

## **CHAPTER 2.56 - SOUTH COUNTY DEVELOPMENT STANDARDS**

### **Sections:**

- 2.56.010 - Purpose
- 2.56.020 - Glen Ellen
- 2.56.030 - Highway 12
- 2.56.040 - Mayacamas Mountains
- 2.56.050 - Taylor Mountain/Sonoma Mountain

### **2.56.010 - Purpose**

*[SOURCE: NEW]*

This Chapter provides local area development standards for specific unincorporated areas within the South County.

### **2.56.040 - Mayacamas Mountains**

- A. Purpose.** The Mayacamas Mountains range, including the surrounding foothills, is one of the most significant physical geographic features of southern Sonoma County and therefore warrants special protective measures to retain its scenic quality. The purpose of this section is to reduce the visual impact of residential and related development in areas of the Mayacamas Mountains range visible from public viewing locations, where structures adversely affect the scenic quality of those areas.
- B. Applicability.** The standards established by this Section apply within the Mayacamas Mountains area as shown in Figure 5-3. These standards apply to single family dwellings, residential accessory structures, and related roadways, site grading and utilities (collectively referred to in this Section as "site development"), except as otherwise exempt, that are visible from a designated scenic corridor roadway identified in Subsection B.1.
- 1. Scenic corridor locations.** The scenic corridor roadways covered by this Section include the following.
- i. Any roadway within Planning Area N° 9 that is designated in the Circulation and Transit Element of the General Plan as a primary arterial, secondary arterial, or major collector.
  - ii. Certain public streets within the city limits of the city of Sonoma as follows:
    - (1) West Spain Street from Sonoma Highway to First Street West;

(2) The proposed development is not in conflict with Section 2.28.150 (Scenic Resources Combining District).

**d. Effect on residential density.** Nothing contained in this Section shall reduce the residential density allowed under this Chapter.

**e. Conflicting provisions.** Where a provision of this Section conflicts with any design standard or guideline of the General Plan, an applicable specific or area plan, or this Article, the more restrictive provision shall control; provided that the application of the more restrictive provision shall be limited to only those provisions which address the construction of a single-family dwelling and/or appurtenant structure that is subject to these standards.

### C. Site planning standards.

**1. Applicability.** The provisions of this Subsection apply to all proposed site development which, for the purposes of this Subsection includes each proposed dwelling, appurtenant structure, and any related utility line, access road, and driveway subject to the provisions of this Section, except:

a. On a site where a building envelope was previously established by way of a Final Map or recorded open space or conservation easement, in which case the structure shall be located within the established building envelope; and

b. Where strict compliance with this Subsection would result in a structure being sited contrary to the provisions of Section 2.28.150 (Scenic Corridor Combining District), in which case the structure shall be located in compliance with the Scenic Corridor Combining District..

**2. Siting criteria.** All features of site development that are subject to these standards shall, to the extent feasible, be located to be substantially screened when viewed from any designated scenic corridor roadway. The term "viewed" shall mean what is visible to a person of normal eyesight from a designated scenic corridor roadway.

**3. Alternative siting.** The location of site development in compliance with this Section must be feasible based on the factors of fire, safety, on-site sewage disposal, drainage, geologic and other constraints. Where these constraints make it infeasible to substantially screen the structures, they shall be located in the least visible location on the parcel, all these factors considered, and shall be subject to the architectural and landscaping standards in Subsections E. and F.

**4. Use of existing vegetation and site features.** Existing vegetation or existing topographic features shall be used, where feasible, to substantially screen site development as seen from a designated scenic corridor roadway. The grading and removal of woody vegetation to accommodate the construction of a single-family dwelling and related non-agricultural

following installation.

