

19.72.040 Establishment of limits of disturbance.

A. Establishment of Limits of Disturbance. For every development subject to this chapter, the development services director shall establish "limits of disturbance" that indicate the specific area(s) of a site in which construction and development activity must be contained. For single-family residential development, limits of disturbance shall include that area required for the principal structure, an accessory structure(s), utilities, services, drainage facilities, and a septic tank. Areas required for driveways and leach fields are not included. (See Figures 13-15)

Figure 13
Existing Site

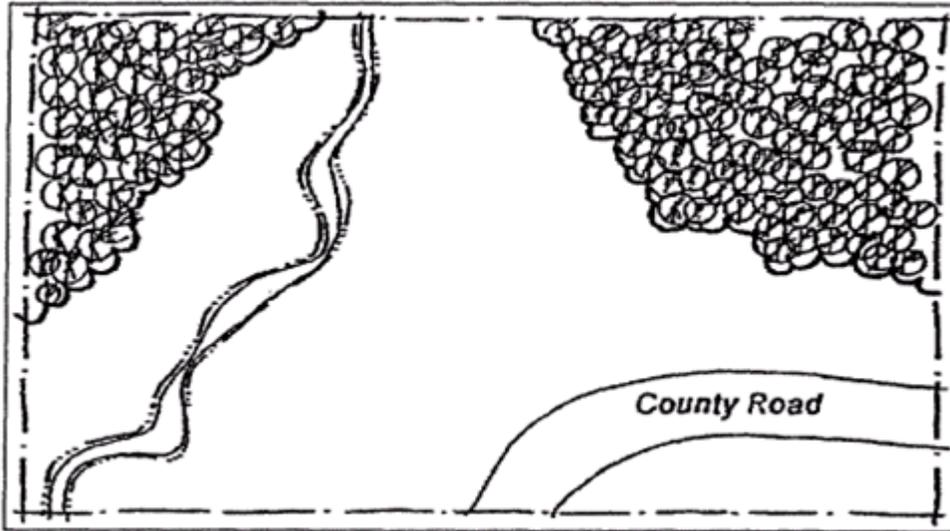


Figure 14
Excessive Establishment of Limits of Disturbance

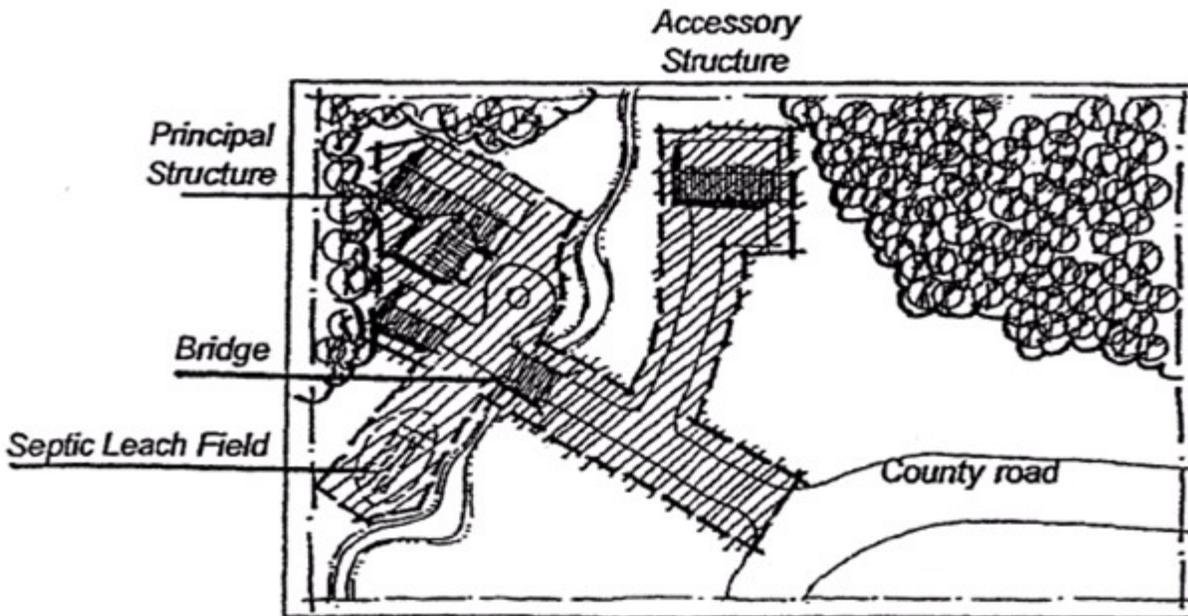
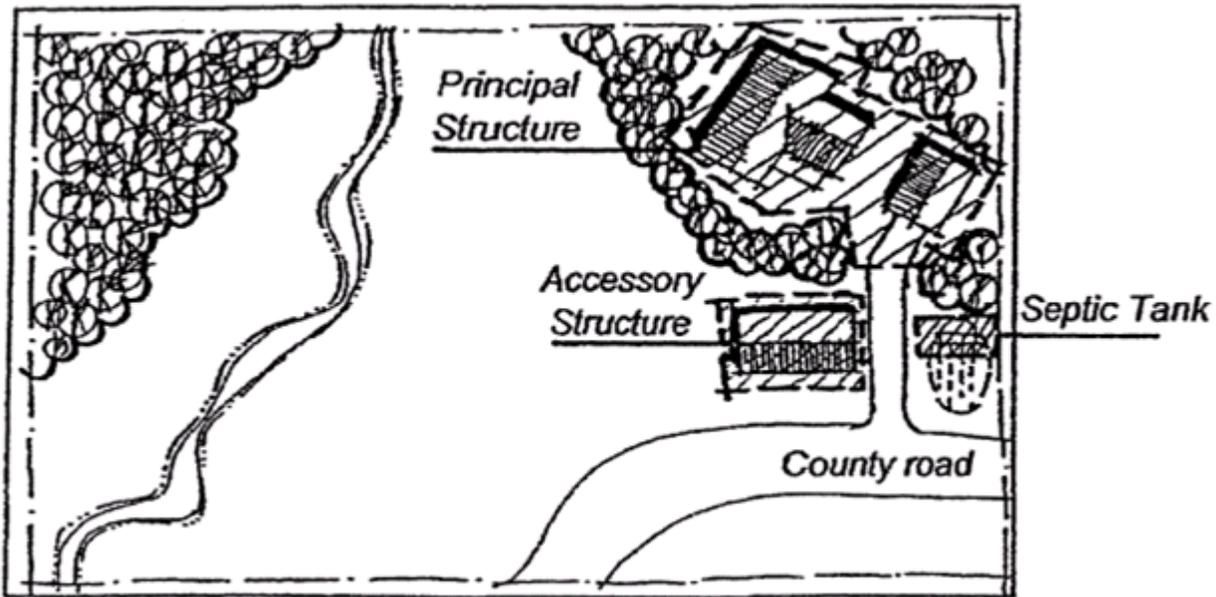


