

Guideline 11: New buildings located on steeper slopes that are visually prominent should incorporate a tiered design approach in order to reduce building massing and visual bulk. Design methods include steps in the building foundations and varied roof heights and planes. (Refer Policies R-GD—27, R-GD-32)

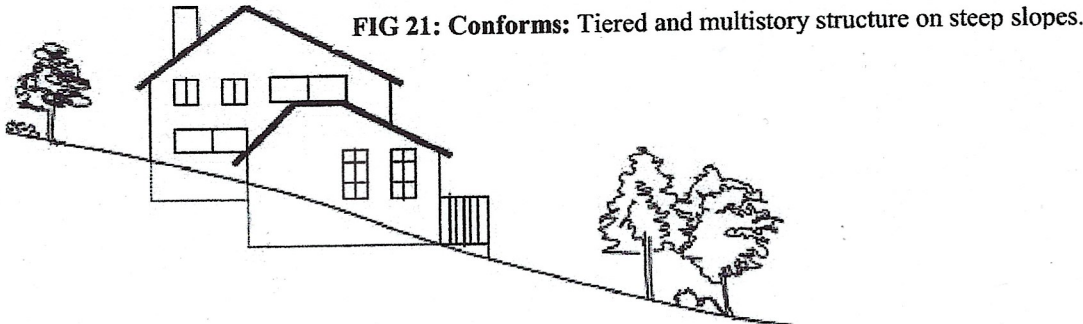


FIG 21: Conforms: Tiered and multistory structure on steep slopes.

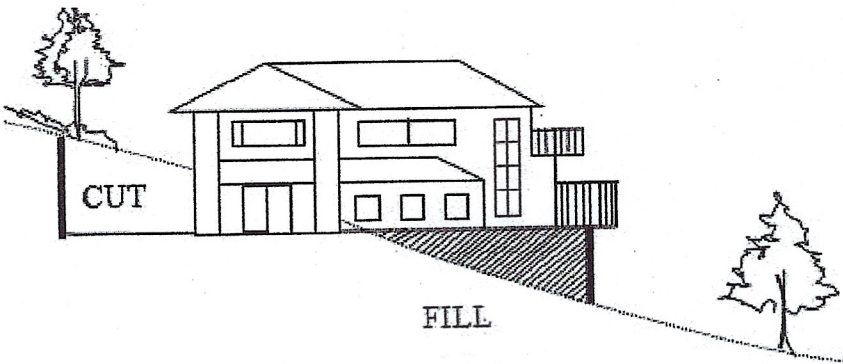


FIG 22: Does not conform: Flatpad designs and massive structures that entail significant cuts and / or fills on hillsides.



PHOTO 5: On sloped lots, design residences that are tiered and are appropriate for the natural setting.