

CURRENT FCOZ MAXIMUM LIMITS OF DISTURBANCE

19.72.160 Limits Of Disturbance

A. Scope and General Requirements. "Limits of disturbance" must be established on the site plan, indicating the specific area(s) of a site where construction and development activity must be contained. (See Figure 19.72.8).

B. Purpose for Limits of Disturbance. Limits of disturbance are established for the following purposes:

1. Minimizing visual impacts from the development including, but not limited to: screening from adjacent and downhill properties, ridgeline area protection, and protection of scenic views.
2. Erosion prevention and control including, but not limited to, protection of steep slopes and natural drainage channels.
3. Fire prevention and safety including, but not limited to, location of trees and vegetation near structures.
4. Preservation of tree cover, vegetation, and the site's natural topography.
5. Conservation of water including, but not limited to, preservation of existing native vegetation, reduction in amounts of irrigated areas, and similar considerations.
6. Wildlife habitat protection including, but not limited to, preservation of critical wildlife habitat and migration corridors and routes.
7. Stream corridor and wetland protection and buffering.

C. Limits of Disturbance May Be Noncontiguous. Limits of disturbance necessary to accommodate proposed development may be noncontiguous in order to best achieve the above purposes.

D. Maximum Limits of Disturbance.

1. For single family residential uses on lots or parcels less than one acre in size, the limits of disturbance are limited to twenty thousand square feet.
2. For single family residential uses on lots or parcels one acre in size or greater, the limits of disturbance are limited to twenty thousand square feet plus an additional square footage of twenty percent of the acreage over one acre.
3. For all other uses, the maximum limits of disturbance shall be determined by the director on a case-by-case basis in harmony with the purposes of FCOZ stated in 19.72.010 to accomplish the purposes set forth in subsection B of this section.

E. Modification of Limits of Disturbance.

1. The director has discretion to administratively increase the limits of disturbance by a maximum of twenty-five percent where applicable upon satisfaction of the criteria set forth below:

a. The modification is designed to yield:

- i. More effective preservation of existing mature trees, vegetation, riparian areas, rock outcrops, or other significant natural features of the site;
- ii. Less visual impact on the property or on the surrounding area; or
- iii. Better protection of wildlife habitat; or,

b. Strict application of the standard(s) would render a site undevelopable.

HISTORY

Adopted by Ord. 2021-04-02 on 4/13/2021

