

22.10.095 – Highway Corridor Design Standards

PLANNING COMMISSION RECOMMENDATION

AUGUST 9, 2013

A. Applicability. These provisions apply to projects located within the following highway corridor areas:

1. The Salinas River Highway Corridor, as shown in Figures 10-5 through 10-15.
2. The San Luis Obispo Highway Corridor, as shown in Figure 10-22.
3. The South County Highway Corridor, as shown in Figures 10-30 and 10-31.

B. Salinas River Highway Corridor Design Standards. ~~Highway corridor design standards.~~ The purpose of the highway corridor design standards is to provide public views of:

- scenic vistas and backdrops containing varied topography including ridgelines and rock features,
- significant stands of trees and wildflowers, and
- natural landmarks, historic buildings and pastoral settings.

The following standards are intended to expedite the permit process for projects which maintain scenic views and the rural character along portions of Highways 41 and 101, while providing opportunities to use other design solutions through a discretionary review process to achieve scenic goals. Only residential structures, residential accessory buildings, residential access roads, specified agricultural accessory buildings and signs are governed by these standards. All other uses and structures, such as agricultural roads and nursery specialties, are not subject to the following process.

The following standards also apply to certain hillside and hilltop locations on the east and west sides of those highways that have been determined to contain particular scenic value, as shown in Figures ~~104-5~~10-4 through ~~104-16~~10-15.

FIGURE 10-4 [Figure 104-5] -- Highway Corridor Index

FIGURE 10-5 [Figure 104-6] -- Area 1 - San Miguel - Highway Corridor Design Standards

FIGURE 10-6 [Figure 104-7] -- Area 2 - Wellsona - Highway Corridor Design Standards

FIGURE 10-7 [Figure 104-8] -- Area 3 - South Paso Robles/North Templeton - Highway Corridor Design Standards

FIGURE 10-8 [Figure 104-9] -- Area 4 - South Templeton, North Atascadero - Highway Corridor Design Standards

FIGURE 10-9 [Figure 104-10] -- Area 5 - West Atascadero, Highway 41 - Highway Corridor Design Standards

FIGURE 10-10 [Figure 104-11] -- Area 6 - West Atascadero, Highway 41 - Highway Corridor Design Standards

FIGURE 10-11 [Figure 104-12] -- Area 7 - South Atascadero - Highway Corridor Design Standards

FIGURE 10-12 [Figure 104-13] -- Area 8 - Garden Farms - Highway Corridor Design Standards

FIGURE 10-13 [Figure 104-14] -- Area 9 - Tassajara Canyon - Highway Corridor Design Standards

FIGURE 10-14 [Figure 104-15] -- Area 10 - Tassajara Canyon - Highway Corridor Design Standards

FIGURE 10-15 [Figure 104-16] -- Area 11 - Santa Margarita - Highway Corridor Design Standards

1. **Permit requirements.** For developments that choose to comply with the provisions of Subsections **HB.2.c** through **HB.2.i**, Zoning Clearance is required for residential structures, residential accessory buildings and residential access roads to review conformance with Subsections **HB.2.c** through **HB.2.i**. Projects that do not choose to comply with Subsections **HB.2.c** through **HB.2.i** are required to apply for a Minor Use Permit, or a Conditional Use Permit if otherwise required by Section 22.06.030 (Allowable Land Uses and Permit Requirements).

Within the Highway corridors (limited to the first 300 feet) shown in Figures 104-5 through 104-16, Zoning Clearance approval (with a confirming site visit) is also required for agricultural accessory buildings larger than 600 square feet, individually or cumulatively, and having one or more of the following: a roof pitch of less ~~that than~~ 3:12, unarticulated wall surfaces and/or service entrances facing the highway.

If the Zoning Clearance application cannot be approved in compliance with Subsections H.2.c through H.2.i, the applicant may choose to convert the application to a Minor Use Permit application, with the applicant paying the difference in application fees.

