

CHAPTER 17.060: RIDGELINE DEVELOPMENT

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§ 17.060.010 PURPOSE.

The purpose of this chapter is to conserve the general public welfare by conserving the existing scenic resources and the sense of community and/or neighborhood identity now afforded by the presence of the unurbanized open spaces on the ridge tops above the town by preserving them in an open and scenically attractive state.

(Prior Code, § 17.32.010) (Ord. 352, passed - -1973; Am. Ord. 476, passed - -1980)

§ 17.060.020 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ADJACENT RIDGE. The portion of the ridgeline within 150 feet horizontal distance or 100 feet vertical distance from the subject structure, from which a line drawn perpendicular to the ridgeline strikes or passes over the subject structure. When a structure is built in a swale between two ridges, the higher ridge will determine the height of the structure.

MAJOR RIDGES. Those areas located on Visual Resources Map No. 9.

RIDGELINE. The uppermost line in elevation traversing a major ridge (chain of hills).

RIDGELINE SCENIC CORRIDORS. Those areas defined as community and/or neighborhood separators and visual resources providing community and/or neighborhood identity, further defined as the area on either side of the ridgeline within 150 feet horizontal distance measured at right angles to the ridgeline or 100 feet vertically of the major ridge, whichever is a greater area as located on Visual Resources Map No. 9.

SIGNIFICANT VIEW CORRIDORS. Identified by the Planning Commission as places from which the visual impact of development in a ridgeline scenic corridor could be significant and contrary to the

purposes of this title.

UTILITY LINES. Public or private utility distribution and transmission lines.

(Prior Code, § 17.32.020) (Ord. 352, passed --1973; Am. Ord. 476, passed --1980; Am. Ord. 764, passed 2-1-2012)

§ 17.060.030 GENERAL REQUIREMENTS.

(A) No building, accessory building, or structure or modification thereof, shall be erected within ridgeline scenic corridors as defined on Visual Resources Map No. 9, except in either of the following circumstances:

(1) The applicant demonstrates to the staff that an accessory structure or addition will have no impact on significant views due to the proposed location of the structure in relation to existing improvements; and/or

(2) The Planning Commission approves a permit for building in the ridgeline scenic corridor.

(B) If buildings, accessory buildings or additions and modifications to them must be placed within the restricted area, they shall be designed and located to have the least impact on existing visual resources.

(Prior Code, § 17.32.030) (Ord. 352, passed --1973; Am. Ord. 476, passed --1980; Am. Ord. 500, passed --1982; Am. Ord. 764, passed 2-1-2012)

§ 17.060.040 AFFECTED SIGNIFICANT VIEW CORRIDORS.

(A) (1) In considering an application for building in the restricted area, the Planning Commission will determine the significant view corridors which are affected by the project.

(2) Significant view corridors will be addressed by the applicant in the application using photographs and/or illustrations which demonstrate how the proposed project is seen from:

- (a) Public gathering places and major roadways;
- (b) Neighboring properties and neighborhood roadways; and
- (c) Critical points within the subject property.

(B) (1) Public gathering places and major roadways will be considered significant view corridors unless the Planning Commission makes the specific finding that a given location is not significant for a project.

(2) Neighboring properties, neighborhood roadways and points within the subject property may be significant if the Planning Commission makes the finding that regulation of views from the point is necessary to protect the general public welfare, as defined in the purpose of this chapter.

(Prior Code, § 17.32.040) (Ord. 352, passed --1973; Am. Ord. 476, passed --1980; Am. Ord. 764, passed 2-1-2012)

§ 17.060.050 CRITERIA FOR REVIEW OF APPLICATION.

(A) The Planning Commission shall use the following criteria to review applications.

(B) These criteria must be complied with unless an exception is granted by the Planning Commission.

(1) Native planting shall be retained to provide screening and avoid abrupt changes in the natural, vegetative cover. Extensive tree pruning and tree removal around structures shall be avoided.

(2) Additional screening and cover shall be provided, with new planting compatible with existing vegetation and designed to break up silhouettes, reflections and large, unnatural surfaces. If required as a condition of design review approval, a maintenance bond shall be posted for one year to ensure the vitality of essential landscaping.

(3) Buildings, fences and structures shall be of materials and colors compatible with the surrounding area.

