

**SECTION 16 RIDGELINE & HILLSIDE OVERLAY DISTRICT (Added 8/3/98)**

16.1 Purpose

The purpose of the Ridgelines/Hillsides Overlay District (RHOD) is to protect the scenic and ecological resources associated with lands characterized by high elevations, steep slopes and visual sensitivity in a manner that allows for carefully designed, low-impact development.

16.2 Authority and Effect on Existing Regulations

The RHOD is adopted pursuant to the Act [4405 & 4407]. The adoption of the RHOD shall not repeal or alter any existing ordinances, regulations or bylaws of the Town of Stowe. These regulations establish standards and procedures that are in addition to those contained in the Town of Stowe Zoning & Subdivision Regulations.

16.3 District Boundaries

The RHOD shall apply to all lands in the Town of Stowe designated by the “Ridgelines/Hillsides Overlay District” Map dated September 1997.

16.4 General Submission Requirements and Procedures

No zoning permit for any development within the RHOD boundary shall be issued without the prior approval of the DRB, in accordance with the following procedures and standards.

(1) Review Procedures: All land development in the RHOD shall comply with a hillside development plan reviewed and approved by the DRB in accordance with the following procedures.

A. Preliminary Review: The applicant shall schedule a meeting with the DRB to review the Site Development Plan and set forth in Section 16.4 (2) A. Basic Submission Requirements. The DRB may authorize a committee which includes the Zoning Administrator, Planning Director or any member of the DRB to conduct a preliminary review. The purpose of the preliminary review is to evaluate the conceptual development plans, including the location and general character of the site; to consider whether the proposed development should be classified as minor; and to provide the applicant with clear direction regarding the submission materials needed for review under these regulations. The committee or individual shall recommend to the full DRB whether the proposed development should be classified as minor.

B. Project Classification and Notification of Submission Requirements: The DRB shall

determine whether the application is to be classified as “minor” or “significant”, in accordance with the standards included in Section 16.4 (1), C, Project Classification Criteria, below. In the event the application is determined to be “significant”, the DRB shall notify the applicant of this determination in writing, and in so doing shall indicate what supplemental submission requirements shall be required for review by the DRB. Projects classified as “minor” may be issued a zoning permit, providing the development is in compliance with all other applicable regulations.

- C. Project Classification Criteria: The DRB shall classify a development project as minor upon finding that the project meets the standards of Section 16.5 and that the following conditions are met:
1. The small scale and limited scope of the development project involves a minimal amount of construction, excavation and/or lot clearing and, poses minimal threat to aesthetic or environmental resources. Examples of projects that are small in scale or limited in scope may include outdoor decks and small accessory buildings and additions, and/or;
  2. The location and character of the development site is such that the proposed development can take place without adverse aesthetic or environmental impacts. Examples of such sites might include those characterized by gentle slopes, proximity to areas characterized by existing moderate to high development densities, or areas that are not visible from important vantage points because of surrounding terrain, and/or;
  3. The proposed project involves the renovation or expansion of a building constructed prior to August 3, 1998, providing said renovation or expansion does not result in an increase in the total aggregate floor area of the building in excess of 125% of the total floor space in existence as of August 3, 1998, or;
  4. The proposed project is sited within a previously approved building zone as part of an approved subdivision. A building zone is an area that has been specified on the approved subdivision plans for the placement of a dwelling and lies well within the standard setback requirements.
  5. The proposed project is sited on a building lot subject to DRB subdivision approval, dated August 3, 1998 or later, which includes specific findings and conditions regarding compliance with the RHOD development standards and guidelines, and the applicant has clearly demonstrated that the development project meets all of the relevant conditions and related standards.

In classifying a project as minor, the DRB may place appropriate conditions on the scope, scale and general character of the development to ensure compliance with the development standards and guidelines set forth below. Projects classified as significant shall be subject to further review by the DRB, in accordance with the process and standards set forth below.

A project classified as minor may be issued a zoning permit only for the development, landscaping, clearing and related site improvements set forth in the Site Development Plan submitted per the requirements of Section 16.4(2)A. Any deviation from the activities described in the Site Development Plan, including forest management shall require a new zoning permit. Projects re-classified as significant shall be subject to further review by the DRB, in accordance with the process and standards set forth below.

- D. **Reconsideration of District Boundaries:** In the event an applicant questions the determination that a proposed development falls in the RHOD, upon request and following notice and public hearing, the DRB shall determine whether or not such planned development is located within the RHOD. The landowner requesting such determination shall have the burden of proof.
- E. **Review of Significant Projects:** Upon submittal of the development plan, the DRB shall schedule a public hearing in accordance with 24 V.S.A. Chapter 117 [Section 4447]. The DRB shall review the materials submitted, together with other relevant plans and resources, and may elect to visit the proposed development site. The DRB shall act to approve, approve with conditions or disapprove any such site development plan within forty-five (45) days after the date of the final public hearing, and failure to so act within the forty-five (45) day period shall be deemed approval. Upon approval of the site development plan, the Zoning Administrator may issue a zoning permit pursuant to all applicable provisions of this ordinance.
- F. **Coordination with Subdivision Review:** In addition to the provisions of the Stowe Subdivision Regulations, all land to be subdivided within the RHOD shall satisfy the following standards:
  - 1. **Density Analysis.** Prior to submitting an application for preliminary layout or final subdivision approval, the applicant shall complete a slope-density analysis to determine the allowable density for the subject parcel(s). Such analysis shall include a parcel map showing the average slope and an indication of the total area (in acres or square footage) of the parcel with an average slope steeper than 20%. Density will be calculated based on the minimum lot area for the underlying zoning district, with the minimum lot area for the portion of the parcel having an average slope of 20% being four times that of the underlying zoning district. For example, a 100 acre parcel in the RR-5 district with 60 acres having an average slope of less than 20% and

40 acres in excess of 20% shall have a total allowable density of fourteen (14) lots (i.e. 100 acres = (60 acres < 20%/5 acres = 12 lots) + (40 acres >20%/5 acres x 4 = 2 lots) = 14 units/lots). The applicant may submit an independent density/slope analysis prepared by a registered Vermont surveyor or a registered Vermont Engineer, or the applicant may request that such an analysis be prepared by the Stowe Planning Office using available data and GIS technology.

