

14.18.300 Conservation and Reserve Developments (CaRDs)—An alternative division of land.

A Conservation and Reserve Development (CaRD) is a method of single-family residential land development characterized by building lots or envelopes that are much smaller than typical of the zone, leaving open space for agriculture, forestry, continuity of ecological functions characteristic of the property, and preservation of rural character. This results in reduced impervious surface area and lowered costs of development and maintenance. Certain requirements of the zone may be modified when using the CaRD process, as specifically stated in the CaRD provisions.

(1) No change.

(2) Applicability.

(a) - (b) No change.

(c) CaRDs are permitted in the following zones:

(i) Agriculture (on parcels 80 acres or 1/8 section, or greater);

(ii) Industrial Forest (on parcels 160 acres or 1/4 section, or greater);

(iii) Secondary Forest (on parcels 40 acres or 1/16 section, or greater);

(iv) Rural Resource (on parcels 20 acres or 1/32 section, or greater, with 1 lot allowed for each additional 10 acres or 1/64 section);

(v) Rural Reserve (on parcels 10 acres or 1/64 section, or greater, with 1 lot allowed for each additional 5 acres or 1/128 section);

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

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

(viii) Bayview Ridge Urban Reserve (on parcels 10 acres or 1/64 section, or greater, with 1 lot allowed for each additional 5 acres or 1/128 section);

(ix) Hamilton Residential (on parcels 20 acres or 1/32 section, or greater, with 1 lot allowed for each additional 10 acres or 1/64 section);

(x) Hamilton Urban Reserve (on parcels 20 acres or 1/32 section, or greater, with 1 lot allowed for each additional 10 acres or 1/64 section).

(d) CaRDs are not permitted within urban growth areas with the exception of Bayview Ridge and Hamilton as specified above.

(3) - (4) No Change.

14.18.310 General approval provisions—CaRD.

(1) The application shall meet the requirements of the underlying land division permit and those outlined in this Section.

(2) Allowable Density. The maximum residential gross densities shall not exceed those set forth in the following lot size table. The maximum density 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*	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))
<u>Bayview Ridge Urban Reserve</u>	<u>2/10 acres or 2 per 1/64 of a section</u>	<u>Os-PA, Os-UR, Os-RO, Os-RSV</u>
<u>Hamilton Residential</u>	<u>4/40 acres or 4 per 1/16 of a section</u>	<u>Os-PA, Os-UR, Os-RO, Os-RSV</u>
<u>Hamilton Urban Reserve</u>	<u>4/40 acres or 4 per 1/16 of a section</u>	<u>Os-PA, Os-UR, Os-RO, Os-RSV</u>
	*Exception: Maximum residential densities for lands in or within one-quarter mile of a designated Mineral Resource Overlay (MRO) shall be no greater than 1/10 acres; provided, that if the underlying land use designation density of land within one-quarter mile of MRO lands is greater than 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 Comprehensive Plan.	

(3) - (9) No change.

14.18.330 Approval provisions—CaRDs with 5 or more lots (long CaRDs).

(1) No change.

(2) Maximum Number of Dwelling Units per Cluster Pod. The number of dwelling units in each cluster pod shall not exceed that specified by the following table:

Zoning	Maximum No. of Units/Cluster Pod
Rural Resource; Rural Reserve; Rural Intermediate; and Rural Village; <u>Bayview Ridge Urban Reserve, Hamilton Residential, and Hamilton Urban Reserve</u>	14
Agricultural; Industrial Forest; and Secondary Forest	6

The size of septic fields, both community and individual, and/or community water systems may further limit the size of cluster pods within a development, if such limitation is necessary to meet septic and/or water system requirements.

(3) No change.