(4) Cuts, fills and retaining structures will be minimized.

(5) Roadways shall follow contours to also minimize cuts, fills and retaining structures. Disturbed areas shall be revegetated to harmonize with the surrounding environment, and retaining structures shall include planting or similar means, as necessary, to harmonize as well.

(6) No roads or streets shall be permitted to traverse a ridge.

(7) If exterior lighting is to be installed, it shall be of low-level intensity and low profile.

(8) (a) All utilities and cables shall be placed underground.

(b) Alternative energy sources, not including small residential rooftop solar energy systems, may be approved where their impacts are minimized. Small residential rooftop solar energy systems shall be subject to the review and approval procedures set forth in §§ 17.138.200 through 17.138.270. This provision supersedes § 17.044.020 of this title relating to public utilities.

(9) (a) All structures shall be located so that the roof does not extend above the ridgeline.

(b) No part of a building may exceed 35 feet to the adjacent grade.

(c) Where a ridge lot is too flat to allow placement of a roof of a building or structure down from the ridgeline, no part of the roof of the structure may extend more than 15 feet above the lowest elevation of the adjacent ridgeline.

(10) In order to minimize bulk and mass, long, unbroken rooflines and large, uninterrupted wall surfaces will be avoided.

(Prior Code, § 17.32.050) (Ord. 352, passed - -1973; Am. Ord. 476, passed - -1980; Am. Ord. 764, passed 2-1-2012; Am. Ord. 794, passed 10-7-2015)

§ 17.060.060 APPLICATION; PROCEDURES GENERALLY.

(A) An application for a permit for building in the ridgeline scenic corridor shall be made in accordance with §§ 17.020.050 and 17.020.060 of this title.

(B) The Planning Commission may approve, modify, deny or continue an application for design review of development in a ridge line scenic corridor and exceptions in accordance with the procedures, including procedures governing notice of public hearings, as set forth herein.

(Prior Code, § 17.32.060) (Ord. 352, passed - -1973; Am. Ord. 476, passed - -1980; Am. Ord. 500, passed - -1982; Am. Ord. 628, passed - -1994; Am. Ord. 764, passed 2-1-2012)

§ 17.060.070 APPROVAL OF DESIGN REVIEW APPLICATION; REQUIRED FINDINGS.

In approving an application for design review of a structure in a ridgeline scenic corridor, the Planning Commission must make the following findings:

(A) Other suitable building locations are not available on the site; and/or

(B) The visual impact of the proposed structure on significant view corridors has been minimized and the project substantially conforms to the criteria in § 17.060.040.

(Prior Code, § 17.32.070) (Ord. 352, passed - -1973; Am. Ord. 476, passed - -1980; Am. Ord. 764, passed 2-1-2012)

§ 17.060.080 APPROVAL OF APPLICATION FOR EXCEPTION; REQUIRED FINDINGS.

In approving an application for an exception, the Planning Commission must make the following findings:

- (A) The exception is the minimum necessary for use and enjoyment of the property;
- (B) The exception is necessary due to a particular topographical feature or location of the property; and
- (C) Granting the exception results in a project which meets the intent of § 17.060.070.

(Prior Code, § 17.32.080) (Ord. 352, passed - -1973; Am. Ord. 476, passed - -1980; Am. Ord. 764, passed 2-1-2012)

§ 17.060.090 TIME LIMITS; EXTENSIONS.

Notwithstanding any other provision of this chapter, any permit granted for building in the ridgeline scenic corridor shall comply with § 17.040.110 ("Permit Time Limits and Extensions") of Chapter 17.040 ("General Zone Regulations").

(Ord. 837, passed 10-2-2019)

§ 17.060.100 APPEALS.

Appeals shall be in accordance with the provisions in §§ 17.020.110 of this title.

(Prior Code, § 17.32.100) (Ord. 352, passed - -1973; Am. Ord. 476, passed - -1980; Am. Ord. 764, passed 2-1-2012)

§ 17.060.110 ENFORCEMENT.

Enforcement shall be in accordance with the provisions in § 17.020.130 of this title.

(Prior Code, § 17.32.110) (Ord. 352, passed - -1973; Am. Ord. 476, passed - -1980)