2. Coordination with Section 5.2 of the Stowe Subdivision Regulations. In addition to the density standards set forth above, the DRB may grant subdivision approval with conditions related to lot clearing, landscaping, house siting, architectural design or other relevant issues necessary to ensure compliance with these regulations. In instances where conditional subdivision approval has been granted within the RHOD, applications for review under these regulations may be classified as a minor application if the DRB or its designee determines that the applicant has complied with all of the conditions of subdivision approval and standards and guidelines of these regulations.

(2) Submission Requirements: In accordance with the standards of the overlay district, any of the following plans and materials may be required. Upon determination by the DRB that a project is to be classified as significant, the applicant will receive a checklist of required documents, plans and information necessary for the DRB to conduct a complete and proper review of the application.

A. Basic Requirements: The following information and materials are required for all applications for review under Section 16.4(1)A. Preliminary Review.

1. Site Development Plan: Two complete sets of site development plans, drawn in an appropriate scale on paper not smaller than 18" x 24". Such plans shall provide adequate information necessary to review the proposed project, including a general indication of the location and design of proposed development; an indication of the physical characteristics of the development site, including areas characterized by steep slopes, existing and proposed drainage patterns and forested and open areas; proposed landscaping, clearing and forest management; road access and driveway location, and any other information relevant to the proposed development and development site.

B. Supplemental Requirements: Upon determination that the project is significant pursuant to Section 16.4(1)C, the DRB may require one or more of the following prior to the review under Section 16.4(1)E:

1. Grading Plan: Existing and proposed contours at a maximum of 5' intervals for the area surrounding the proposed development, such area to be of sufficient size to show the relationship of the development to the surrounding terrain.
2. Lighting Plan: Location, type and height of all exterior lighting (including security lighting) is to be shown on the site development plan. Lighting studies may be required and would include photometric analyses of exterior lighting as well as a review of any impacts interior lighting may have on nighttime visibility through windows, such as the visibility of light through building fenestration.
3. Visibility Studies: Viewshed analyses, line of site sections, site photography and other means to assess the visual impact of the proposed application. On site measures such as plywood and pole mock-ups, and survey tape layout of site elements may be also be required in the event the site is deemed to be sensitive by the DRB or its designee.
4. Stormwater Management/Erosion Control Plan: An adequate stormwater drainage and erosion control plan, prepared by a registered Vermont engineer, shall be requested when the average slope of the site is steep/severely steep or there are major headwater streams and/or major drainage areas and waterways located on the site.
5. Architectural Plans and Renderings: Building design drawings clearly depicting all proposed structures to scale and their location on the site in relation to the physical and natural features of the parcel, including the proposed grade of the building area and finished floor elevations. Drawings should clearly display building elevation and architectural design; building materials, exterior colors and window fenestration. All structures proposed, including outbuildings and garages are to be shown.
6. Landscape Plan: Existing vegetation and proposed landscaping and clearing plans showing proposed type, size and location of all vegetation to be

preserved and/or installed, along with other landscaping elements such as gazebos, berms, fences, walls, etc. Special attention should be given to existing/proposed vegetation adjacent to buildings for visibility and screening purposes (within at least 30'). A species list of existing vegetation and a plan for the maintenance of the existing and proposed landscape should be included. Such a plan shall address specific measures to be taken to ensure the protection and survival, and if necessary, replacement of designated trees during and after the construction and/or installation of all site improvements

7. Access Plan: A plan including existing roads, ROW's and trails; proposed roads, trails, walks, paths, parking areas, etc. Such a plan would include proposed paving materials, slopes of proposed access routes and erosion control measures. This plan might be combined with the Stormwater Management/Erosion Control Plan and should include road profiles as well.

8. Slope Analysis: Prepared pursuant to Section 16.4(1)F. 1.

C. Technical Assistance: The DRB may seek the assistance of technical experts, such as engineering or architectural professionals, to provide independent analysis related to specific applications. Such experts will be compensated in accordance with the Town of Stowe Planning and Zoning Fee Schedule.

#### 16.5 Standards/Guidelines

- (1) General Requirements: To protect the unique visual and environmental character of those areas of Stowe within the RHOD, especially those characterized by steep slopes, prominent knolls, ridgelines and significant focal points, all development shall be designed and sited in a manner that does not cause undue adverse impact to the visual/scenic landscape character and the physical environment of the town.
- (2) Designation of Vantage Points: For the purposes of the RHOD, vantage points shall be defined as maintained (class 3 or higher) public roads, state highways and municipal properties. In reviewing projects to determine compliance with these standards, and to identify appropriate mitigation to ensure that a project does not result in an undue adverse impact on scenic resources, the DRB shall consider the relative importance of the vantage points from which the project is visible (affected vantage points). Such consideration shall include the number of affected vantage points; the volume of traffic using the affected roads or highways; the length of time that a project would be viewed by motorists traveling on the affected roads or highways; the project's distance from affected

vantage points; and, the visibility of the project from vantage points typically used by pedestrians and/or serving as public observation points.