2. **Plant species.** Plant species used for any screening and revegetation required by these standards shall be indigenous, or of a similar character as determined by the Decision Maker. Planting shall also comply with the fire safe standards in Chapter 13 of this Code.
  3. **Waiver of landscaping requirements.** Where the Director determines that because of soil or climatic conditions, the landscaping otherwise required by this Subsection would not be feasible, the Director may waive the landscaping requirements provided that the single-family dwelling and/or appurtenant structure is constructed in the least visible location on the building site. The Director shall not waive the landscaping requirements unless the Director first has first determined that the applicant has:
    - a. Explored all reasonable alternative measures to screen or otherwise reduce the visibility of the structures to the same degree as the landscaping requirements that would be waived; and
    - b. Either proposed such an alternative or demonstrated that none is feasible for the particular structure at issue.
- G. Implementation of requirements.** Properties subject to these standards shall have duly recorded deed restrictions running with the land and requiring each present and future owner to comply on an ongoing basis with the requirements of this Section.

### **Sec. 2.56.050 - Taylor Mountain/Sonoma Mountain development guidelines.**

*[SOURCE: SCC 26-90-050]*

- A. Purpose.** These standards are intended to reduce the visual impact of residential and related development within the Taylor Mountain/Sonoma Mountain area as visible from a designated scenic corridor roadway.
- B. Applicability.** The standards established by this Section apply within Taylor Mountain/Sonoma Mountain area as shown in Figure 5-4. These standards apply to single family dwellings, residential accessory structures, and related roadways, site grading and utilities (collectively referred to in this Section as "site development"), except as otherwise exempt, that are or would be visible from a designated scenic corridor roadway.
- C. Use of standards.** These standards shall be utilized by the Department and applicable local citizen's committees having jurisdiction to conduct Design Review (Section 2.62.030) to evaluate any Building Permit application for a proposed single-family dwelling, and/or an appurtenant structure, within the area shown in Figure 5-2.
  1. **Effect on existing structures.** A legal single-family dwelling or appurtenant structure existing on the effective date of this Section shall be deemed to comply with this Section.

**D. Site planning standards.**

1. **Applicability.** The provisions of this Subsection apply to all proposed site development which, for the purposes of this Subsection includes each proposed dwelling, appurtenant structure, and any related utility line, access road, and driveway subject to the provisions of this Section, except:
  - a. On a site where a building envelope was previously established by way of a Final Map or recorded open space or conservation easement, in which case the structure shall be located within the established building envelope; and
  - b. Where strict compliance with this Subsection would result in a structure being sited contrary to the provisions of Section 2.28.150 (Scenic Corridor Combining District), in which case the structure shall be located in compliance with the Scenic Corridor Combining District..
2. **Siting criteria.** All features of site development that are subject to these standards shall, to the extent feasible, be located to be substantially screened when viewed from any designated scenic corridor roadway. The term "viewed" shall mean what is visible to a person of normal eyesight from a designated scenic corridor roadway.
3. **Alternative siting.** The location of site development in compliance with this Section must be feasible based on the factors of fire, safety, on-site sewage disposal, drainage, geologic and other constraints. Where these constraints make it infeasible to substantially screen the structures, they shall be located in the least visible location on the parcel, all these factors considered, and shall be subject to the architectural and landscaping standards in Subsections E. and F.
4. **Use of existing vegetation and site features.** Existing vegetation or existing topographic features shall be used, where feasible, to substantially screen site development as seen from a designated scenic corridor roadway. The grading and removal of woody vegetation to accommodate the construction of a single-family dwelling and related non-agricultural improvements shall be limited to only that necessary to accommodate the construction consistent with these standards. The applicant shall provide the Department a site plan indicating any vegetation or topographic features proposed to be used to substantially screen the site development.
5. **Skylining prohibited.** No portion of a single-family dwelling, appurtenant structure, or any portion thereof shall appear against the sky when viewed from a designated scenic corridor roadway.
6. **Roads and driveways.** The grade and alignment of each new access road, including any driveway, related to the construction of any single family dwelling and/or appurtenant structure shall be located and designed to minimize the visibility of each road and road cut from the designated scenic corridor roadways.

- b. Either proposed such an alternative or demonstrated that none is feasible for the particular structure at issue.

**G. Implementation of requirements.** Properties subject to these standards shall have duly recorded deed restrictions running with the land and requiring each present and future owner to comply on an ongoing basis with the requirements of this Section.