2. **Zoning Clearance requirements.** Zoning Clearance applications for sites within or partially within the highway corridors shown in Figures ~~104-5~~10-4 through ~~104-16~~10-15 shall comply with the following, in addition to other applicable standards:
 - a. **Site visit required.** The Zoning Clearance application shall be subject to two site visits; one during the time of application review to confirm that conditions on the site correspond to information provided in the application, and the other

prior to final building inspection to confirm that the building and site improvements agree with the approved plan. (Planting of required landscaping improvements may be delayed up to 90 days after final building inspection when installation is guaranteed by bond.)

- b. **Exemption.** An exemption from Subsections H.2.c through H.2.i may be granted if documentation is provided that the project will not be visible from the applicable highway corridor. Such documentation shall at minimum provide topographic contours (referenced to sea level), and building elevations with preliminary grading and building plans. A visual analysis of the project's location may be useful to facilitate a decision.

If conformance with these standards would unavoidably impact a biological habitat, the Director may waive the applicable standard.

- c. **Highway setback.** Where possible, residential buildings, residential accessory structures, and agricultural accessory structures larger than 600 square feet with the features described in Subsection H.1, shall be set back 100 feet from the applicable highway right-of-way as shown in Figure ~~104-17~~10-16. If there is no feasible development area outside this setback, the project shall be located on the rear half of the property and shall provide a landscaping screen of fast, or moderately fast, growing plant material to provide 80 percent coverage at plant maturity. A landscaping plan per Chapter 22.16 shall be provided with the Building Permit application.

FIGURE 10-16 [Figure 104-17] -- Highway Setback for Zoning Clearance Projects

- d. **Ridgetop development.** Structures within the corridor boundaries shall be located so they are not silhouetted against the sky, as illustrated in Figure ~~104-18~~10-17.

FIGURE 10-17 [Figure 104-18] -- Ridgetop Development

- e. **Slope limitation.** Grading for structures and roads is encouraged to be located on slopes less than 20 percent, as shown in Figure ~~104-19~~10-18. Zoning Clearance is required for development on slopes of 20 percent or less, and Minor Use Permit on slopes greater than 20 percent.

FIGURE 10-18 [Figure 104-19] -- Slope Limitation

- f. **Landmark features.** Grading and placement of structures shall occur at least 150 feet from any significant rock outcrop or geologic feature, as illustrated in Figure ~~104-20~~10-19.

FIGURE 10-19 [Figure 104-20] -- Landmark Features

- g. **Building height and color.** Maximum building height is 25 feet above natural grade, as shown in Figure ~~104-21~~10-20. This height limit may be increased an additional five feet for agricultural accessory buildings subject to an adjustment as provided in Section 22.01.044 subject to a visual study that supports a finding that buildings will have appropriate forms to minimize their visual impact on surrounding properties and Highway 101. The additional height shall be for architectural features such as cupolas or gabled vents on no more than one-third the length of any building. Building color other than trim shall be similar to surrounding natural colors and no brighter than 6 in chroma and value on the Munsell Color Scale on file in the Department.

FIGURE 10-20 [Figure 104-21] -- Building Height

- h. **Landscaping.** A landscaping plan is required in compliance with Chapter 22.16, and shall ensure at least 50 percent screening of the structure at plant maturity, as shown in Figure ~~104-22~~10-21. Landscaping shall include mitigation planting or seeding to cover and screen visible graded cut and fill areas in compliance with Chapter 22.16.

FIGURE 10-21 [Figure 104-22] -- Landscaping

- i. **Biological habitats.** Development shall be designed and located to minimize adverse impacts to important biological resources in conforming with these standards. If there is a conflict between biological resources and these standards, protecting the biological resources takes precedence.

- 3. **Discretionary permit requirements.** Minor Use Permit approval is required for projects that are unable to meet the requirements for a Zoning Clearance as specified in Subsections ~~HB~~H.B..2.c through ~~HB~~H.B..2.h above. Minor Use Permit and any Conditional Use Permit applications that may otherwise be required by this Title shall include a visual analysis that is prepared by a registered architect, landscape architect or other qualified individual acceptable to the Director. The visual analysis shall be utilized to determine compliance with the intent of standards ~~HB~~H.B..2.c through ~~HB~~H.B..2.h and the following:

- a. Locate development, including access roads, in the least visible portion of the site consistent with the protection of other resources, as viewed from the applicable highway corridor or road. Use existing vegetation and topographic features to screen development from view as much as possible.
- b. Minimize grading that would create cut and fill slopes visible from Highway 41 and 101.