- (3) Standards and Guidelines: The following list of Standards, Guidelines and accompanying illustrations are the basis for guiding development in a visually and environmentally sensible way within the overlay district without an undue adverse impact to scenic and environmental resources. "Adverse" indicates a negative impact on an identified resource. "Undue Adverse" indicates that the proposed development violates one or more of the Standards set forth in this ordinance and that the impacts cannot be mitigated.

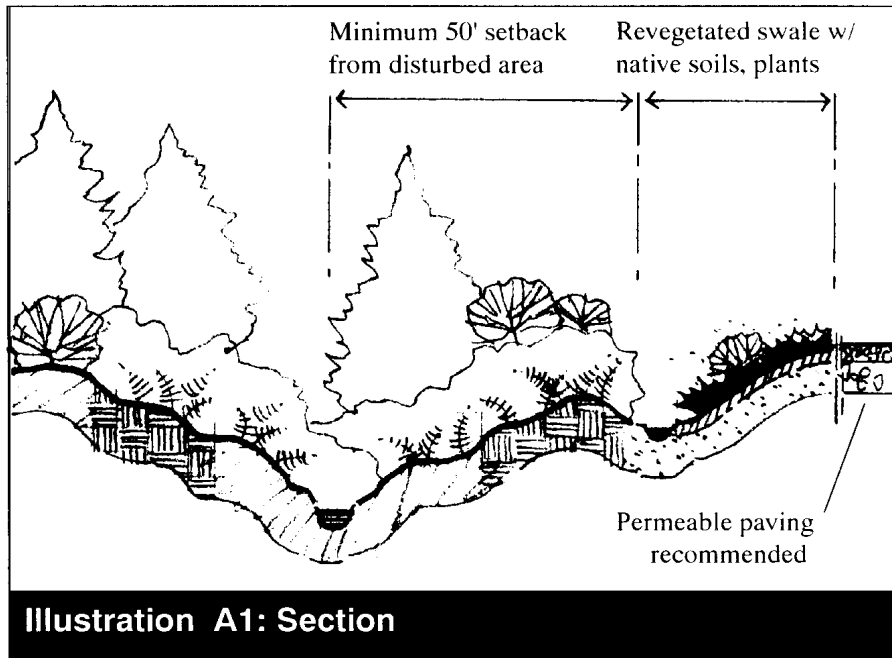
Standards are statements that express the development and design intentions of this overlay district. All development within this district must comply with these standards. The Standards reflect the visual and environmental concerns of the community in terms of the Town's hillsides and ridgelines.

Guidelines are instructive in nature. They suggest a variety of means by which the applicant might comply with the standards. The options for compliance are not limited to the guidelines listed, but the applicant can use the list to aid in the design process.

Illustrations graphically portray the prescriptions and concepts conveyed in both the Standards and Guidelines.

#### A. Site Development and Environmental Protection

Standard 1.1. All development, including grading, clearing and construction of driveways, shall provide for the retention of native top soil, stabilization of steep hillsides, prevention of erosion, and consequent sedimentation of streams and watercourses. Peak stormwater discharge from the site after development shall not exceed pre-development levels for a two (2) year/twenty four (24) hour storm event and existing drainage patterns will not be altered in a manner to cause an adverse impact on neighboring properties, town highways or surface waters.

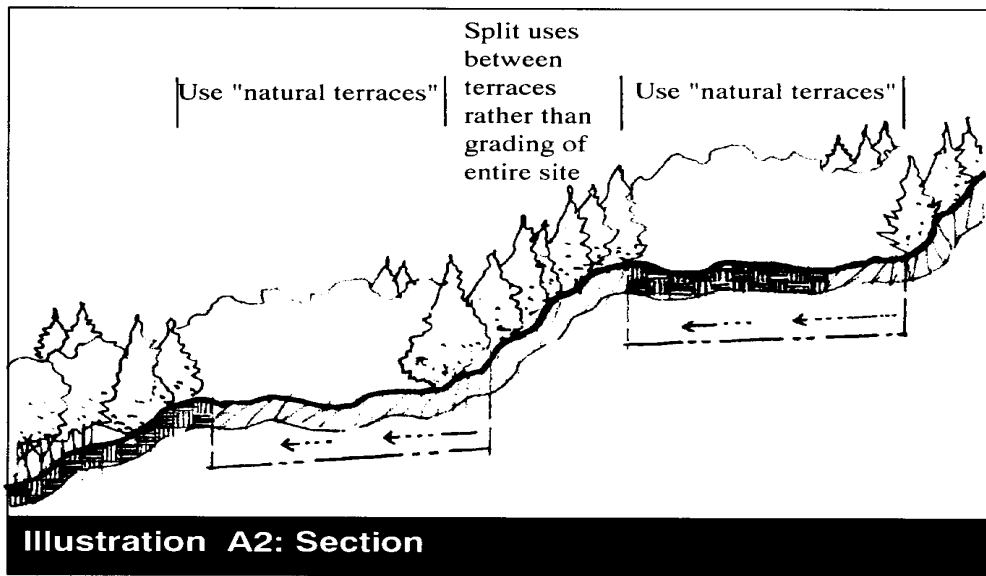


Use biodegradable erosion control blankets where more intensive stabilization is required

Guideline 1.1. The Vermont Erosion Control Manual for acceptable practices in site hydrology and soil conservation should be followed; where roads or driveways are proposed, culverts should be used at frequent intervals to avoid long, uninterrupted ditches and to disperse stormwater.

