
Clustering Permit Application

JEFFERSON COUNTY PLANNING AND ZONING, 210 Courthouse Way Suite 170, Rigby, Idaho 83442

(208)745-9220

SUBMITTALS:

- Detailed letter** by the applicant . Describe the modification.
 - Warranty Deed** or proof of ownership
 - Drawing of parcel and property** showing the property that has had the development right transferred (minimum of 11' x 17')
 - Division of Property or Plat Application**
 - Proper Fee** from Fee Schedule
-

Planning and Zoning Department requires (20) working days to review application.

TODAY'S DATE: _____

SITE INFORMATION:

Quarter: _____ Section: _____ Township: _____ Range: _____ Total Acres: _____

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: _____ City: _____

Tax Parcel Number(s): _____ Zoning: _____ Area of City Impact: _____

OWNER: Primary Point of Contact

APPLICANT: Primary Point of Contact

Name: _____

Name: _____

Address: _____

Address: _____

City: _____ State: _____

City: _____ State: _____

Telephone: _____ Zip: _____

Telephone: _____ Zip: _____

Email: _____

Email: _____

I consent to this application and allow Planning and Zoning staff to enter the property for site inspections related to this application.

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Signature: (Owner) **Date**

Signature: (Applicant) **Date**

DIVISION 4. CLUSTER DEVELOPMENT REGULATIONS

Sec. 112-487. Purpose.

The purpose of cluster development is to permit a procedure for development which will result in improved living and working environments; which will promote or encourage a variety of types of residential dwelling; which will encourage ingenuity and originality in total subdivision and individual site design; and which can preserve open space to preserve recreational, scenic, agricultural, and public service purposes, and other purposes related thereto all within the densities established for the clustering. To achieve these goals:

- (1) A variety of lot/parcel sizes may be permitted.
- (2) A greater variety of building types in residential, recreational and agricultural zones may be permitted.
- (3) Procedures are established to ensure adequate maintenance and restricted use of open space areas for the benefit of the inhabitants of subdivisions, for dedication to the public use, for the purpose of agricultural use, and the preservation of the floodplain and wildlife corridors.
- (4) Procedures are established to ensure adequate protection of existing and potential developments adjoining a proposed planned unit and cluster development.

Sec. 112-488. Cluster development; dwelling types; size.

- (a) Residential clustering is permitted to provide for single-family residential dwellings in the following zones: Ag-10, Ag-20, Ag-40, and RR/C. Clustering shall be limited in the AG-10 zone to a total of three (3) clustered lots with a remainder lot through administrative review. Clustering shall not be permitted in R-1 R-5, R-10, C-1, C-2, L-I, and H-I Zones.
- (b) Clustering shall only be permitted if the proposed split results in at least one conforming parcel according to the zoning district. Divisions that do not result in one parcel conforming to the zoning shall not be permitted.
- (c) Cluster developments containing both individual wells and septic within the boundaries of the lot/parcel shall be not less than one (1) acres in size in all zones.
- (d) Cluster developments shall be determined by the development rights which is defined as the number of acres within the parcel of land, divisible by the zoning density designated within the zone. Acreage shall be divided by zone equal to number of development rights.
- (e) Lots within Ag-10, Ag-20, or Ag-40 zones, may qualify for aliquot parceling, if the total lot size is within three percent (3%) of the zoning designation (eg: a 19.4-acre parcel in an Ag-10 would be eligible for clustering because the total lot size is within three percent (3%) of twenty (20) acres).

Sec. 112-489. Approval for cluster development.

Cluster development may be constructed in accord with any land division application as listed in Chapter 110 Subdivisions.

Sec. 112-490. Further Subdivision of Cluster Lots/Parcels. Lots/parcels resulting from a cluster land division or subdivision may not be further subdivided unless and until the zone changes allowing for a greater density. However, notes on the final plat as approved by the board may include other restrictions on future subdivision of the lots