

6-4: MOUNTAIN HOME DEVELOPMENTS

E. STANDARDS AND CONDITIONS

All mountain home developments shall conform to the following standards and conditions.

5. Density

a. Number of Units Permitted.

The maximum number of dwellings units permitted within a mountain home development shall be determined by the slope of the land within the development according to the following schedule:

- i. One dwelling per acre having a slope of ten (10) percent or less.
- ii. One dwelling per ten (10) acres having a slope of more than ten (10) percent but less than thirty (30) percent.
- iii. One dwelling per twenty (20) acres having a slope of more than thirty (30) percent.

The determination of slope within a development shall be based upon a detailed slope analysis. The slope analysis shall be conducted using the contour maps prepared by the U.S. Geological Survey; however, other more detailed contour maps may be used when approved by the Planning Director.

b. Development Credits Increased.

The number of dwelling units permitted within a mountain home development may be increased by the transfer of residential development credits from lands located within an adjacent CE-1 Critical Environmental Zone, subject to the following conditions.

i. The land from which the development credits are transferred:

- (A) Is situated entirely within the CE-1 Critical Environmental Zone;
- (B) Is located contiguous to the mountain home development or within two miles of land included within the boundary of the development;
- (C) Is in the same ownership as the development; and
- (D) Will be shown on the plans and documents as part of the open space area of the development and subject to the open space preservation agreement.

ii. The number of residential development credits received shall be at the rate of one dwelling unit per each full fifty (50) acres of land in the CE-1 zone covered by the transfer of development credits agreement.

iii. There is sufficient developable area within the development to accommodate the increased number of dwelling units and meet the common open space requirement.

iv. Whenever the terms of this ordinance shall permit or authorize a property owner to transfer development credits, such transfer shall be accompanied by agreement made on the part of the owner indicating the extent of the credit transfer and agreeing to refrain from construction of dwellings or

other buildings or from exercising any of the entitlements so transferred. Said agreement shall be made between the owner (and his heirs and assigns) and the County Commission, shall be recorded in the office of the County Recorder, and shall remain in effect until it has been revoked by action of the County Commission following a public hearing thereon.

c. Development Clusters.

All dwelling units shall be located within a development cluster. Each cluster shall contain not less than five (5) separate building lots or sites (except for mountain home developments having fewer than five (5) building sites or lots for the entire development), and each cluster shall be so designed to provide that each building site within the cluster shall contain a location for a one-family dwelling which meets the standards of this ordinance. No dwelling unit shall be constructed on an area which exceeds thirty (30) percent slope as shown on the detailed slope analysis if sewage or sepsis waste is disposed of in the soil.

d. Density and Building Lot Size within Clusters.

Individual building lots within the cluster should not be less than ten thousand (10,000) square feet nor more than one (1) acre in size.

e. Spacing of Clusters.

No one-family dwelling within a cluster shall be located closer than 200 feet to a dwelling within another cluster. Individual clusters shall be surrounded by a fuel break which shall be part of the designated open space.