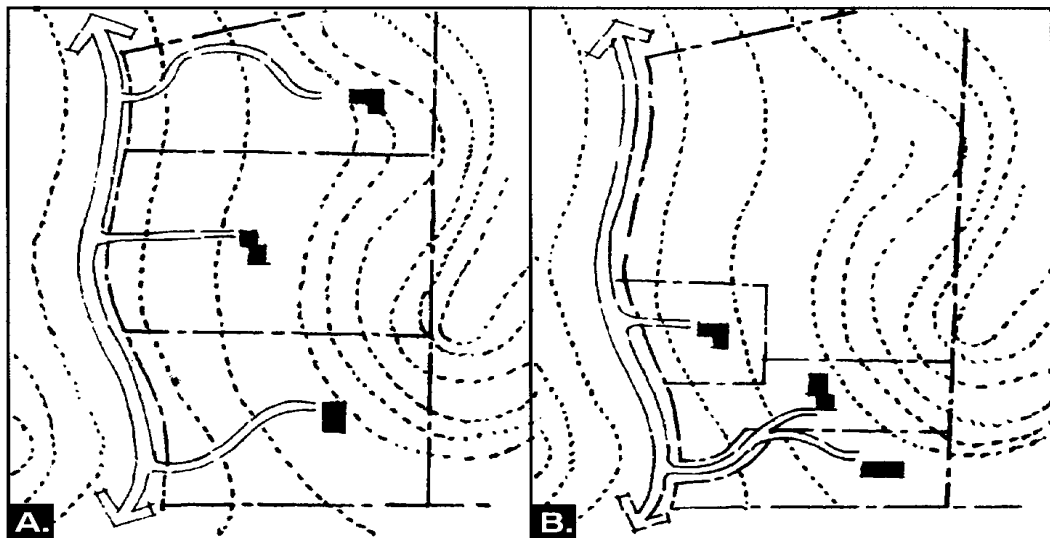
Guideline 1.2. On steep slopes, clearing should be avoided to prevent erosion resulting from stormwater runoff, and in areas where streams and intermittent watercourses are found, a buffer(s) area should be established to limit sedimentation or other adverse impacts on water quality.

Guideline 1.3. The flattest portion of the site should be used for locating house sites, subsurface sewage disposal systems and parking areas. (See illust. A1 & A2)



**Illustration A2: Section**

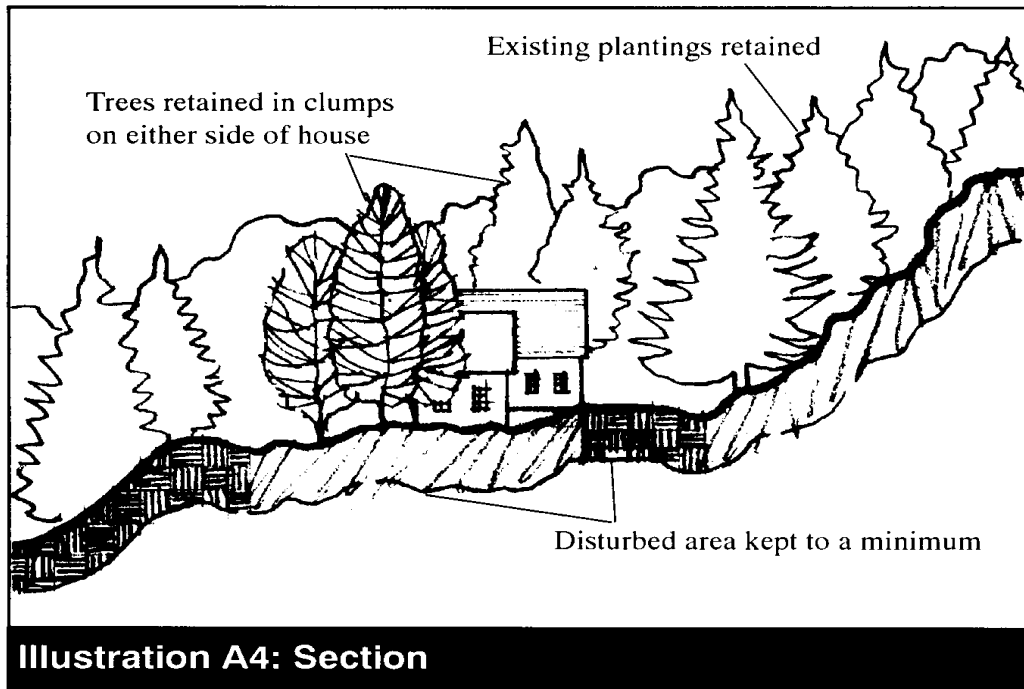
Maintain filter/buffer strip between terraces for runoff and visual screening. Terraced areas can be regraded w/ proper pitch and curtain/ interceptor drains as necessary



**Illustration A3: Plan**

Option B uses less road, provides for more open space, uses 33% less land than Option A. Option B concentrates the road cuts in one area and sites structures below the base of the ridge.

Guideline 1.4. Existing vegetative buffers should be employed as filter strips or employ vegetative stabilization methods where necessary.



House is sited on natural terrace and stepped down with grade.  
Lawn area is reduced in size along with maintenance requirements.

Guideline 1.5. Where appropriate, long driveways and large parking areas should be avoided. Lot coverage and building footprints should be minimized and development clustered, all to minimize site disturbance and preserve large areas of undisturbed space. (See illust. A3)

