

19.72.010 Purposes of provisions.

A. The general purpose of the foothills and canyons overlay zone is to promote the health, safety, and public welfare of the residents of the county, and while being cognizant of private property rights, to preserve the natural character of the foothills and canyons by establishing standards for foothill and canyon development proposed in the unincorporated areas of the county.

B. The standards for development contained herein are intended specifically to accomplish the following purposes:

1. Preserve the visual and aesthetic qualities of the foothills and canyons, including prominent ridgelines, which are vital to the attractiveness and economic viability of the county;
2. Encourage development designed to reduce risks associated with natural hazards and to provide maximum safety for inhabitants;
3. Provide adequate and safe vehicular and pedestrian circulation;
4. Encourage development that fits the natural slope of the land in order to minimize the scarring and erosion effects of cutting, filling, and grading related to construction on hillsides, ridgelines, and steep slopes;
5. Prohibit activities and uses that would result in degradation of fragile soils, steep slopes, and water quality;
6. Provide for preservation of environmentally sensitive areas and open space by encouraging clustering or other design techniques to preserve the natural terrain, minimize disturbance to existing trees and vegetation, preserve wildlife habitat, and protect aquifer recharge areas;
7. Reduce flooding by protecting streams, drainage channels, absorption areas, and floodplains from substantial alteration of their natural functions. (Ord. 1417 § 2 (part), 1998)