

“A house is in delicate balance with its surroundings, and they with it.”

The Place of Houses

C. Building on Hillsides

Development proposed on slopes in excess of 15 percent are subject to the guidelines in this section.

Planning staff can assist to determine the slope of a parcel.

Hillside parcels may not be appropriate for all styles of architecture. Traditional style homes should be broken up into segments utilizing the guidelines below to address hillside lot issues.

1. Grading

Grading should be used to minimize visual impacts, reflect the natural site conditions and existing slope and should not create a slope condition that is in excess of 50 percent. On/off haul is discouraged in locations of limited or difficult access and balancing cut and fill on sites is encouraged.

Grading within an interior setback area, which is defined in the Municipal Code, should be avoided.

Contour grading should be used to blend into landforms rather than severe cutting, filling, padding or terracing. The creation of large graded terraces at mid-slope areas for building pads should be avoided.

Final contours and slopes should generally reflect existing landforms and be compatible with existing grades on adjoining properties. The outside corners/edges for all cut and fill slopes should be rounded to blend with natural land contours and only the minimum vegetation necessary for grading and construction should be removed.

Cuts to the slope should generally occur behind the buildings where screening opportunities exist.

2. Driveway Grade

Unless otherwise approved by the Fire Department, driveways shall not exceed 16 percent slope, as prescribed in the Municipal Code. Additionally, the first 15 linear feet of a driveway shall not exceed a 5 percent slope.

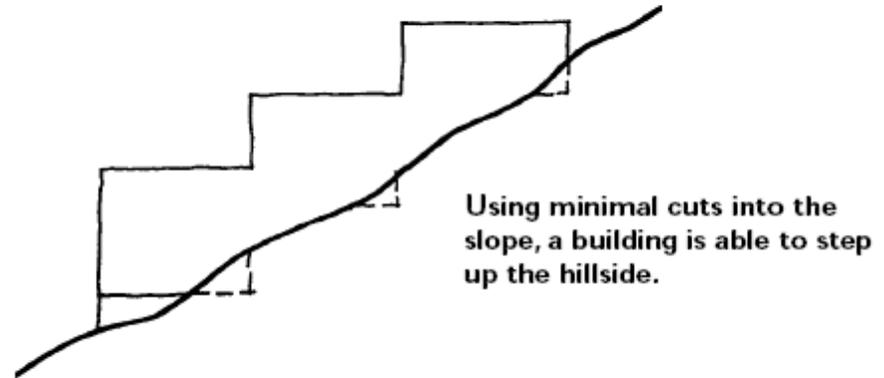
Roads and driveways should be designed and constructed parallel to existing topographic contours and off-street visitor parking should be located in bays that fit with the natural topography and minimize grading.

3. Massing

A building's mass, roof form and projecting elements should be designed so as to minimize the visual impact of the building on the slope. Rooflines should be designed in ways that minimize interference with views from neighboring properties and building height, bulk and size should respond to parcel size, site terrain and site constraints.

a. Step Building

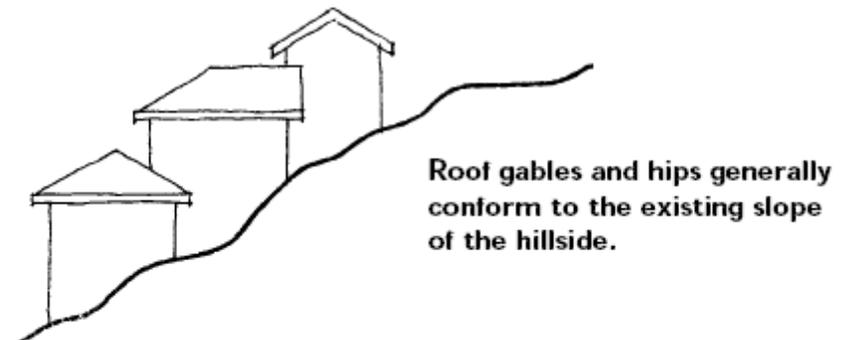
Buildings should be broken into a collection of volumes that step up or down a hillside. Buildings should avoid excessive cantilevers, unless they are integrated into the architectural design and topographical conditions. Reduced size, height, building envelope and mass as well as increased setbacks may be appropriate for homes on hillside lots.



b. Roof Forms

Roof forms, such as gabled or hipped roofs, should generally parallel the slope. Angular forms which slope in opposite direction to the slope of the hillside should be avoided to preserve the relationship of the hillside and residence and to avoid an increase in effective bulk.

The design should demonstrate consistency with roof pitch and design among separate roof components. Abrupt changes in eave heights should include plan offsets to transition between building components. Roof forms and roof lines should be broken by a series of levels and pitches to reflect the irregular forms of the surrounding natural features. Long linear unbroken



roof lines are discouraged.

c. Decks

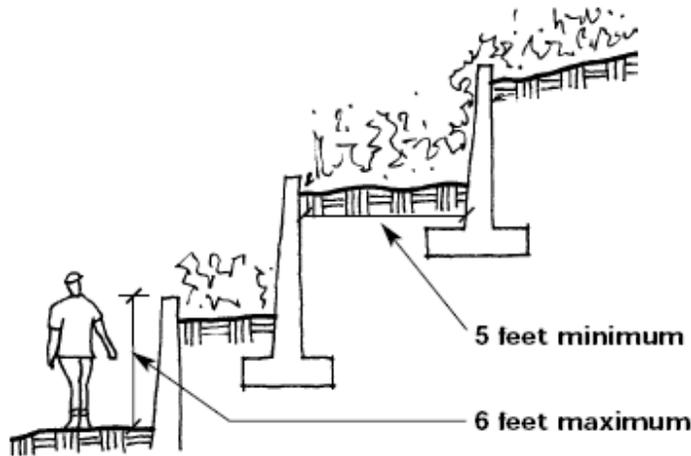
Overhanging or cantilevered decks require special design consideration and should avoid designs in which the decks are elevated on poles and increase visible building mass from adjacent downhill lots. Excessive cantilevering and exposed piers should be avoided. Decks should be integrated into the architectural design of the home and topographical conditions.

The distance between a deck structure and grade should conform to the natural hillside profile as much as possible. Excessive distances between structures and grade are discouraged.

d. Architectural features & Foundations

Architectural features that increase visual prominence should be avoided. Exterior wall surfaces visible from off the site should be minimized through the use of single-story elements, bays, recesses, setbacks, overhangs, varying plate heights and/or other means of horizontal and vertical articulation to create changing shadow lines and break up massive forms.

Foundation bulk should be avoided and the use of split pads, stepped footings, pier and grade beam foundations are encouraged to allow the structure to step up the hillside, minimize disturbance to the natural grade and avoid the use of retaining walls. Underfloors should be designed not to exceed six feet in height and should be screened with landscaping.



4. Retaining Walls

The use and height of retaining walls should be minimized, with the exception of areas not visible from the public right of ways or neighboring parcels. Retaining walls shall not be higher than 6 feet, except where they are located within an Interior Setback Area, in which case they shall be no taller than 4½ feet, as prescribed in the Town Municipal Code. Terraced retaining walls shall be horizontally separated by a minimum distance of 5 feet and that area shall be landscaped.

The exposed face of a retaining wall should be constructed of natural materials, such as stone or wood, so as to be in harmony with the predominant color and character of the adjacent landscape.

The height and setbacks of freestanding retaining walls should be varied to avoid the creation of unbroken, uniform streetscapes.

For detail on Design Guidelines pertinent to Landscaping for Hillside, please see Chapter 11: Landscape Design, Section E, Hillside Landscape Design.