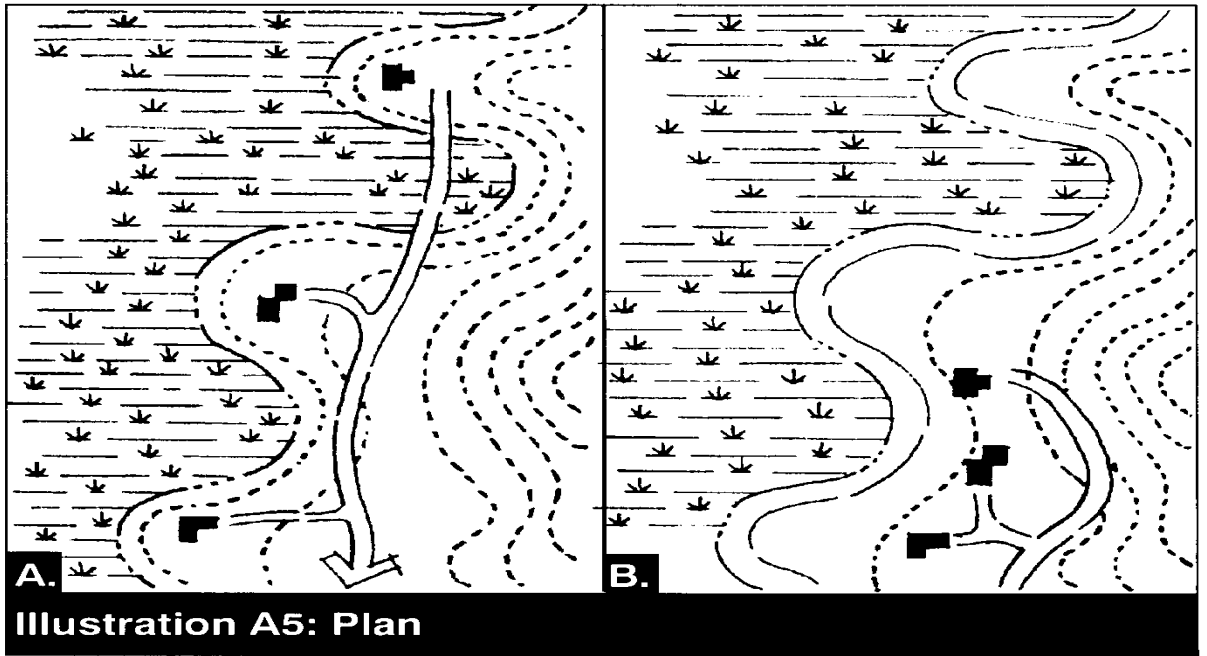
Standard 2. Subsequent to the application for a zoning permit within the RHOD, forest management and timber harvesting shall, at a minimum, adhere to the guidelines included in the publication *Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont*, published by the Vermont Department of Forests, Parks & Recreation in 1987.

Guideline 2.1. Forest management should maintain the appearance of an unbroken forested canopy as viewed from off-site, should protect aesthetic resources and wildlife habitat, and provide for the sustainable, ongoing management of forest resources.

Standard 3. Forest management activities designed as pre-development site preparation, including road and driveway construction, clearing and/or grading for house-sites and septic systems or related work, shall be reviewed by the DRB under these regulations. Where a landowner fails to submit pre-development site preparation plans to the DRB for review, the DRB may limit development to the non-impacted portion of the property and/or require the site to be restored or revegetated prior to development.

Guideline 3.1. Prior to implementing a forest management plan, the landowner should review the plan with Town Planning and Zoning staff to ensure that forest management activities and future development plans are consistent with the standards set forth in this ordinance.

Standard 4. Development shall not result in an undue adverse impact on fragile environments, including designated wetlands, wildlife habitats, streams, steep and extremely steep slopes and unique features. All efforts will be made to protect/preserve such areas and promote suitable buffers.

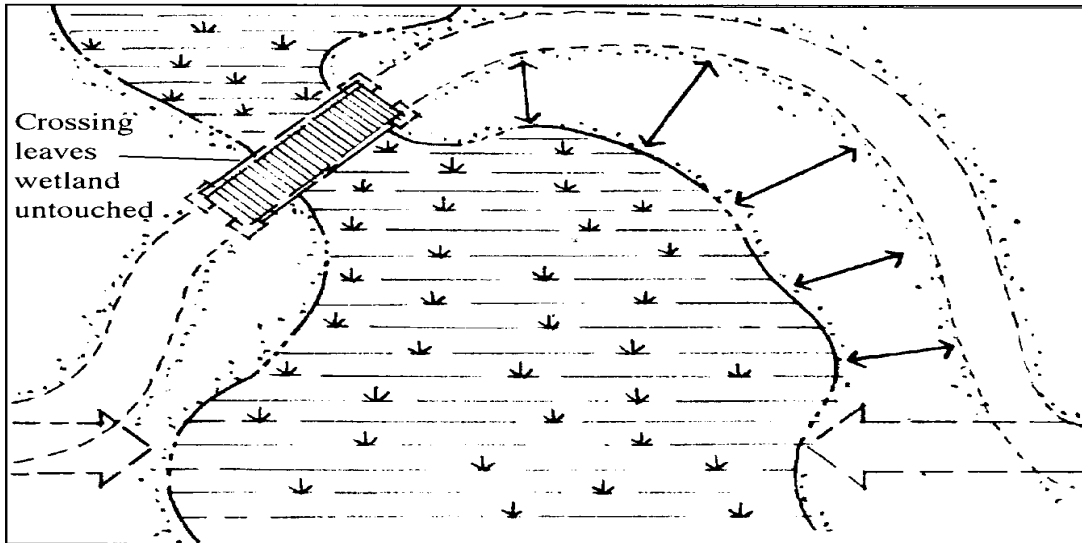


**Illustration A5: Plan**

Option B avoids crossing the wetlands, clusters the structures on the most suitable land, and avoids construction and road impact on the wetland

