

# Reserve Tract Study

Comparison of Reserve Tract Percentages under current code and proposed code (prohibiting development in reserve tracts)

Figures are in acres unless shown as percentages

## Rural Zone

### Current WCC 20.36.253 Requirements

	Min. Lot Size (Conv)	Min. Lot Size (Cluster)	Min. % Reserve (Rural)	Min. % Reserve (UGA)
R2A without public water	2.00	1.00	20%	<b>80%</b>
R2A with public water	2.00	0.29	65%	80%
R5A without public water	5.00	1.00	55%	<b>80%</b>
R5A with public water	5.00	0.29	75%	80%
R10 without public water	10.00	1.00	70%	80%
R10 with public water	10.00	0.29	80%	80%

### Sample Calculations of percentage in reserve using minimum lot size

20 acre parcel with cluster subd (max. density, min. lot size)

Min. Acres In lots, current	Max. Percent In reserve, current	Min. Acres In lots, proposed	Max. Percent In reserve, proposed
9.00	<b>55%</b>	10.00	<b>50%</b>
2.58	87%	2.87	86%
3.00	85%	4.00	<b>80%</b>
0.86	96%	1.15	94%
1.00	95%	2.00	90%
0.29	99%	0.57	97%

	Min. Lot Size (Conv)	Min. Lot Size (Cluster)	Min. % Reserve (Rural)	Min. % Reserve (UGA)
R2A without public water	2.00	1.00	20%	<b>80%</b>
R2A with public water	2.00	0.29	65%	80%
R5A without public water	5.00	1.00	55%	<b>80%</b>
R5A with public water	5.00	0.29	75%	80%

10 acre parcel with cluster subd (max. density, min. lot size)

Min. Acres In lots, current	Max. Percent In reserve, current	Min. Acres In lots, proposed	Max. Percent In reserve, proposed
4.00	<b>60%</b>	5.00	<b>50%</b>
1.15	89%	1.43	86%
1.00	90%	2.00	<b>80%</b>
1.00	90%	0.57	94%

## Residential Rural Zone\*

### Current WCC 20.32.253 Requirements

	Min. Lot Size (Conv)	Min. Lot Size (Cluster)	Min. % Reserve (Rural)
RR1	0.83	0.34	30%
RR2	0.41	0.34	10%
RR3	0.28	0.18	25%
RR2A	2.00	0.34	30%
RR5A	5.00	0.34	30%
RR10A	10.00	0.34	30%

20 acre parcel with cluster subd (max. density, min. lot size)

Min. Acres In lots, current	Max. Percent In reserve, current	Min. Acres In lots, proposed	Max. Percent In reserve, proposed
7.92	60%	8.26	59%
16.18	19%	16.53	17%
13.04	35%	13.22	34%
3.10	85%	3.44	83%
1.03	95%	1.38	93%
0.34	98%	0.69	97%

\*Cluster option not available without public water