- c. Minimize building height and mass by using low-profile design here applicable. Minimize building appearance by using colors to harmonize with the surrounding natural environment.
- d. Provide landscaping to screen and buffer development through extensive use of trees and large-growing shrubs in compliance with Chapter 22.16.

4. **Residential land divisions - Cluster development encouraged.** Residential land divisions are encouraged to be clustered in compliance with Section 22.22.140, unless standard subdivision design can include clustered residential building sites that will be in equal conformity with standards HB.2.c through HB.2.i. Application review shall determine whether the proposed parcels are designed so that residential buildings, accessory buildings and roads will be in conformity with standards H.3.a through H.3.d, in addition to other applicable standards.

Guideline: Retain land in open space in new land divisions that will preserve existing views of land subject to the Highway corridor design standards.

- a. **Open Space parcel incentive.** Cluster divisions of land that are subject to the Highway Corridor Design Standards may utilize an open space parcel area that is smaller than required by Chapter 22.22. The size of the area may be determined by a visual analysis of the area subject to the Highway Corridor Design Standards as part of the subdivision review process. The analysis shall identify the area that is necessary to maintain open space views of features identified in the Highway Corridor Design Standards.

C. San Luis Obispo Highway Corridor Area. Highway corridor design standards. All projects within the Sensitive Resource Area in the San Luis Obispo sub-area of the San Luis Obispo Planning Area and South County Planning Area and all residential structures, residential access roads, residential accessory structures, and certain agricultural structures on any land within the highway corridor design area shown in Figure 108-210-22 are subject to the standards in this subsection, in addition to all other applicable standards of this Title. The highway corridor design area supplements the Sensitive Resource Area combining designation that is applied to the most critical scenic resources such as the Morros. The Highway Corridor Design Standards are intended to protect views of scenic backdrops and background vistas and foreground views from scenic roads and highways, and other environmental resources that provide habitat and watershed drainage.

*****FIGURE 10-22*** [Figure 108-2] - replacement -- Areas subject to Highway Corridor Design Standards**

- 1. **Purpose and applicability.** The primary purpose of the following standards is to protect important views, natural landmarks, scenic backdrops, important plant and animal habitats, and watershed values. Chapter 6 of the San Luis Obispo Area Plan includes further discussion of the public interests served by the SRA designations and standards,

including general descriptions of the geographic areas to which the SRA has been applied. These standards are intended to promote the protection of existing scenic resources and expedite the permit process through a ministerial Zoning Clearance for proposals meeting the specific design criteria, while also enabling alternative design solutions through a discretionary (Minor Use Permit or Conditional Use Permit) land use permit. Residential structures, residential accessory structures (including water tanks), residential access roads, specified agricultural accessory structures (including water tanks) and signs are governed by these standards. All other uses and structures are not subject to these standards, such as production agriculture, agricultural roads and nursery specialties.

