

15-2.21-5. SENSITIVE AREA REGULATIONS - RIDGE LINE AREA PROTECTION.

(A) **INTENT.** The intent of these provisions is to ensure that Development near Ridge Line Areas blends with the natural contour of these land forms. Significant Ridge Line Areas should be retained in a natural state, and Development should be Sited in such a manner so as not to create a silhouette against the skyline or mountain backdrop as viewed from designated Vantage Points.

(B) **MINIMUM SETBACK.** No Structure or other appurtenant device, including mechanical equipment may visually intrude on the Ridge Line Area from any of the designated vantage points as depicted herein.

(C) **OPEN SPACE AND DENSITY.** The following regulations apply to all Ridge Line Areas in the Sensitive Overlay:

(1) **OPEN SPACE.** One hundred percent (100%) of the Ridge Line Area shall remain in Open Space.

(2) **DENSITY TRANSFER.** The Planning Commission may transfer up to twenty-five percent (25%) of the Densities otherwise allowed in the Ridge Line Area to Developable Land. The Density transfer shall be subject to a suitability determination as set forth below:

(a) **SUITABILITY DETERMINATION.** The Applicant must prove that the Development will have no significant adverse impact on adjacent Properties. The Planning Commission shall determine that the Proposal complies with this Chapter if the Applicant proves:

(i) The Density is Compatible with that of adjacent Properties.

(ii) The Architectural Detail, Height, materials, and other design features of the Development in the receiving Area are Compatible with adjacent Properties.

(iii) The Applicant has adopted appropriate mitigation measures such as landscaping, Screening, illumination standards, and other design features to buffer the adjacent Properties from the Developable Land.

(D) **DENSITY BONUSES.** In addition to the Density transfers permitted pursuant to this Section, at MPD or subdivision review. The Community Development Department may recommend that the Planning Commission grant up to a twenty percent (20%) increase in transferrable Densities if the Applicant:

(1) offers to preserve open space to ensure the long-term protection of a significant environmentally or visually sensitive Areas in a manner approved by the City; or

(2) provides public Access for trails, as shown on the Trails Master Plan; or

(3) restores degraded wetlands or environmental Areas on the Site or makes other significant environmental improvements.