

Hillside Development Standards And Guidelines

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Hillside Development Standards And Guidelines

The Hillside Development Standards and Guidelines were adopted by the Town Council in January, 2004. All new hillside homes including pending applications that were not deemed complete prior to adoption and major addition and remodels of hillside homes are required to comply with the standards and guidelines. For more information contact a planner.

Hillside Development Standards & Guidelines | The Los ...

Performance standards for hillside development have been developed and are incorporated into the Zoning Code as an overlay zone, referred to as the "Hillside Area Overlay". This manual is intended to serve as the design guidelines for the development of hillside areas.

Hillside Development Guidelines Manual

Hillside development Permit applicants may be required to submit reports, prepared by qualified professionals, to address visual, geotechnical, hydro-geological, environmental, wildfire, grading/retaining, and stormwater management needs. city staff can describe which reports are necessary. development Permit checklists, which are attached to this document, provide typical application requirements. each application should address these requirements, where applicable, to the extent possible.

Hillside Development Guidelines - Kelowna

Council identified creating hillside standards as a priority in March of 2019 and saw draft guidelines at Committee of the Whole and regular meetings in November. Manager of Development Services Lisa Pedrini said during the meeting that her department has already taken the standards into account when considering relevant applications.

Pemberton council approves Hillside Development Standards ...

For hillside area subdivisions, minimum residential lot size shall be ten thousand (10,000) square feet, exclusive of any manufactured slope area contained within the lot. c. For hillside area subdivisions, minimum interior side yard setbacks shall be ten feet (10').

3-2-28: HILLSIDE DEVELOPMENT REGULATIONS AND GUIDELINES:

A. Purpose of Hillside Development Guidelines These Hillside Development and Design Guidelines provide graphic examples to assist in implementing Carlsbad's Hillside Development Regulations (Chapter 21.95 Carlsbad Municipal Code) The Guidelines highlight the major areas of the Hillside Development

HILLSIDE DEVELOPMENT AND DESIGN GUIDELINES

Guidelines for Grading and Hillside Development February 2013 4 Department of Planning and Development In addition to these codes and ordinances, the General Plan includes several policies that specifically focus on minimizing grading within hillside areas and reducing the potential for visual impacts.

Guidelines for Grading & Hillside Development

GUIDELINES FOR HILLSIDE DEVELOPMENT IN THE NORTHERN RANGE Guided by GIS analysis and the existing land use policy framework, the following recommendations have been established to guide development on hillsides: 1. All areas above the 700 feet/215meter contour must remain under forest cover.

GUIDELINES FOR HILLSIDE DEVELOPMENT IN THE NORTHERN RANGE

Hillside Development Standards & Guidelines. Hillside Specific Plan. On April 7, 2015, the Council rescinded the Community Benefit Policy, the Policies for Development Applications Along Los Gatos Boulevard from Spencer Avenue to Route 85, and other land use items.

Planning Documents | The Los Gatos CA Official Site!

Design Guidelines and Development Standards cover both urban and suburban development and are organized primarily according to land use and building typology, such as single, family, townhouse-type multi-family development, flats-type multi-family development on several floors, and mixed-use residential & commercial development.

Design Guidelines and Standards - Planning - Community ...

- Hillside Development Standards (Properties not covered by Specific Plan) the following is required: 1. Conservation of natural topographic features and appearances by means of land sculpturing to blend graded slopes and benches with natural topography.

RESIDENTIAL DEVELOPMENT GUIDELINES (RF)

The specific purposes of the hillside development standards are to: A. Ensure development patterns that preserve and protect the natural forms and features of hillside areas including swales, canyons, knolls, ridgelines, rock outcrops, riparian and other wildlife habitats, streambeds, vernal ponds, other water features, woodlands and significant trees;

Chapter 14.33 HILLSIDE DEVELOPMENT STANDARDS

On January 24, 2017, the City Council adopted new single-family development standards and design guidelines for all R-1 (Single-Family Residential) and R-1-H (Single-Family Residential Horsekeeping) zoned properties, including the Hillside area. A copy of the meeting agenda, staff report, and a video of the meeting is available online. With input from Burbank residents, the primary purpose for the regulations are to: (1) address concerns with bulk and mass of single-family home additions and ...

Single-Family Neighborhood Compatibility and Design ...

Design Guidelines 4.2 Off-Street Parking (PDF) Design Guidelines 4.3 Infill Development (PDF) Design Guidelines 4.4 Creeks, Riparian Corridors, and Storm Drainage (PDF) Design Guidelines 4.5 Hillside Considerations (PDF) Design Guidelines 4.6 City Entries and Highway Corridors (PDF) Design Guidelines 4.7 Historic Districts (PDF)

Design Guidelines | Santa Rosa, CA

There are two distinct tasks to the Hillside Development Standards Update: 1) Draft new Natural Hazard Protection Standards 2) Produce a Geohazards Map for the Town of Jackson that identifies unstable soil, landslides, rockfall, liquefaction, seismic, and avalanche hazards within the community based on available data sources

Hillside Development Standards Update

The Steep Hillside Guidelines are divided into four sections, each providing standards and guidelines intended to assist in the interpretation and implementation of the development regulations for steep hillsides contained in Chapter 14, Article 3, Division 1, Environmentally Sensitive Lands.

Steep Hillside Guidelines - San Diego

The Los Gatos Town Council unanimously approved revisions Tuesday night to the Hillside Development Standards and Guidelines designed to protect hillside views. The town's hillside standards were...

Los Gatos: Hillside home-building rules revised

The hillside development guidelines are intended to illustrate and amplify the appropriate development concepts for hillside areas. The guidelines are not intended to be an exhaustive list of standards, but rather policy statements, to encourage development that is sensitive to the unique characteristics common to hillside properties.

16.24.070 Hillside Development Guidelines.

A Hillside and Foothill Development Permit is obtained by submitting an application in one or two stages: A. As a detailed hillside and foothill development plan on an application form provided by the PDSD and including all the required information. (On single family residences this is typically processed with the building permit application.)

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