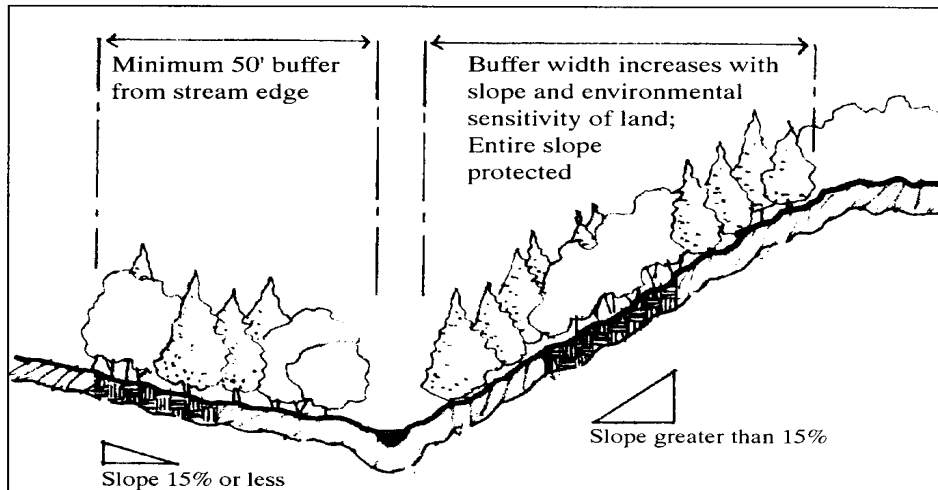
Guideline 4.1. Development should be clustered away from all fragile environments.

Guideline 4.2. If roads and bridges must be put in wetlands, they should intersect the wetland at the narrowest part. (See illust. A6)



**Illustration A6: Plan**

Road is re-routed to avoid fill/environmental impact to wetland. A proper setback is maintained between the road and the wetland and the road narrows for wetland crossing.



**Illustration A7: Section**

Guideline 4.3. Existing vegetation should be preserved and, as much as possible, parcels should remain with their undisturbed portions connected to one another.

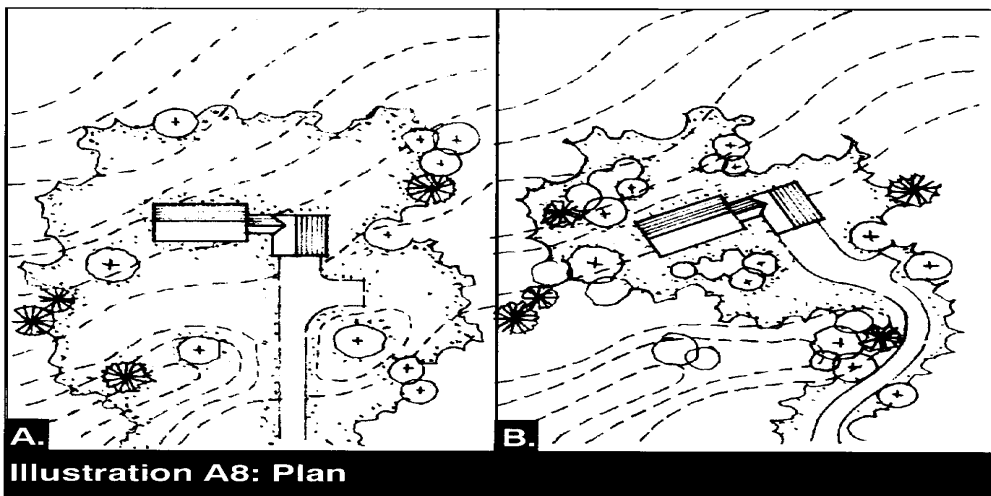
Guideline 4.4. Buffer widths and setbacks from streams should be established, the width of which should increase with the steepness and length of slopes, and the width of the stream. A general rule is to keep a 50' setback from streams on lands with less than 15% slope, and on steeper slopes the buffer distance should be increased as the slope increases. (See illust. A7)

B. Landscape and Scenic Character

Standard 5. If the project is on a forested hillside, there will be no significant exposure of buildings, and all development shall be minimally visible and blend in with surroundings in winter months. The amount and location of clearing adjacent to structures shall be limited; additional tree planting may be required in instances where such planting is needed to visually interrupt the portion of structures visible from defined vantage points.

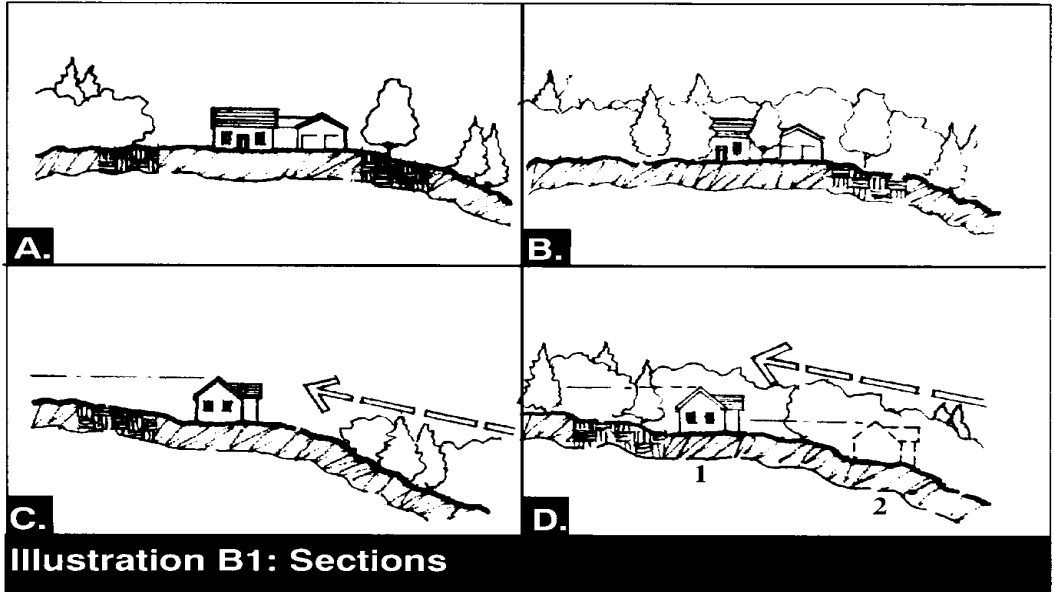
Guideline 5.1. Clearing and forest management should be restricted to protect the unbroken forested backdrop. Generally, forest management will be limited to practices which maintain a forested appearance adjacent to buildings. (See illust. A8)

