300 Conservation and Reserve Developments (CaRDs) – An alternative division of**
2 **land.**

3 (1) No change.

4 (2) Applicability.

5 (a) – (b) No change.

6 (c) CaRDs are permitted in the following zones:

7 (i) – (iii) No change.

8 (iv) Rural Resource (on parcels 20 acres or 1/32 section, or greater, with 1 lot allowed for
9 each additional 10 acres);

10 (v) Rural Reserve; (on parcels 10 acres or 1/64 section, or greater, with 1 lot allowed for
11 each additional 5 acres)

12 (vi) Rural Intermediate (on parcels 5 acres or 1/128 section, or greater); and

13 (vii) Rural Village Residential (on parcels 2 acres or 1/320 section with public water and
14 septic or on parcels 5 acres or 1/128 section with private water and septic, or greater).

15 (d) No change.

16 (3) Additional Submittal Requirements.

17 (a) No change.

18 (b) In addition to the application materials for the underlying application, CaRD
19 applications for 5 or more lots shall include the following information on a site plan:

20 ~~(i) Approximate existing vegetation coverage shall be shown on the site plan, based on a~~
21 ~~recent aerial photograph or field survey of the site, which shall show locations of all forested,~~
22 ~~vegetated, and cleared areas.~~

23 ~~(i)~~(ii) Topography. Source may be USGS, unless specific site circumstances dictate 5-foot
24 aerial contours.

25 (4) No change.

14.18.310 General approval provisions—CaRD.

(1) No change.

(2) Allowable Density. The maximum residential gross densities shall not exceed those set forth in the following lot size table. The maximum density as allowed for by the Comprehensive Plan may not necessarily be granted if a density limitation is necessary to meet septic and/or water system requirements. There shall be no density bonus for CaRD developments in areas designated as a “sole source aquifer,” except where the source of water is from a public water system whose source is outside the designated area or from an approved alternative water system pursuant to Chapter 12.48 SCC. Applications for such systems are processed pursuant to the regulations outlined in Chapter 12.48 SCC. Applications for CaRDs requesting an alternative system to obtain a density bonus shall be processed as a Level II application. Hearing Examiner criteria for review of an alternative system shall ensure that the system has no adverse impacts to the sole source aquifer. There shall be no density bonus for CaRD developments where the water source is in a low flow watershed, unless the applicant has demonstrated that there is no continuity between the water source(s) and the low-flow stream per SCC 14.24.350(5)(c).

Zone	Maximum Residential Densities with a CaRD*, Dwelling Units per Acre*	Open Space Options
Rural Intermediate	1/2.5 acres or 1 per 1/256 of a section	All, where appropriate
Rural Village Residential	1/1 acre or 1 per 1/640 of a section with public water and septic or 1/2.5 acres or 1/256 of a section with private water and septic	All, where appropriate
Rural Reserve	2/10 acres or 2 per 1/64 of a section	All, where appropriate
Agricultural Natural Resource Lands	1/40 acres or 1 per 1/16 of a section	Os-PA, Os-NRL Os-RSV (per subsection (6))
Industrial Natural Resource Lands	1/80 acres or 1 per 1/8 of a section	Os-PA, Os-NRL Os-RSV (per subsection (6))
Secondary Forest Natural Resource Lands	1/20 acres or 1 per 1/32 of a section	Os-PA, Os-NRL Os-RSV (per subsection (6))
Rural Resource Natural Resource Lands	4/40 acres or 4 per 1/16 of a section	Os-PA, Os-NRL Os-RSV (per subsection (6))
	*Exception: Maximum Residential gross densities for lands in or within one-quarter mile of a that are designated as Mineral Resource Overlay (MRO) or are within one-quarter mile of designated MROs, shall be no greater than 4 residential dwelling unit per 1/10 acres; provided, that if the underlying land use designation density of land within one-quarter mile of MRO lands is greater than 4 dwelling unit per 1/10 acres, the development rights associated with that	

