

## **ARTICLE 14-16 CLUSTER AND MASTER PLANNED DEVELOPMENT**

### **I. Purpose:**

1. The purpose of the Cluster and Master Planned Development options is to provide:

a. Site planning and unity of design in harmony with the natural features and constraints of specific sites, and particularly on sites possessing unique or severe topographic or hydrological features;

b. Protection of natural, historic and man-made elements of scenic, environmental or cultural significance;

c. Design innovation;

d. Flexibility in the siting of structures and roadways;

e. More cost-effective development due to decreased grading and more efficient servicing of the development with utilities, roads and other essential services;

f. Unified areas of open space and public facilities for private or community purposes.

### **II. Cluster Development**

A. Development standards:

1. Minimum site area: None.

2. All residential units may be common-walled or detached.

3. The maximum number of dwelling units permitted in a cluster development is determined by dividing the gross area of the cluster development site by the minimum lot size permitted by the underlying zoning district.

4. Minimum lot size (detached dwelling unit): 5,000 square feet.

5. Minimum setback requirements for detached dwelling units shall be ten (10) feet in front yard, five (5) feet in side yards, and ten (10) feet in rear yard.

6. Minimum site area per attached dwelling unit: None

7. Minimum site setbacks for cluster developments consisting of attached dwelling units shall be ten (10) feet on the entire boundary of the site. The boundary of

the site shall be defined at the time of cluster development submittal. Buildings within the cluster development site shall be separated by a minimum of ten (10) feet. Buildings may include up to a maximum of eight (8) residential units each.

8. Minimum distance between cluster groupings shall be ten (10) feet.

9. Cluster groupings shall be separated by cluster open space to provide spatial definition between groupings.

10. Maximum building height shall be forty (40) feet.

11. Utilities:

a. Utilities and sewers shall be located within the developed portion of the site wherever possible to reduce the future impact of maintenance and repair activities on cluster open space;

b. Public sewers shall be designed such that manholes are located in paved areas that have paved access, unless otherwise approved.

12. Roads: All streets and highways must have horizontal and vertical alignment consistent with an approved design speed, and roadway geometric consistent with an approved design.

13. Landscaping: In accordance with Article 14-10 (Landscaping Regulations)

14. Buffers:

a. Buffers shall be provided to mitigate the adverse impacts of sound, visibility and traffic;

b. Buffers may include landscaping, walls, fences, pathways, drainage ways, natural features, existing vegetation and natural open space.

15. Exterior lighting: Any lights used to illuminate parking spaces, drives and recreation facilities shall be of a design and so arranged to shield and reflect light away from residential lots.

B. Open space requirements:

1. Required open space shall include natural, functional, and recreational open space.

2. at least 20% of the entire Cluster Development shall be dedicated to open

space.

3. Cluster open space ownership and control shall be only;
  - a. As a part of an individual private lot, with recorded covenants running with the land; or
  - b. By a homeowner's association; or
  - c. by the Town of Mammoth, after legal dedication to the Town and approval by Town Council.
4. Final plats shall be delineated and annotated to reflect the cluster open space requirements.

### **III. Master Planned Development**

A property owner or developer may submit a Master Development Plan ("MDP") to the Town of Mammoth for review and approval. The minimum size for any development utilizing the MDP process shall be three hundred twenty (320) acres.

**A. Submission Requirements:** The MDP is required to include only the following elements:

- that
1. the location of major land uses, roadways, and open space to ensure the property is developed in an orderly and well planned manner;
  2. an infrastructure and Utility Plan that addresses the provision of major roadways, public facilities, potable water, wastewater collection and treatment, and other critical infrastructure elements that may be required for the development of the property;
  3. a master drainage plan;
  4. an ALTA survey and Environmental Phase 1 Report;
  5. development standards and design guidelines for architecture, landscaping, and site layout; and
  6. a phasing plan describing the timing of the proposed development.

### **B. Density and Uses:**

1. Approved developments utilizing the MDP process would be entitled to the

following Density Bonus:

The gross maximum number of allowable units is determined by dividing the gross area included in the MDP by the minimum lot size permitted by the existing zoning. A density bonus of 15% of the gross maximum allowable units is permitted within the area of the MDP if 20% of the gross site area is reserved as natural, functional, or recreational open space. A density bonus of 20% of the gross maximum allowable units is permitted within the area of the MDP if 30% of the gross site area is reserved as natural, functional, or recreational open space.

2. Up to 10% of the gross area included in an MDP may be utilized for commercial and employment uses within the MDP area, regardless of the existing zoning within the MDP area.

### **C. Review and Amendment**

1. Any proposed MDP must be consistent with the Town's General Plan. The Town shall review the MDP for approval pursuant to the Town's rezoning procedures.

2. The MDP may contain land uses and development regulations that differ from those in existing Town ordinances and regulations, so long as the MDP as a whole is consistent with the Town's General Plan. When approved, the provisions of the MDP shall govern over conflicting provisions in the Town's generally applicable ordinances and regulations.

3. After approval, the Town shall review proposed amendments to the MDP through the Town's full rezoning procedures only when the proposed amendment (i) incorporates land uses not permitted already otherwise permitted within the existing MDP, or (ii) reduces the total amount of Open Space within the MDP, or (iii) removes or modifies the applicability of existing town ordinances otherwise applicable within the MDP.