Guideline 5.2. Clearing of vegetation at the edge of the road should be minimal, clearing only as much as necessary to create a driveway entrance with adequate sight distance and proper drainage control. (See illust. B2)



**Illustration A8: Plan**

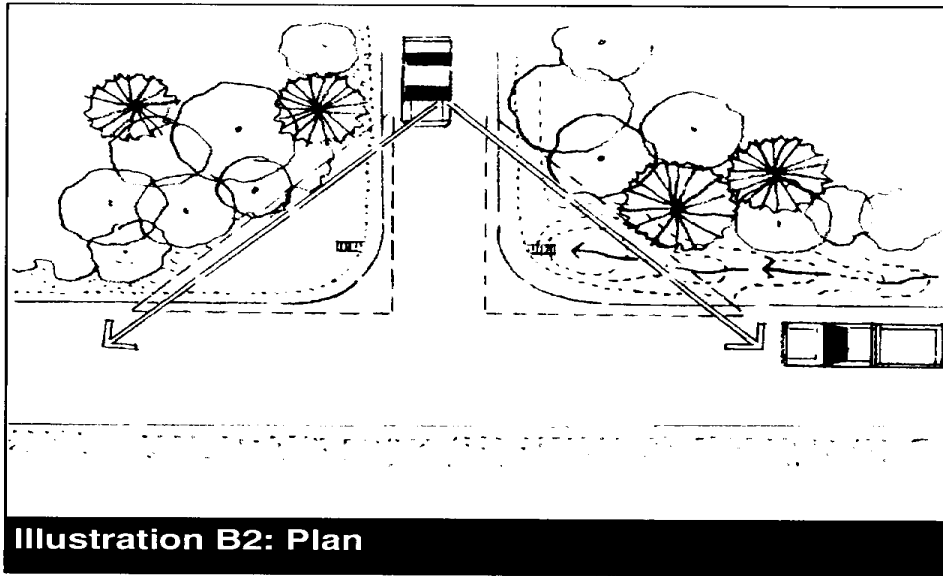
In Option B trees are left in "islands" or extensions of the forest rather than as individual specimens. The driveway is routed to eliminate blasting and grading and to protect a section of woodland. The house is oriented with topography.



**Illustration B1: Sections**

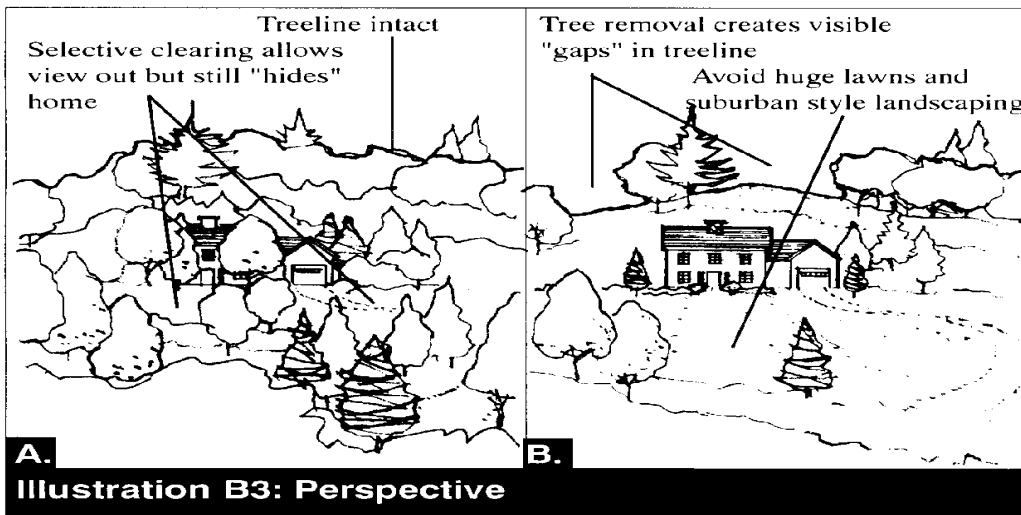
In (A) the clearing for the house creates an unnatural pattern on the ridgeline and the interrupted treeline draws attention to the development, creating a visual impact. Drawing (B) shows the same house with existing vegetation retained to maintain the integrity of treeline behind and in front of the structure. In (C) the roofline of the house is visible above the height of land and the clearing has removed most of the screening/buffering trees. Drawing (D) illustrates the same house (1) with vegetation saved to mitigate visual impact, if no other siting alternatives exist. The recommended solution would be siting the house (2) below the height of land, with the treeline intact.

Guideline 5.3. Clearing for views should be limited, with narrow view openings between trees and beneath tree canopies being a desirable alternative to clearing large openings adjacent to building facades. View clearing should involve the selective cutting of small trees and the lower branches of large trees, rather than removing mature trees.



**Illustration B2: Plan**

It is important to maintain a cleared zone at driveway intersections with roads for safety (visibility) purposes. The clear zone also allows for snow storage and effective stormwater management measures such as small detention basins. Native groundcovers and low vegetation should be established in these areas



**A.**

**B.**

**Illustration B3: Perspective**

In Option A, the desired approach, existing vegetation is selectively removed and the hillside retains its natural, forested appearance. In Option B, extensive clearing, exposes the home as a visual focal point and undermines the integrity of the landscape pattern. A large lawn and suburban style landscape is not appropriate in this context.

