

14.18.310 General approval provisions—CaRD.

(1) The application shall meet the requirements of the underlying land division permit and those outlined in this Section.

(2) Allowable Density. The maximum residential gross densities shall not exceed those set forth in the following lot size table. The maximum density as allowed for by the Comprehensive Plan may not necessarily be granted if a density limitation is necessary to meet septic and/or water system requirements. There shall be no density bonus for CaRD developments in areas designated as a “sole source aquifer,” except where the source of water is from a public water system whose source is outside the designated area or from an approved alternative water system pursuant to Chapter 12.48 SCC. Applications for such systems are processed pursuant to the regulations outlined in Chapter 12.48 SCC. Applications for CaRDs requesting an alternative system to obtain a density bonus shall be processed as a Level II application. Hearing Examiner criteria for review of an alternative system shall ensure that the system has no adverse impacts to the sole source aquifer. ~~There shall be no density bonus for CaRD developments where the water source is in a low flow watershed unless the applicant has demonstrated that there is no continuity between the water source(s) and the low flow stream per SCC 14.24.350(5)(c).~~ For CaRD density bonus developments in Flow-Sensitive Basins refer to 14.24.350.

(3) No Change

(4) No Change

(5) Designation, Allowed Uses, and Preservation of Open Space. Open space within a CaRD shall be designated per the following 6 categories, based on the zoning designation and characteristics of the site. Accessory structures to the primary use of each open space designation are allowable if allowed by the underlying zoning. CaRDs may contain more than 1 type of open space; provided, that all open space shall be within 1 tract or lot.

(a) Open Space ~~Preservation~~ Protection Areas (Os-PA). The purpose of this designation is to set areas of open space in a protective easement in order to protect critical areas without the expense of a detailed site assessment, historic sites and view sheds. All lands which have not received a site assessment pursuant to Chapter 14.24 SCC, Critical Areas Ordinance, shall be placed in this category. If in the future a critical area site assessment is performed and the critical areas have been delineated (see SCC 14.24.170), then the Os-PA parcel may be changed to another open space designation based on the criteria set forth in this Section with the critical areas identified as protected critical areas (PCAs). Amendments to the plat map and recorded easement shall be required. A revised plat map for this purpose will not be considered a plat amendment. Nonresidential historic sites and their landscape setting shall also be placed in this category. Historic sites used as residences may be located inside or outside of this open space. All open space designated Os-PA shall be preserved pursuant to SCC 14.24.160 and 14.24.170 until such time as a different open space designation is requested and Chapter 14.24 SCC is satisfied. Uses and preservation of the Os-PA shall occur as follows:

- (i) Critical Areas. Follow the parameters set forth in Chapter 14.24 SCC for conservation and maintenance.
- (ii) Historic Sites. A use covenant with covenants, conditions and restrictions (CC&Rs) shall be determined through the CaRD review process and noted on the face of the plat. The duration of the covenant shall be noted on the plat.