

15-08-03 Sensitive Area Overlay Zone District

D. Lot Coverage, Usable Land, Flag Lots and Trails Upon Hillsides

1. Maximum Impervious Material Coverage. The maximum impervious material coverage that shall be allowed upon lots:
 - a. upon which single family dwelling units are located for lots less than 20,000 square feet shall be 30 percent of the total lot area or 5,000 square feet, whichever is smaller, including dwelling units, accessory buildings, patios, and driveways; provided, however, that the maximum impervious material coverage may exceed 30 percent or 5,000 square feet upon review and approval by the Board of Adjustment.
 - b. upon which single family dwelling units are located for lots sizes 20,000 square feet and greater shall be 15,000 square feet, including dwelling units, accessory buildings, patios, and driveways; provided, however, that the maximum impervious material coverage may exceed 15,000 square feet upon review and approval by the Board of Adjustment. The Board of Adjustment shall use as criteria when making decision to increase lot coverage the following:
 1. The home is of comparable size to homes in general vicinity.
 2. Increase is needed to create a safe drive access for home.
 3. Increase is the minimum required to meet sub a and sub b above.
 - c. for multi-family dwellings, commercial, industrial, institutional, and accessory structures shall be determined during site plan review, and approved by the Planning Commission.
2. Usable Land. Single family dwelling structures shall be located only upon areas constituting usable land, which area shall be fully contiguous and shall be at least 5,000 square feet in size, and shall have a minimum dimension, either length or width, of 50 feet.
 - a. Location of a dwelling structure shall not be within an average of 20 feet (no point being closer than 10 feet) of a continuous hillside slope (upslope or downslope) of 30% or greater. The Engineering Department may require greater setbacks from the slopes based on unusual circumstances.
 - b. Single family dwelling structures shall be set back no further than 250 feet from a public or private street.
 - c. All other buildings, including clustered single family, multi-family, commercial, industrial, institutional, and accessory structures shall be located upon usable land, as may be determined through site plan review.
3. Flag Lots - Dimensions. In order to encourage the more efficient use of land, flag or L-shaped lots may be allowed subject to the conditions specified in §15-06-03(W).
4. Trails Upon Hillsides. A trail may be constructed to access upper/lower portions of residential property subject to the following conditions:
 - a. That no cut or fill of the hillside be in excess of two [2] feet. All cuts or fills shall be properly retained.

- b. That the trail follow a meandering course, and not use a direct line pathway to the desired location. Where possible, the trail should follow the natural contours of the hillside.
- c. That the trail be heavily landscaped with native materials.
- d. That prior to construction and/or hillside cuts, the trail plan be submitted to the Community Development Department Director and City Engineer for review and approval.
- e. The property owner may appeal any conditions placed upon the approval, or the denial of the request to the Planning Commission.