

04.050 Slope Standards

1. **Intent.** This Section provides the standards for development in all zones on design sites with sloped topography. For the purposes of this Section, sloped topography is any slope of six percent or more.
 - A. Table A (Maximum Amount of Sloped Areas Allowed to be Developed) identifies the amount of developable area for sloped portions of design sites. This, in combination with the standards in this Section and the maximum allowed building footprint shall be applied to the design of the sloped portions of design sites. Refer to Subsection 10.030.1 for instructions on determining the sloped portion(s) of a site.
 - B. Developments subject to Chapter 8 (Large Sites) requiring new streets shall be in compliance with a maximum grade of 15 percent. Refer to Subsection 10.030.1 for instructions on determining the sloped portion(s) of a site.
 - C. Only the Pocket Neighborhood (05.120) and Terraced Courtyard Building (05.150) Building Types are allowed in the >25% category per the amount of developable area identified in Table A.
 - D. Grading for bench cuts shall result in level building pads with a maximum width of 50 feet from front to back. These building pads must maintain a minimum horizontal distance from adjacent building pads of at least 30 feet.

Table 04.050.A: Maximum Amount of Sloped Areas Allowed to be Developed

Portions of Design Site with Existing Slope	Development Site ^{1,2}			Previously Developed >1 acre
	Greenfield			
	Up to 1 acre	1 to 3 acres	>3 acres	
0–5.99%	100% max.	100% max.	100% max.	Not to exceed previously developed footprint or percentage indicated for greenfield sites, whichever is greater
6–9.99%	100% max.	70% max.	70% max.	
10–14.99%	100% max.	50% max.	2530% max.	
15–25%	75% max.	2530% max.	4020% max.	
> 25%	4020% max.	4020% max.	4020% max.	

¹ In compliance with the setbacks of the zone, required on-site open space, this Section, and the maximum building footprint standards in Chapter 5 (Building Type Standards).

² In compliance with required amount of civic space identified in Subsection 08.040.5.