

shall provide a basic site area consistent with state standards for the predicted ultimate enrollment.

c. Secondary schools shall provide a basic site area of 10 acres plus one additional acre for each 100 pupils of predicted ultimate enrollment.

P. Cluster Development (Single-Family Residential Uses Only).

a. Such uses may be authorized as a conditional use only after consideration of the following factors:

1. Need for residential uses in the immediate area of the proposed development.

2. Environmental, social and economic impacts likely to result from the development, including impacts on public facilities such as schools and roads.

3. Effect of the development on the rural character of the area.

4. Effect of the development on agricultural, forestry, wildlife or other natural resource uses in the area.

b. The conditional use shall not be granted unless the following findings are made:

1. Human activities, including all development and alterations of the natural landscape, will be limited to 35 percent of the land and 65 percent shall be kept in open space uses. The area of development shall be measured by drawing a continuous line around the affected area 150 feet on either side of any lot, building, road or other such facility. (Ord. 92-025 § 7, Exhibit D, 1992; Ord. 91-020 § 1, 1991)

2. Uses permitted in the open space area may include the management of natural resources, trail systems or other outdoor uses that are consistent with the character of the natural landscape.

3. All lots within the development shall be contiguous to one another except for

occasional corridors which shall not be wider than the average lot width, unless the Planning Director or Hearings Body finds that special circumstances warrant a wider corridor. (Ord. 91-020 § 1, 1991)

4. In the rural zones, the cluster development shall be located on the least productive land. (Ord. 92-025 § 7, Exhibit D, 1992)

5. All subdivision requirements contained in Deschutes County Code Title 17, the Subdivision/Partition Ordinance, shall be met.

6. The total number of units may exceed the overall density established by the minimum lot size of the zone in which the development is proposed by not more than 33 percent.

7. The open space of the proposed development may be platted as a separate parcel or in common ownership of some or all of the clustered units. However, the open area shall not be subject to development unless the whole development is brought inside an urban growth boundary.

8. Roads within the development shall meet the requirements of the County Road Department and shall be considered private roads. An agreement acceptable to the Road Department shall be required for the maintenance of those roads.

9. The rural character of the area shall not be adversely affected.

10. All service connections shall be the minimum length necessary and underground where feasible. (Ord. 91-020 § 1, 1991)

c. All applications shall be accompanied by a plan with the following information:

1. A plat map meeting all the subdivision requirements of Deschutes County Code Title 17, the Subdivision/Partition Ordinance.

2. An open space management plan

which includes designation of proposed open space on the plat, a written management plan and deed restrictions that retain the open space in perpetuity. (Ord. 91-020 § 1, 1991)

3. A written agreement establishing an acceptable homeowners association assuring the maintenance of common property in the development.

d. Dimensional Standards:

1. Setbacks and height limitations shall be as prescribed in the zone in which the development is proposed unless adequate justification for variation is provided the Planning Director or Hearings Body, but in no case shall the setbacks be less than 25 feet or the height greater than 40 feet. (Ord. 91-020 § 1, 1991)

2. Minimum area for a cluster development shall be 5 acres unless otherwise limited by the zone in which it is proposed.

e. Conditions for phased development shall be specified and performance bonds shall be required by the Planning Director or Hearings Body to assure completion of the project as stipulated. (Ord. 91-020 § 1, 1991; Ord. 84-015 § 3, 1984)

11. Private developments with private roads shall provide bicycle and pedestrian facilities. If the bikeways are constructed as a part of the private roadway, they shall be at least four (4) feet wide on each side of the uncurbed roadway, resulting in a minimum total roadway width of 28 feet. If the private roads are constructed to the minimum standard width of 20 feet, separated bike paths built to County standards shall be provided. If separated paths are meant to be shared by pedestrians or other users, the minimum width shall be 12 feet. Bicycle and pedestrian facilities shall connect with the County bicycle and pedestrian transportation system. (Ord. 93-005 § 10, 1993)

12. Bicycle and pedestrian connections shall be provided at the ends of cul-de-sacs, at mid-block, between subdivision plats, etc., in the following situations. Connections shall have a 20-foot right-of-way, with at least a 10-foot-wide useable surface, shall be as straight as possible, and shall not be more than 400 feet long. (Ord. 93-005 § 10, 1993)

a. In residential areas and industrial parks where the addition of a connection would reduce the walking or cycling distance to an existing or planned transit stop, school, shopping center, or neighborhood park by 400 feet and by at least 50% over other available routes.

b. For schools or commercial uses where the addition of a connection would reduce walking or cycling distance to an existing or planned transit stop, school, shopping center, or neighborhood park by 200 feet or by at least 50% over other available routes.

c. For cul-de-sacs or dead end streets where a street connection is determined by the Hearings Officer or Planning Director to be infeasible or inappropriate. (Ord. 93-005 § 10, 1993)

Q. Planned Development.

a. Such uses may be authorized as a conditional use only after consideration of the following factors:

1. Proposed land uses and densities.

2. Building types and densities.

3. Circulation pattern, including bicycle and pedestrian circulation, and a demonstration of how those facilities connect to the County transportation facilities. Private developments with private roads shall provide bicycle and pedestrian facilities. (Ord. 93-005 § 11, 1993)

4. Bicycle and pedestrian connections shall be provided at the ends of cul-de-sacs, at mid-block, between subdivision plats,