	density may be transferred to and clustered on that portion of the property located outside of one-quarter mile for the MRO lands, consistent with the CaRD policies in the Land Use Element of the Comprehensive Plan.	
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- 18 (3) – (7) No change.
- 19 (8) Setbacks for all Buildings Within the Development.
- 20 (a) - (b) No change.
- 21 (c) ~~No other setbacks shall be required, except that fire separation may be required based on the~~
- 22 ~~UBC. Fire separation shall be required pursuant to the IBC.~~
- 23 (d) Underlying zoning setbacks shall be required from all exterior lot lines of the CaRD development,
- 24 except as provided in subsection (a) above.
- 25 (e) Internal setbacks may be established by private covenant.
- 26 (9) Additional Design Requirements Applicable to All CaRDs.
- 27 (a) – (b) No change.
- 28 (c) For lands in RRC-NRL that are subject to the provisions of SCC 14.24.120, any property owner
- 29 who applies for and receives CaRD approval under SCC 14.18.300 through 14.18.330 shall, at the
- 30 time of CaRD approval, automatically be subject to the buffer requirements of SCC14.24.530 and
- 31 shall no longer be subject to the provisions of SCC 14.24.120.
- 32 (ed) For the purpose of determining compliance of a binding site plan with this Section, a
- 33 development envelope, which meets all the requirements of lots outlined herein, shall be drawn
- 34 around each proposed building.

1 **14.18.320 Approval provisions – CaRD’s with 4 or fewer lots (Short CaRD)**

2 (1) Lots shall be located to minimize infrastructure requirements such as roadways, driveways,
3 utilities, etc. In order to achieve a reduction of necessary infrastructure, Short CaRDs shall be
4 required to meet one of the following provisions:

5 (a) Where a Short CaRD is located adjacent to an existing public road, all new building lots
6 shall be located immediately adjacent to the road-, or

7 (b) Where an existing residence is located either on the subject or an adjacent property, all
8 new building lots shall be located immediately adjacent to the existing residence.

9 (2) As an alternative to Subsection (1) ~~above of this Section,~~ for divisions resulting in more than
10 1 new building lot, lots may be located elsewhere within the CaRD as long as ~~the~~ all lots with
11 proposed for new construction are clustered together.

12 (3) Alternatives (1) and (2) above may be waived if the Short CaRD is processed subject to a
13 Level III-HE process and the Hearing Examiner determines that the purposes of SCC 14.18.300 can
14 be met and the required right-of-way or easement area for any access roads to serve the building
15 lots/envelopes shall then be taken out of the allowable area for the building lots/envelopes.
16 (Ord.17938 Attch. F(part), 2000)

1 **14.18.330 Approval Provisions - CaRDs with 5 or more lots (Long CaRDs).**

2 (1) Clustering of lots required. Except as described below ~~for a parcel containing an~~
3 ~~existing house~~, clustering of lots within the CaRD into cluster pods shall be
4 required. Cluster pods shall be located a minimum of 25 feet from each other
5 and from existing public roads. Clustering of lots into cluster pods may not be
6 required in the ~~except under~~ the following limited circumstances:

7 (a) - (c) No change.

8 Additional conditions may be applied if the clustering requirement is waived. In
9 no way does the waiver of the clustering requirement modify the lot size
10 requirements of this Section. A lot containing an existing house need not be
11 included within a cluster, unless this is necessary to meet the other CaRD design
12 requirements.

13 (2) No change.

14 (3) Screening of cluster pods. Except in Ag-NRL zoned CaRDs, cluster pods shall be
15 screened from existing adjacent public roads and from other cluster pods either
16 by:

17 (a) No change.

18 (b) An approved landscaping plan pursuant to SCC 14.16.830.

