

Date: March 9, 2005

Approved By: _____

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Rule: 3520	Minimum Net Density Provisions and Subdivision/Short Subdivisions in Urban Growth Areas (UGAs)
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LEGISLATIVE HISTORY: Adopted June 27, 1997 as POL 3520, repromulgated pursuant to SCC 30.82 Rulemaking on March ____, 2005

SEE ALSO:

SCC APPLICABILITY: 30.23

PURPOSE: This rule applies to the division of land using the subdivision and short subdivision processes within Urban Growth Areas (UGAs). The provisions of SCC 30.23.020 establish minimum net density requirements for all proposed residential development including new subdivisions and short subdivisions in UGAs. These provisions require that all proposals for division of land meet the minimum net density requirement of four (4) dwelling units per net acre.

RULE SUMMARY:

1. The Subdivision and Short Subdivision of Property Located in UGAs Must Meet the Minimum Density Requirement of Four (4) Dwelling Units Per Net Acre, Unless Specifically Exempted by SCC 30.23.020(5). Minimum Net Density is Achieved by Approval of the Proper Number of Lots Necessary to Meet the Minimum Requirement of SCC 30.23.020.
2. Because Single Residential (SFR) is a Permitted Use on an Individual Lot, Any Subdivision or Short Subdivision that Does Not Propose the Number of Lots Necessary to Meet the Minimum Density Provisions for Single Family Development Cannot be Recommended for Approval or be Approved, as may be Applicable Due to Noncompliance with SCC 30.23.020, Unless Additional Unit Yield can be Guaranteed in a Manner Consistent with this Policy.
3. An Applicant for a Subdivision or Short Subdivision that Does Not Meet the Minimum Net Density Requirements of SCC 30.23.020, with the Number of Lots Proposed, has the Option of Satisfying the Minimum Net Density Provisions by Proposing a Dwelling Unit Type Different than a Single Family Dwelling (such as a duplex, multi-family dwelling unit, etc.) on One or More Lots so that the Total Unit/Lot Yield Meets the Minimum Net Density Requirement. In All Cases, the Type of Dwelling Units Proposed Must be Allowed by the Underlying Zone.
4. In All Cases where other than a Single Family Dwelling Unit is Proposed on a Single Lot to Satisfy Minimum Net Density Provisions, the Subdivision or Short Subdivision shall be Conditioned to Require the Placement of Such Units on the Specified Lots.
5. In Order to Ensure Compliance with Minimum Net Density Provisions at the Building Permit Application Stage of Review, Subdivisions and Short Subdivisions Proposed Pursuant to Numbers 3 and 4 above shall Include a Condition on the Final Plat Drawing that Identifies the Lot or Lots Subject to Specific Unit Yield/Type Requirements, and that Specifies the Minimum Number of Dwelling Units Required on the Lot or Lots.