

## Chapter 17.55 HILLSIDE DEVELOPMENTS

### 17.55.090 Building setbacks, height, and construction materials.

A. Where a ridge line or ledge occurs, the minimum setback shall be one hundred feet measured normal (perpendicular) to the closest point of the ridge, unless a greater setback is recommended in the geotechnical report. The planning commission may recommend a lesser setback where the applicant can demonstrate that the one hundred foot setback makes the property unbuildable.

B. All buildings constructed upon lands subject to this chapter shall be one story only, or twenty feet maximum, in height. Height shall be measured as in Section 208 (Grade) of the Uniform Building Code.

C. Buildings constructed upon lands subject to this chapter shall be constructed with materials appropriate to mitigate significant visual impacts. Wherever possible, buildings should be constructed of materials that closely resemble and blend in with native vegetation and hillside features. (Ord. 97-12 (part), 1997; Ord. 96-18 §2(part), 1996)