1 **14.18.700 Boundary line adjustments.**

2 (1) Purpose. The purpose of this Section is to provide procedures and criteria for the review
3 and approval of minor adjustments to boundary lines of lots of record or building sites in
4 order to rectify defects in legal descriptions, to allow the enlargement or merging of lots to
5 improve a building site, to achieve increased setbacks from property lines or sensitive areas,
6 to correct situations wherein an established use is located across a lot line, to combine
7 substandard lots of record pursuant to SCC 14.16.850(4)(a) and 14.18.000(9)(a), or for other
8 similar purposes.

9 (2) Procedures and Limitations of the Boundary Line Adjustment Process. Adjustment of
10 boundary lines between adjacent lots shall be consistent with the following review procedures
11 and limitations:

12 (a) Applications for boundary line adjustments shall be reviewed as a Level I permit as
13 provided in Chapter 14.06 SCC. The review shall include examination for consistency with
14 Chapter 14.16 SCC, shoreline master program (Chapter 14.26 SCC), applicable Board of
15 Health regulations, and, for developed lots, uniform fire and building codes.

16 (b) Any adjustment of boundary lines must be approved by the Department prior to the
17 transfer of property ownership between adjacent legal lots.

18 (c) Where other alternatives exist, boundary line adjustments that will result in the occurrence
19 of multiple zoning designations on 1 lot should be avoided. Any adjustment of boundary
20 lines resulting in the occurrence of multiple zoning designations on 1 lot shall include the
21 following conditions.

22 (i) The areas of any separately zoned portions of the lot shall not be allowed to be combined
23 in the calculation of the total lot acreage for development purposes unless the multiple zoning
24 designations are resolved through a Comprehensive Plan Map amendment.

25 (ii) The lot shall not be considered for the provisions outlined in SCC 14.16.850(7).

26 (iii) The property owner shall identify 1 separately zoned portion of the lot as the area to be
27 considered for the purpose of determining density. The identified portion of the lot must meet
28 all applicable requirements for development and meet the minimum lot size for the applicable
29 zoning district, meet at least 1 exemption listed in SCC 14.16.850(4)(c), or be granted a
30 Reasonable Use Exception pursuant to SCC 14.16.850(4)(f).

31 (iv) Any development on the property shall comply with the requirements of the zoning
32 district in which the development is located.

33 (de) A boundary line adjustment proposal shall not:

34 (i) Result in the creation of an additional lot. Boundary line adjustments between contiguous
35 lots of record where the net number of lots is not increased and each resulting lot meets the
36 minimum lot size dimensional standards of the zoning designation shall not be considered the
37 creation of additional lots.

38 (ii) Result in the creation of a substandard lot, unless the boundary line adjustment proposal is
39 pursuant to SCC 14.16.860 or 14.16.850(4)(a), in which case the substandard lots can
40 be combined through a boundary line adjustment, even if the resulting lot is substandard in
41 size.

42 (iii) Result in a lot that does not qualify as a building site pursuant to Health Department
43 requirements for sewer and water.

44 (iv) Reduce the overall area in a land division devoted to open space.

45 (v) Be inconsistent with any restrictions or conditions of approval for a recorded plat or short
46 plat.

47 (3) Final Approval and Recording Required.

48 (a) A title insurance certificate updated not more than 30 days prior to recording of the
49 adjustment, which includes all parcels within the adjustment, must be submitted to the
50 Department with boundary line adjustment final review documents. All persons having an
51 ownership interest within the boundary line adjustment shall sign the final recording
52 document in the presence of a notary public.

53 (b) Prior to final approval, documentation authorizing the transfer of property ownership shall
54 be placed on the original boundary line map along with the legal descriptions of those
55 portions of land being transferred when lots are under separate ownership. Lot lines within
56 lots under the same ownership will be adjusted upon the recording of the boundary line
57 adjustment.

58 (c) Boundary line adjustments shall be based on legal descriptions, certified by a licensed
59 surveyor or title company, of the revised lots, tracts, or parcels. (Ord. O20050003 (part);
60 Ord. O20040017 (part); Ord. 17938 Attch. F (part), 2000)