Figure 15
Appropriate Establishment of Limits of Disturbance



B. Criteria for Establishing Limits of Disturbance. In establishing limits of disturbance, the following criteria and standards shall be considered and applied:

1. Minimize visual impacts from the development, including but not limited to screening from adjacent and downhill properties, ridgeline area protection, and protection of scenic views;
2. Erosion prevention and control, including but not limited to protection of steep slopes and natural drainage channels. (See Section 19.72.030B, "Slope Protection Standards" and Section 19.72.030L, "Site and Building Design Standards.");
3. Fire prevention and safety, including but not limited to location of trees and vegetation near structures. (See Section 19.72.030(H)(3), "Wildfire Hazards and Tree/Vegetation Removal.");
4. Preservation of significant trees or vegetation. (See Section 19.72.030H, "Tree and Vegetation Protection.");
5. Conservation of water including but not limited to preservation of existing native vegetation, reduction in amounts of irrigated areas, and similar considerations;
6. Wildlife habitat protection, including but not limited to preservation of critical wildlife habitat and identified migration corridors and routes. (See Section 19.72.030K, "Wildlife Habitat Protection.");
7. Stream corridor and wetland protection and buffering. (See Section 19.72.030J, "Stream Corridor and Wetlands Protection.");
8. Preservation of the maximum amount of the site's natural topography, tree cover, and vegetation.

C. Zero Lot Lines Allowed. Where appropriate to preserve or to protect steep slopes or other natural features, a structure may be located on a lot in such a manner that one or both of the side facades of a structure rest directly on a lot line. This provision shall not be interpreted to exempt a structure from any applicable building and fire code provisions or requirements.

D. Limits of Disturbance May Be Noncontiguous. Limits of disturbance necessary to accommodate proposed development may be noncontiguous in order to best meet the criteria and standards set forth in this section. (See Figures 13-15)

E. Clustering. Clustering of building pads and parking areas within a building site is strongly encouraged and may be required to minimize the size of the limits of disturbance and to maintain the maximum amount of open space in the development. (See Figures 14 and 15)

F. Maximum Limits of Disturbance.

1. Single-Family Residential Uses: For lots or parcels less than one acre in size, the limits of disturbance for an individual single-family use and any accessory structure shall not exceed ten thousand square feet, unless:

- a. Significant existing site vegetation is retained, or
- b. Remedial revegetation and land reclamation improvements which substantially advance the purposes of this chapter have been proposed and will be implemented on the site in accordance with a revegetation and land reclamation plan reviewed and approved by the development services director. In such cases, the limits of disturbance for lots or parcels less than one acre in size may be increased up to but not to exceed fifteen thousand square feet.

For lots or parcels one acre in size or greater, the limits of disturbance for an individual single-family use and any accessory structure shall not exceed twelve thousand square feet unless the aforementioned conditions (retention of significant existing site vegetation or submittal and implementation of an approved revegetation and land reclamation plan) are provided, in which case the limits of disturbance may be increased up to but not to exceed eighteen thousand square feet.

2. All Other Land Uses. The maximum limits of disturbance, including parking areas and accessory buildings and structures, shall be determined on a case-by-case basis. Areas for leach fields constructed in connection with an on-site sewer system shall not be included in the determination of limits of disturbance, but must be revegetated with native vegetation in accordance with state regulations for individual wastewater systems. (Ord. 1417 § 2 (part), 1998)