2. **Permit requirement.** For projects where the applicant chooses to comply with the requirements of Subsection **FC.3**, Zoning Clearance is required for (1) residential structures, (2) residential accessory buildings, (3) residential access roads, and (4) agricultural accessory structures that are larger than 600 square feet in area and have one or more of the following: (a) a roof pitch of less than 3:12, (b) wall surfaces that are not wood, wood-appearing or textured, and/or (c) service entrances, such as bay doors, facing a highway, unless one of the following conditions apply:
 - a. **Biological impacts.** If conformance with these standards would unavoidably impact a biological habitat, the Director, in consultation with the Environmental Coordinator, may waive the applicable standard.
 - b. **Project not visible.** An exemption from this standard may be granted if documentation is provided demonstrating that the proposed structures and access roads will not be visible from the applicable scenic highway or railroad. Such documentation shall at minimum provide topographic, construction and building elevations with preliminary grading and building plans. A visual analysis of the project's location may also be useful to facilitate a decision.
 - c. **Project not consistent with Zoning Clearance requirements.** If the Zoning Clearance application cannot be approved as consistent with the provisions of Subsection **FC.3**, the application may be converted to a Minor Use Permit application subject to the provisions of Subsection **FC.4**, with the applicant paying the difference in fees, for a discretionary review of the project.
 - d. **Other land use permit required.** Projects for which Section 22.06.030 requires Minor Use Permit or Conditional Use Permit approval shall be subject to those land use permit requirements, and evaluated for compliance with Subsection **FC.4** (Discretionary Permit Requirements).
3. **Zoning Clearance requirements.**
 - a. **Site visit required.** The Zoning Clearance application shall be subject to two site visits; one during the time of application review to confirm that conditions on

the site correspond to information provided in the application, and the other prior to final building inspection or release of bond to confirm that the building and site improvements agree with the approved plan. (The planting of required landscaping improvements may be delayed up to 90 days after final building inspection when installation is guaranteed by bond.)

- b. **Permit threshold.** Where possible, residential buildings, residential accessory structures and agricultural accessory structures shall be set back 100 feet as shown in Figure 108-3 from the applicable scenic highway or railroad right-of-way that is designated in Chapter 6 of the San Luis Obispo Area Plan. If there is no feasible development area outside this setback, the project shall be located on the rear half of the property and shall provide a landscaping screen of moderately fast-growing, drought-tolerant plant material to provide 80 percent view coverage at plant maturity. A landscaping plan in compliance with Chapter 22.16 (Landscaping Standards) shall be provided at the time of Building Permit application submittal.

*****FIGURE 10-23***** [\[Figure 108-3\] -- Setback Threshold for Zoning Clearances](#)

- c. **Biological habitats.** Development shall be designed and located to minimize adverse impacts to important biological resources in conforming with these standards. If there is a conflict between biological resources and these standards, protecting the biological resources takes precedence.
- d. **Ridgetop development.** Structures within the SRA shall not be located so as to be silhouetted against the sky as viewed from any of the scenic highway or railroad corridors designated in Chapter 6 of the San Luis Obispo Area Plan, illustrated in Figure ~~108-4~~[10-24](#).

*****FIGURE 10-24***** [\[Figure 108-4\] -- Ridgetop development](#)

- e. **Slope limitation.** Grading for structures and roads shall occur on slopes that are 20 percent or less as shown in Figure ~~108-5~~[10-25](#). (Zoning Clearance is required for development on slopes of 20 percent or less, and Minor Use Permit on slopes greater than 20 percent)

*****FIGURE 10-25***** [\[Figure 108-5\] -- Slope limitation](#)

- f. **Significant rock outcrops.** Grading and placement of structures shall occur at least 150 feet from any significant rock outcrop or geologic feature that is visible from any of the scenic highway or railroad corridors designated in Chapter 6 of the San Luis Obispo Area Plan, as shown in Figure ~~108-6~~[10-26](#).

*****FIGURE 10-26***** [\[Figure 108-6\] -- Significant rock outcrops](#)

- g. **Building features.** Maximum building height is 25 feet, measured in compliance with Section 22.10.090 (Height Measurement and Height Limit Exceptions), as shown in Figure ~~108-710-27~~. Building architecture shall include hip roofs with a minimum pitch of 3:12. Building colors shall be similar to surrounding natural colors that are no brighter than 6 in chroma and value on the Munsell color scale on file in the Department.

FIGURE 10-27 [Figure 108-7] -- Building Height

- h. **Landscaping.** A landscaping plan is required adjacent to the applicable structure to obtain at least 50 percent view screening of the structure at plant maturity, as illustrated in Figure ~~108-810-28~~. Landscaping shall include mitigation planting or seeding for graded cut and fill slopes and a low water-use irrigation system.

