

10-2.604 Drainage.

Drainage facilities on private properties adjoining pathways shall be designed and maintained so that storm-water runoff from those properties does not drain onto the pathways. (§ 15, Ord. 299, eff. December 11, 1985)

10-2.605 Driveway surfaces.

The surfacing or resurfacing of a driveway at its intersection with a path shall be accomplished with material and methods acceptable to the City Engineer to reduce the danger of slipping by users of the pathway. (§ 15, Ord. 299, eff. December 11, 1985)

10-2.606 Dedication of pathway easements.

Whenever a site development permit is requested for a main residence, a secondary dwelling, an addition to a structure of at least nine hundred (900) square feet of “habitable” floor area (including cumulative additions of nine hundred (900) or more square feet of habitable floor area), or a barn or stable of at least nine hundred (900) square feet in floor area, on a property which is designated on the Master Path Plan for an off-road pathway or for a roadside pathway, but where all or a portion of such roadside path cannot feasibly be located within the existing public or private right-of-way, the Site Development Authority may require the dedication of an easement for public use as part of the Town’s pathway system according to the guidelines contained in the Pathway Element of the General Plan. Pathway easements shall be required within emergency road easements. In addition, the following guidelines apply:

- (a) An easement should generally be located along the boundary of a property;
- (b) The easement shall be located so as to connect to existing or future pathway segments at the boundaries of a property; and
- (c) The easement shall not be located on terrain that cannot be safely or conveniently traversed by pedestrians or equestrians. (§ 15, Ord. 299, eff. December 11, 1985; § 4, Ord. 381, eff. April 19, 1996)

10-2.607 Construction of pathways.

The Site Development Authority may require the construction of pathway improvements within dedicated easements or public rights-of-way for public use as part of the Town’s pathway system as shown on the Master Pathway Plan, and according to the engineering standards of the Town, for any site development permit for a main residence, a secondary dwelling, an addition to a structure of at least nine hundred (900) square feet of “habitable” floor area (including cumulative additions of nine hundred (900) or more square feet of habitable floor area), or of a barn or stable of at least nine hundred (900) square feet in floor area. (§ 15, Ord. 299, eff. December 11, 1985; § 5, Ord. 381, eff. April 19, 1996)

10-2.608 Pathway fee.

A site development permit for a lot on which no path is needed and on which is to be constructed a main residence, a secondary dwelling, an addition to a structure of at least nine hundred (900) square feet of “habitable” floor area (including cumulative additions of nine hundred (900) or more square feet of habitable floor area), or a barn or stable of at least nine hundred (900) square feet in floor area shall be assessed a pathway fee, the amount of which shall be fixed by Council resolution. Pathway fees collected shall be de-

posited in the Town's pathway fund. No fee shall be assessed if the lot has been assessed and has paid a fee pursuant to Section 9-1.1112 of the Subdivision Ordinance. (§ 6, Ord. 381, eff. April 19, 1996)

Article 7. Building Siting, View Protection, Ridgeline Preservation, Creek Protection

10-2.701 Purposes.

The purposes of this article are to insure that the site, location and configuration of structures are unobtrusive when viewed from off-site; that scenic views are retained; that buildings do not dominate the natural landscape; that ridgelines and hilltops are preserved; and that the siting of structures is consistent with other provisions of this chapter concerning grading, drainage, and erosion control. (§ 15, Ord. 299, eff. December 11, 1985)

10-2.702 Siting.

- (a) Alternative Locations. The location of buildings and structures shall be selected so as to minimize runoff from the site, the volume of off-site drainage created, the destruction or alteration of natural vegetation, and the impairment of scenic views from off the site.
- (b) Preservation of Ridgelines, and Hilltops. Ridgelines and hilltops shall be preserved by the siting of structures to take advantage of natural topographic or landscape features which would cause structures to blend with their natural surroundings. The Site Development Authority shall consider the following guidelines in approving the location of a structure:
 - (1) Single story buildings and height restrictions may be required on hilltops and ridgelines.
 - (2) Cut foundations should be used in place of fill on hilly terrain.
 - (3) Native or naturalized vegetation should be used to conceal structures wherever possible.
 - (4) Structures may be located on ridgelines or hilltops only when they can be rendered unobtrusive by one or more of the following techniques:
 - (i) The use of natural vegetation and/or added landscaping;
 - (ii) The use of a low-profile house, with a sloping roofline and foundation, that follows the natural contours of the site;
 - (iii) The use of exterior roofing and siding materials and colors that blend with the natural landscape.
 - (5) Hilltops or ridgelines shall not be cut down, flattened, or similarly graded to create a building pad in excess of the actual area covered by the principal residence.
- (c) Disturbance to the Site. The location of all structures should create as little disturbance as possible to the natural landscape. The amount of grading, excavation, or fill shall be the minimum necessary to accommodate proposed structures, unless grading is proposed to lower the profile of buildings. Additional grading may be allowed for the purpose of lowering the profile of the building provided that at the completion of the project the visual alteration of the natural terrain is minimized. The removal of vegetation and alteration of drainage patterns shall be the minimum necessary to accommodate the proposed structure.