CHAPTER 11: LANDSCAPE DESIGN

E. Hillside Landscape Design

The visual prominence of hillside residential development should be minimized by taking advantage of existing site features for screening such as tree clusters, depressions in topography, setbacks, hillside plateau areas and designing buildings in a manner which respects the existing ridgelines and heights of tree canopies on the site.

Structures should be designed around mature trees and integrated with existing vegetation and landscape plans should demonstrate compatibility with the character of the site and the architecture of the residence.

1. Plantings

Where appropriate, trees should be planted in random clusters to complement the natural pattern of tree placement of the site. Landscaping should be enhanced around structures to provide screening from substantial off-site views.

Trees that define the nature of the site should be retained to the greatest extent feasible.

2. Fencing, Drains & Utility Panels

Site perimeter and other outlying fencing visible from the public right of way or visually prominent areas of the site, should be visually open in design and solid board fencing should be used only when located in close proximity to the residence.

Fencing shall be integrated with design and materials which complement the architectural style of the residence.

Visible concrete drains should be color tinted and screened with planting for reduced visibility.

Utility panels should be located in an area of the parcel with minimal visibility from the public right of way and shall be screened with plantings to reduce visual impacts.

3. Exterior Lighting

Site lighting in hillside residential development, should be indirect, shielded and limited to not more than 60 watts or 600 lumens (equivalent for LED lighting).

Amounts of lighting necessary to achieve essential and complementary illumination should be minimized to the greatest extent feasible.