

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

### E. Development Standards within the Sensitive Area Overlay Zone.

#### 8. Grading, Cuts and Fill.

- a. Exposed unstable surfaces of an excavation or fill shall not be steeper than one vertical to two horizontal.
- b. All permanent fill shall be located so that settlements, slidings, or erosions shall not damage or cover streets, curbs, gutters, sidewalks or buildings.
- c. The top and bottom edges of slopes caused by an excavation or fill up to 10 vertical feet shall be at 3 horizontal feet from the property line or public right-of-way lines.
- d. The maximum vertical height of all cuts or fills shall be 10 feet. Under exceptional circumstances, the Planning Commission may approve cuts or fills in excess of ten (10) feet with recommendation of the Engineering Department. The burden of demonstrating exceptional circumstances shall be on the developer of the property under consideration. Cuts or fills shall be measured from natural grade to finished grade.
- e. All structures, except retaining walls or soil stabilization improvements, shall have a setback from the crest of the fill or base of the cut of a minimum distance equal to the depth of the fill or the height of the cut, unless a structurally sound retaining wall is built for the cut or fill slope. Retaining walls may be a part of the dwelling unit.
- f. No grading, cuts, fills, or terracing will be allowed on a continuous hillside, crest (upslope or downslope) or a slope of 30% or greater unless otherwise determined by the Planning Commission upon recommendation of the Engineering Department.