

10-2-13: RIDGELINE OVERLAY ZONE DISTRICT:

A.Intent: The purpose of the ridgeline overlay zone district is to ensure the protection of significant ridgelines from the impacts of development. Because of the importance of maintaining the mountain environment and the resort nature of the area, development on ridgelines and hilltops that allow a structure to project into the horizon line as viewed from a designated roadway, shall be prohibited in new developments and shall be avoided or impacts minimized on existing lots of record and in previously entitled developments.

B.Land Use And Density: This is an overlay zone that is not intended to impact the density or land uses that are allowed. The underlying zoning will still apply for purposes of determining appropriate land use.

C.Ridgeline Setback: Minimum setbacks from the crest of a designated ridgeline shall be one hundred feet (100') vertical distance on either side of the crest. No structure, accessory structure, satellite dish, deck, patio or removal of significant vegetation shall occur in the ridgeline setback, except as provided in section [10-4-3](#) of this title.

D.Lots Outside Of Platted Or Recorded Subdivision: As a part of the low impact permit review of development on a lawfully created lot of record on which any portion of the lot falls within the ridgeline overlay zone, every effort shall be made to place all development on the most suitable portion of the lot taking into consideration the special development standards as outlined in section [10-4-3](#) of this title. All disturbance and development should stay out of the ridgeline setback to the maximum extent possible. If, due to the location, size and configuration of the lot, that is not possible, the special development standards outlined in section [10-4-3](#) of this title shall apply.

E.Lots Within Platted And Recorded Subdivisions: If any portion of a lot in an existing subdivision falls within the ridgeline overlay zone, any development on that parcel shall be subject to the low impact permit process. As a part of the low impact permit review, every effort will be made to place all development on the most suitable portion of the lot taking into consideration the special development standards, as outlined in section [10-4-3](#) of this title. All disturbance and development shall stay out of the ridgeline setback to the maximum extent possible. If, due to the location, size and configuration of the lot, that is not possible, the special development standards outlined in section [10-4-3](#) of this title shall apply.

F.Previously Entitled Developments: Developments that have been previously entitled by a recorded document such as a development agreement will be required to comply with the special development standards outlined in section [10-4-3](#) of this title to the maximum extent possible.

G.Additional Criteria For Minor Or Major Development Review And Any Development In The SPA Zone District: If any portion of a piece of property being reviewed under the minor or major development review process, or under consideration for the SPA zone district, falls within the ridgeline overlay zone, the review process shall be expanded to include visual analysis and design and development standards as outlined in sections [10-3-6](#) and [10-3-7](#) of this title and subject to the special development standards required in section [10-4-3](#) of this title. (Ord. 647, 9-13-2006)