



# CITY OF MONTE SERENO

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## SLOPE FORMULA

AE. "Slope" means the percent slope of a Hillside Subdivision, which shall be computed by the following formula:

$$S = \text{Percent (\%)} \text{ Slope} = \frac{0.00229IL}{A} \text{ where}$$

A

I = Interval of contours in feet (uniform vertical distance between successive contours),

L = Length of contours in feet (sum of individual contour lengths), and

A = Gross area in acres and fractions thereof in the parcel being considered.

AF. "Slope Easement" is the land, in steep terrain, abutting a right-of-way and made available for erosion control to protect both the roadway and the abutting property. Fee title of a slope easement remains with the owner of the abutting property. The owner may use a slope easement for purposes not interfering with its function as part of the street and otherwise complying with law and ordinances including yard set-backs. The owner is responsible for maintenance of slope easement.

A. **Lot Size/Slope Density Formula.** Each lot shall have an area equal to or greater than that required by the Monte Sereno Zoning Code, or other applicable regulation, whichever is greatest. The area of each lot shall be sufficient to include the house, setbacks, yards, off-street parking, septic tank and field if permitted and necessary cuts and fills. The size of hillside lots shall be related to the Slope of the land as defined in this Title. The minimum net lot size, "LS", exclusive of required rights of way for street purposes, shall be determined by the following formulae where "S" is the percent slope expressed as a whole number:

Zoning District	Minimum Lot Size (Net)
R1-8	LS = 43,560 square feet/(5.45 - .089 S)
R1-20	LS = 43,560 square feet/(2.20 - .036 S)
R1-44	LS = 43,560 square feet/(1.00 - .016 S)

B. **Hillside Cluster Development.** Cluster development may be considered as an alternative to standard subdivision of hillside tracts, but the total number of lots in the subdivision shall not exceed the number determined by use of the above formulae after excluding the required rights-of-way for street purposes.

C. **Lot As Suitable Building Site.** Each hillside lot, whether in a cluster or standard subdivision, shall be subject to individual review to insure its suitability as a building site, bearing in mind the stated objectives of this Ordinance and the City's General Plan to preserve the natural scenic beauty of Monte Sereno and to minimize any adverse environmental impact.

D. **Architectural And Site Control.** In all hillside and scenic corridor developments the City Council shall exercise architectural and site control. As a factor in determining the lot size to accommodate a dwelling, split-level houses are encouraged but, to avoid high-rise appearance and impairment of aesthetics, the maximum height of any structure above the highest natural (i.e. before grading) terrain shall be limited to 15 feet and total height of any structure above the lowest part of the building site after grading to the highest part of the building site after grading to the highest part of the structure shall not exceed the maximum building height prescribed by the City Zoning Code.

E. **Future Streets.** Provisions for future street openings and street extensions for traffic circulation shall be included in the subdivision plan.