15-08-03 **Sensitive Area Overlay Zone District**

4. Trails Upon Hillsides. A trail may be constructed to access upper/lower portions of residential property subject to the following conditions:

   a. That no cut or fill of the hillside be in excess of two [2] feet. All cuts or fills shall be properly retained.

   b. That the trail follow a meandering course, and not use a direct line pathway to the desired location. Where possible, the trail should follow the natural contours of the hillside.

   c. That the trail be heavily landscaped with native materials.

   d. That prior to construction and/or hillside cuts, the trail plan be submitted to the Community Development Department Director and City Engineer for review and approval.

   e. The property owner may appeal any conditions placed upon the approval, or the denial of the request to the Planning Commission.

circumstances.

b. Single family dwelling structures shall be set back no further than 250 feet from a public or private street.

c. All other buildings, including clustered single family, multi-family, commercial, industrial, institutional, and accessory structures shall be located upon usable land, as may be determined through site plan review.

3. Flag Lots - Dimensions. In order to encourage the more efficient use of land, flag or L-shaped lots may be allowed subject to the conditions specified in §15-06-03(W).

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