

DRAFT -- CLUSTER ZONE

- 1.2 Trout Lake Cluster/Extensive Agriculture (CEA)
- 1.3 Purpose: The purpose of the CEA zone is to: encourage the continued practice of farming on lands best suited for agriculture while allowing agricultural operators flexibility for development of clustered non-farm residential development that does not exceed the allowed overall density; and to prevent or minimize conflicts between common agricultural practices and various non-farm uses.
- 1.4 Principal uses permitted outright:
- farm use
 - single family dwellings and other buildings customarily provided in conjunction with a farm use
 - non-farm single-family dwellings on lots created per clustering provisions below, and on legally created non-conforming lots
 - home occupation
 - commercial or industrial activity directly serving agricultural operations including the preparation and storage of farm products
- 1.5 Conditional uses:
- public and private school
 - church
 - golf course
 - park, playground, or community center owned and operated by a governmental agency or non-profit agency
 - migrant labor and farm-hand housing
 - quarries, mines and sand/gravel pits
 - any other uses judged by the Board of Adjustment to be consistent with the purpose and intent of this chapter and to be no more detrimental to the adjacent property than, and of the same type and character as, the above listed uses
- 1.6 Development provisions
- maximum density of farm and non-farm dwellings is one single family dwelling unit per twenty (20) acres
 - minimum lot size for creation of farm dwelling parcels shall be twenty (20) acres
 - minimum front yard and yard depths: twenty (20) feet (75 feet)
 - minimum side yard depth: five (5) feet (75 feet)
 - minimum average lot width: one hundred (100) feet (200 feet)
- 1.7 Cluster development standards -- Parcels for non-farm dwelling units may be

created per the following requirements:

- A minimum of forty (40) acres is required in order for a “parent lot” to be eligible for clustered land development (e.g. one non-farm dwelling lot on two acres and one farm dwelling lot of thirty-eight (38) acres).
- At least ninety percent (90%) of farmable acreage or 75 % of total acreage of the acreage of the parent lot shall be preserved as the “farm dwelling lot” and remaining acreage shall be designated as “non-farm dwelling lots.”
- The overall density of farm and non-farm lots created within the parent lot shall not be exceeded.
- Minimum lot size of non-farm use lots being created shall be one (1) acre; maximum lot size shall be two (2) acres.(5) acres.
- The non-farm dwelling lots shall be situated so as to minimize interference with farm operation on the farm dwelling lot.
- The non-farm dwelling lots should be located on a part of the parent lot that is least essential to farm operations in terms of productivity of soils, delivery of water and operation of irrigations systems topography, relation to access roads, proximity to farm operations and any other factors that may conflict with the operation of the farm unit or detract from the open character of the land.
- The owner of the parent lot shall be required to file with the County a perpetual, non-revocable covenant that shall run with the land and future changes in ownership that prohibits further division of the farm dwelling lot.
- The non-farm dwelling units should be placed to minimize impacts on wild life.

1.8 Procedure: A short plat or long subdivision shall be submitted accompanied by a development plan showing proposed property divisions and location of new buildings and roads or other permanent structures. the plan shall include USDA NRCS soil map, a ten year history of how the parcel has been used, all existing structures and their uses, water rights and a detailed description of how the irrigation system has been operating. The plan shall include an analysis of the impact of the proposal on the remaining farming parcel

The director of planning shall determine the appropriateness of the proposal and may require addition information to be submitted. The director of planning should be encouraged to request input from affected community council and may require a public hearing and require notice to surrounding land owners.

1.8 Accessory uses permitted

1.9 Parking space required

1.10 Signs