FIGURE 10-28 [Figure 108-8] -- Landscaping

- 4. **Discretionary permit requirements.** Minor Use Permit approval is required for projects that are unable to meet the requirements for a Zoning Clearance as specified in Subsection ~~F~~C.3. Any Minor Use Permit and Conditional Use Permit applications that may otherwise be required by this Title shall include a visual analysis prepared by a registered architect, registered landscape architect, or other qualified person acceptable to the Director. The visual analysis shall be utilized to determine compliance with the intent of the provisions of Subsection F.3, and the following.
 - a. **Locations of development.** Locate all development including accessory structures (including water tanks) and access roads in the least visible portion of the site as viewed from any of the scenic highway or railroad corridors designated in Chapter 6 of the San Luis Obispo Area Plan, consistent with the protection of other resources. Use existing topographic features first and vegetation second to screen development from public view as much as possible.
 - b. **Grading.** Minimize grading that would create cut and fill slopes visible from any of the scenic highway or railroad corridors designated in Chapter 6 of the San Luis Obispo Area Plan.
 - c. **Slope limitation.** Grading for structures and roads shall occur on slopes that are less than 30 percent.
 - d. **Building visibility.** Minimize building height and mass by using low-profile design where applicable. Minimize building visibility (including water tanks) by using colors to harmonize with the surrounding natural environment.
 - e. **Landscaping.** Provide landscaping to screen and buffer development with native or drought-resistant plants, including extensive use of evergreen trees and

large-growing shrubs, in compliance with Chapter 22.16. Shapes of plant materials should be similar to native vegetation.

f. **Signs.** Locate signs that are required to have a land use permit, especially freestanding signs, so that they do not interfere with vistas from any of the scenic highway or railroad corridors designated in Chapter 6 of the San Luis Obispo Area Plan.

5. **Residential land divisions - Cluster requirement.** Residential land divisions shall be clustered in compliance with Section 22.22.140, unless modified clusters as allowed by this area plan, or standard subdivision practices such as clustered residential building sites will be of equal conformance with the provisions of Subsection FC.3. Application review shall determine whether the proposed parcels or building sites are designed so that residential buildings, accessory buildings and roads will comply with Subsection F.4, in addition to other applicable standards.

6. **Open space preservation.** This standard applies to sites located within the Sensitive Resource Area but not the Highway Corridor Design Standards. In compliance with the purpose of the Sensitive Resource Area to retain visual appearance, habitats, drainage ways and watershed values, open space preservation is a compatible measure to support the approval of new development. Approval of an application for any land division, Minor Use Permit or Conditional Use Permit (excluding any agricultural accessory building) is contingent upon the applicant executing an agreement with the County to maintain portions of the site in open space use that are within the SRA and not intended for development. The required open space area shall be in rough proportionality to the visual impacts of the project. Guarantee of open space preservation may be in the form of public purchase, agreements, easements controls or other appropriate instrument, provided that such guarantee agreements are not to grant public access unless acceptable the property owner.

7. **Hillside parcels at the southeast City limits.** The following standards apply to the area shown in Figure ~~108-9~~10-29 in addition to the above standards for Sensitive Resource Areas.

*****FIGURE 10-29***** [\[Figure 108-9\] -- Hillside parcels on the southeast side of San Luis Obispo](#)

a. **Permit requirement.** Minor Use Permit approval is required for all new structures except agricultural and residential accessory structures and secondary dwellings.

b. **Sites visible from local streets.** Views of the site from Broad Street shall replace those from other scenic highways or the railroad in determining compliance with the above standards for Sensitive Resource Areas.

D. South County Highway Corridor Area. Highway 101 corridor design standards in the South County area are as follows:

1. Purpose. The purpose of the following Highway 101 corridor design standards is to provide public views of:

- varied topography including ridgelines and rock features;
- significant stands of trees and wildflowers; and
- historic buildings and pastoral settings.

