

1325.04 MINIMUM SLOPE REGULATION REQUIREMENTS.

The following are the minimum slope regulation requirements:

	Group 1	Group 2	Group 3
Percent of Slope	31 and over	25 - 30	16 - 24
Setback (feet)	20	25	25
Side Yard	10% of lot width	10% of lot width	10% of lot width
Straight Curb & Gutter	Yes	Yes	Yes
Type of Walkway (one side only)	3 feet graded area	3 feet graded area	Sidewalk on uphill side
Streets R/W (feet)	40	40	50
Streets Pavement (feet)	20	22	24

1325.05 GRADING PLAN.

Grading plan shall show contour lines at five feet intervals where average slopes exceed sixteen percent (16%) and at two feet intervals where the average slope is less than sixteen percent (16%). Elevations are to be based on sea level datum (USGS), if available. Datum for contours shall be indicated on the map.

(1967 Code Sec. 30-38.)

1325.06 GRADING CONTROLS.

The lot layout and dimensions shall be shown for each lot and of each building site. Where pads are utilized or proposed for building sites, engineering data shall show the existing topography and the approximate finish grades, location and size of each building site and finish grades of streets prior to consideration of the final record of survey map.

(1967 Code Sec. 30-39.)

1325.07 CUTS AND FILLS.

No land shall be graded, cut or filled so as to create a slope exceeding a vertical rise of one foot for each two feet of horizontal distance between abutting lots, and may do so within a lot only where a retaining wall of sufficient height and thickness is provided to retain the graded bank.

Major cuts, excavation, grading and filling materially changing the site and its relationship with surrounding areas or materially affecting such areas, shall not be permitted if such excavation, grading and filling will result in a slope exceeding a vertical rise of one foot for each two feet of horizontal distance between abutting lots or between adjoining tracts of land, except where adequate provision is made to prevent slides and erosion by cribbing and retaining walls.

(1967 Code Sec. 30-40.)

1325.08 COMPACTION OF FILLS.

All fill shall be compacted to a density of ninety percent (90%) or greater, Inspection of fill shall be done by the Engineer.

(1967 Code Sec. 30-41.)

1325.14 EXISTING TREES AND GROUND COVER.

In a hillside subdivision, the existing tree growth and natural ground cover shall not be disturbed except for the grading of those portions of the lots for building sites and the installation of improvements, including earth cuts and fills; provided that the removal of additional natural tree growth and ground cover under other circumstances may be permitted by the Planning Commission when necessary to the successful development of the subdivision. In order to prevent erosion caused by the removal of such natural tree growth and ground cover the subdivider shall agree to the replacement of any additional trees and ground cover prior to final approval of the subdivision, such replacement to be as directed by the Commission relative to method of installation and type.

(1967 Code Sec. 30-47.)

1325.10 BUILDING LINES AND EASEMENTS.

Where the subdivision areas are to be used for residential purposes the building line shall be established according to the following table:

Minimum Building Setbacks
(feet from right of way)

Group 1	20
Group 2	25
Group 3	25

Easements shall be provided as specified in Section [1321.04](#); except that variances may be permitted to allow for the limitations of steeply sloping terrain. (1967 Code Sec. 30-43.)

1325.11
UNDEVELOPED
LAND.

Land subject to flooding, land with excessive slope and land deemed by the Planning Commission to be undesirable for development shall not be platted for residential occupancy, nor for such other uses as may involve danger to health, life or property or to aggravate the erosion or flood hazard. Such land shall be set aside for compatible uses.

(1967 Code Sec. 30-44.)