

Chapter 17.55 HILLSIDE DEVELOPMENTS

17.55.040 Hillside development density standards.

A. Lot size, density and site disturbance for development in lands subject to this chapter shall comply with the density schedule in this section. To the extent this density schedule is contrary to existing zoning standards the provisions of this section shall take precedence.

B. Any portion of a development parcel having a slope greater than forty-five percent shall not be included in the calculation of the area of such parcel for the purposes of determining conformity with the minimum lot parcel size and density requirements in this section.

C. Where more than two-thirds of a single family lot has a slope of twenty-five percent or less, the entire lot shall be considered as having less than twenty-five percent slope for the purpose of determining lot size.

D. Density standards:

Percent Natural Slope	Dwelling Units/Acre
1--25%	No change in density
Percent Natural Slope	Dwelling Units/Acre
26--39%	One d.u./acre provided the units are clustered in 30% or less of land area within this slope category. 70% of the land area of this slope category shall remain undisturbed.
40--45%	One d.u. per 20 acres
46% +	Development not permitted

E. A density bonus shall be available for development that transfers dwelling units from lands with a slope of twenty-six percent to thirty-nine percent to areas with a slope of twenty-five percent or less, either within the same parcel or to an adjacent parcel under the same ownership.

1. Any person transferring dwelling units as specified in subsection E of this section shall be entitled to a transfer density bonus of 0.75 dwelling units.

F. No development shall be permitted upon lots with an average slope of forty-six percent or more.

G. Where commercial rather than residential development is contemplated, density shall be calculated on the basis of each three thousand square foot increment of building construction being equivalent to one dwelling unit. (Ord. 97-12 (part), 1997: Ord. 96-18 §2(part), 1996)