These standards are intended to expedite the permit process for projects which maintain scenic views and the rural character along Highway 101, while providing opportunities to use other design solutions through a discretionary review process to achieve scenic goals. Only residential structures, residential accessory building, residential access roads, specified agricultural accessory buildings and signs are governed by these standards. All other uses and structures, such as agricultural roads and nursery specialties are not subject to the standards.

2. Applicability. The following standards apply to the Highway 101 corridor shown in Figures [112-910-30](#) and [112-1010-31](#), and the Newsom Ridge hills shown in Figure 112-9. These standards also apply to the Temattate Ridge hills, east of Highway 101 between Los Berros Creek and Highway 166. Along the Temattate Ridge, south of Los Berros Creek, these standards apply to land above the 800-foot elevation and not beyond 40 feet in vertical elevation below the highest elevation on the back of the ridge at any given point along the ridgeline.

*****FIGURE 10-30***** [\[Figure 112-9\] -- Highway 101 Corridor Design Standards](#)

*****FIGURE 10-31***** [\[Figure 112-10\] -- Highway 101 Corridor Design Standards](#)

3. Permit requirements. Zoning Clearance is required for residential structures, residential accessory buildings and residential access roads that comply with the provisions of Subsection [A.3.dD.4](#). Projects that do not choose to comply with the provisions of Subsection [A.3.dD.4](#) shall require Minor Use Permit approval, or a Conditional Use Permit if otherwise required by Section 22.06.030.

Within the Highway 101 frontage (limited to the first 300 feet) shown in Figures [112-910-30](#) and [112-1010-31](#), Zoning Clearance is also required for agricultural accessory buildings larger than 600 square feet, individually or cumulatively, that have a roof pitch of less than 3:12, unarticulated wall surfaces and/or service entrances facing the highway.

If the Zoning Clearance application cannot be approved in compliance with Subsection [A.3.dD.4](#), the application may be converted to a Minor Use Permit application for review of the project, with the applicant paying the difference in application fees.

4. Project design and processing - Zoning Clearance applications. Projects proposed in Zoning Clearance applications on sites within or partially within the highway corridors shown in Figures [112-9-10-30](#) and [112-10-10-31](#) shall comply with the following, in addition to other applicable standards:

a. Exemption. An exemption from this standard may be granted if documentation is provided that the project will not be visible from Highway 101. Such documentation shall at a minimum provide topographic, construction and building elevations with preliminary grading and building plans. Submission of a visual analysis of the project's location may be useful to facilitate a decision. If conformance with these standards would unavoidably impact a biological habitat, the Director, in consultation with the Environmental Coordinator, may waive the applicable standard.

b. Site visit required. Zoning Clearance applications shall be subject to two site visits; one during the time of application review to confirm that conditions on the site correspond to information provided in the application, and the other prior to final building inspection to confirm that the building and site improvements agree with the approved plan. (Planting of required landscaping improvements may be delayed up to 90 days after final building inspection when installation is guaranteed by bond.)

c. Highway setback. Where possible, residential buildings, residential accessory structures and agricultural accessory structures described in Subsection [AD.3-e](#) shall be set back 100 feet from the Highway 101 right of way as shown in Figure [112-11-10-32](#). If there is no feasible development area outside this setback, the project shall be located on the rear half of the property and shall provide a landscaping screen to provide 80 percent coverage at plant maturity, to be verified by a landscape architect, landscape contractor, certified nurseryman or other qualified individual approved by the Director. [Added 1997, Ord. 2800]

*****FIGURE 10-32***** [\[Figure 112-11\] -- Highway Setback for Projects Requiring Zoning Clearance](#)

d. Ridgetop development. Structures shall be located so they are not silhouetted against the sky as viewed from Highway 101, as illustrated in Figure [112-12-10-33](#). [Added 1997, Ord. 2800]

*****FIGURE 10-33***** [\[Figure 112-12\] -- Ridgetop Development](#)

e. Slope limitation. Grading for structures and roads shall occur on slopes that are 20 percent or less, except on the west side of Highway 101 where more

restrictive standards may apply as shown in Figure ~~112-1310-34~~. Zoning Clearance is required for development on slopes of 20 percent or less, and Minor Use Permits on slopes greater than 20 percent. [Added 1997, Ord. 2800]

