

CHAPTER 24
HILLSIDE DEVELOPMENT STANDARDS

10-24-9: BUILDING SETBACKS AND ADDITIONAL DESIGN STANDARDS:

- A. For safety purposes, all ridgelines, plateaus, and cuestas shall be a minimum of fifty feet (50') away from any building construction or further development unless a greater setback is required as recommended in the geotechnical report.
- B. Retaining walls should be colored to match surrounding natural landscaping.
- C. The exterior color of buildings on hillside slopes above twenty percent (20%) should be earthtone to blend with the surrounding natural landscape.
- D. "No disturbance" areas shall not be included within lots unless approved by the land use authority and county commission, but should be part of the common area of a project. Common areas shall be owned and maintained by the project's homeowners' association, or may be deeded to the county upon county commission approval.
1. No disturbance areas shall be identified on the ground with temporary fencing or other approved means to prevent accidental disturbance of the area during construction. Such fencing shall be installed prior to issuance of a grading permit.
 2. No disturbance areas shall be identified on final plats or site plans, whichever is applicable. (Ord. 2006-910-O, 5-2-2006)