~~***FIGURE 10-34***~~ [Figure 112-13] -- Slope Limitation

f. **Building features.** Maximum building height is 25 feet above natural grade, as illustrated in Figure ~~112-1410-35~~. This height limit may be increased an additional five feet for agricultural accessory buildings subject to an adjustment as provided in Section 22.70.030 subject to a visual study that supports a finding that buildings will have appropriate forms to minimize their visual impact on surrounding properties and Highway 101. The additional height shall be for architectural features such as cupolas or gabled vents on no more than one-third the length of any building. Building architecture shall include roofs with a minimum pitch of 3:12 and articulated wall surfaces at least every 30 feet. Where possible, agricultural accessory buildings within 300 feet of Highway 101 shall have service entrances oriented away from view of Highway 101. Building color shall be similar to surrounding natural colors that are no brighter than 6 in chroma and value on the Munsell color scale on file in the Department. [Added 1997, Ord. 2800]

~~***FIGURE 10-35***~~ [Figure 112-14] -- Building Features

g. **Landscaping.** A landscaping plan is required that will ensure at least 50 percent screening of the structure at plant maturity as shown in Figure ~~112-1510-36~~. Landscaping shall include mitigation planting or seeding for graded cut and fill areas in compliance with Chapter 22.16.

~~***FIGURE 10-36***~~ [Figure 112-15] -- Landscaping

h. **Biological habitats.** Development shall be designed and located to minimize adverse impacts to important biological resources in conforming with these standards. If there is a conflict between biological resources and these standards, protecting the biological resources takes precedence.

5. **Project design and processing - Discretionary permit applications.** Minor Use Permit approval is required for projects subject to Subsection ~~A.3.dD.4~~ that are unable to meet the requirements for a Zoning Clearance in standards ~~A.3.d(3)D.4.c~~ through ~~d(7)-D.4.h~~. Minor Use Permit and any Conditional Use Permit applications that may otherwise be required by this Title shall include a visual analysis that is prepared by a registered architect, landscape architect or other qualified individual acceptable to the Environmental Coordinator. The visual analysis shall be utilized to determine compliance with the intent of ~~Subsection A.3.dD.4~~ and the following:

- a. Locate development, including access roads, in the least visible portion of the site consistent with the protection of other resources, as viewed from Highway 101, unless mitigated to insignificant levels. Use existing vegetation and topographic features to screen development from view as much as possible.
- b. Minimize grading for both structures and roads that would create cut and fill slopes visible from Highway 101.
- c. Minimize building height and mass by using low-profile design where applicable. Minimize the visual impacts of buildings by using colors that blend with surrounding natural colors and/or screen the building from view.
- d. Provide landscaping to screen and buffer both road and building development with native or drought-resistant plants, including the extensive use of trees and large-growing shrubs.
- e. Use of minimal signage is encouraged. Locate signs that are subject to a discretionary land use permit so that they minimize interference with important public views from Highway 101, such as those listed in the preamble to this Section.

6. Residential land divisions.

- a. **Clustering encouraged.** Residential land divisions are encouraged to be clustered in compliance with Section 22.22.140, unless standard subdivision design can include clustered residential building sites that will be in equal conformity with Subsection [A.3.e1.5](#). Application review shall determine whether the proposed parcels or building sites are designed so that residential buildings, accessory buildings and roads will comply with Subsection [A.3.e1.5](#), in addition to other applicable standards.

Guideline: Retain land in open space in new land divisions that will preserve existing views of land subject to the Highway 101 corridor design standards.

- b. **Open space parcel incentive.** Cluster divisions of land that are located within the Highway 101 corridor design standards may utilize an open space parcel area that is smaller than required by Section 22.22.140. The size of the area may be determined by a visual analysis of the area subject to the Highway 101 corridor standards as part of the subdivision review process. The analysis shall identify the area that is necessary to maintain open space views of features identified in the Highway 101 corridor design standards.