Guideline 5.4. On wooded sites, existing forest cover should be maintained adjacent to proposed building sites to interrupt the facade of buildings, provide a forested backdrop to buildings and reduce or eliminate the visual impact of new development from vantage points. (See illust. B1)

Standard 6. Development shall not detract from the sense of order or harmony of the landscape patterns formed by forests, agricultural fields and open meadows. (See illust. B3-B6)

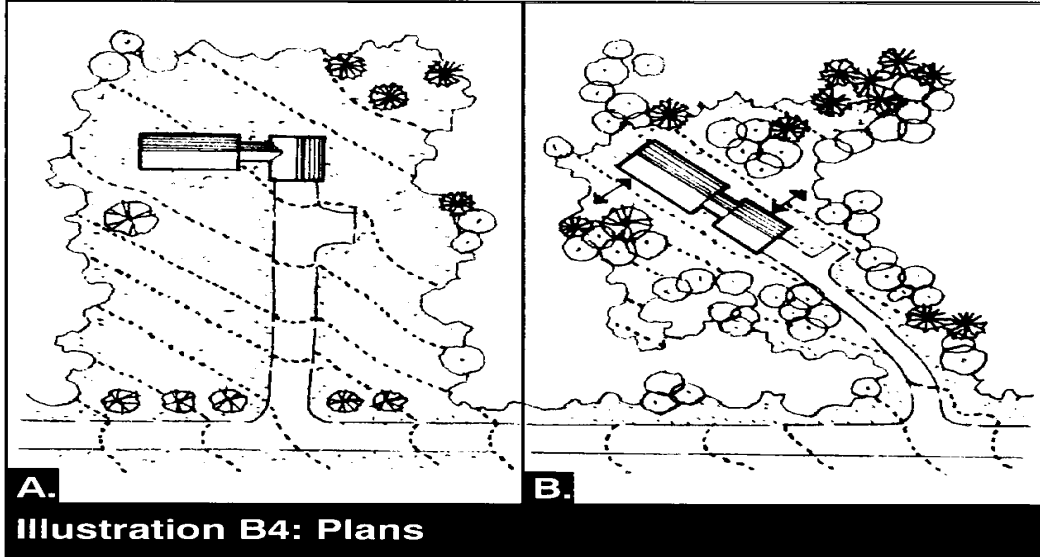
Guideline 6.1. On parcels characterized by meadows, additional landscaping and/or reforestation may be employed immediately adjacent to proposed structures to interrupt the facade of buildings, provide additional trees as backdrop to buildings and/or soften the visual impact of new development from vantage points.

Guideline 6.2. Trees should be preserved or planted close to structures to provide screening and better blend structures into the wooded perimeter surrounding meadows.

Guideline 6.3. Buildings should be located outside of cleared meadows.

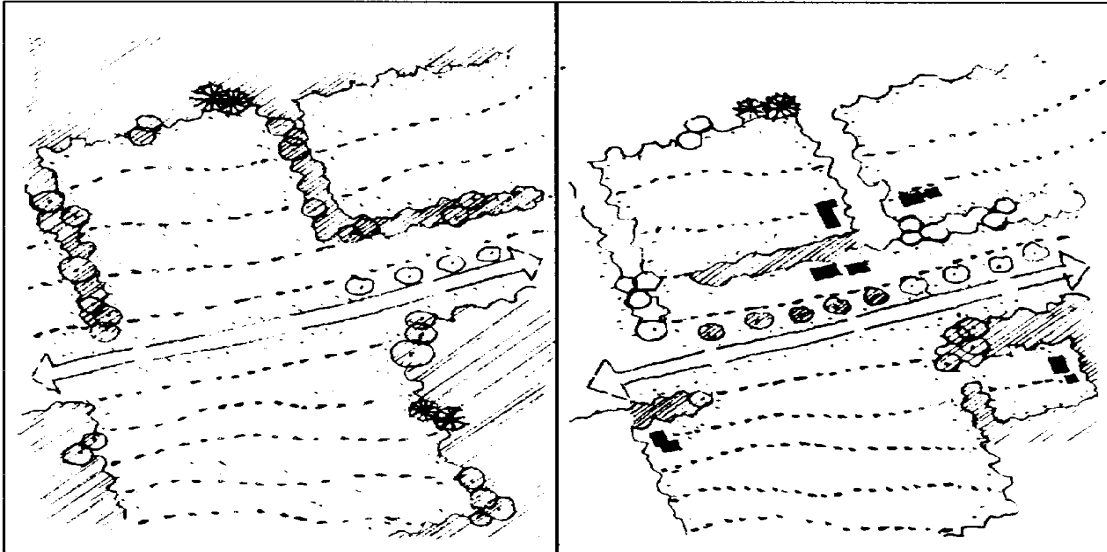
Guideline 6.4. Cleared meadows, reminiscent of historic hillside pastures, may be created but buildings should not be located in them (i.e. clearings should not frame and thereby draw attention to houses located on hillsides and ridgelines).

Guideline 6.5. Using stone walls and hedgerows as property lines is recommended and existing stone walls and hedgerows should be preserved wherever possible. Should additional landscaping be required, it should be consistent with existing patterns such as hedgerows



**Illustration B4: Plans**

Drawing (A) is plan of a typical suburban style house lot with a large lawn, wide driveway and orientation to the road. An occasional mature tree has been saved in isolated locations. The preferred plan (B) sites the house and a narrow driveway/parking area in relation to the contours and maintains existing vegetation in their native groupings, with understory intact as well. A 30 foot clearing limit from the sides of structures may be imposed on visually sensitive sites.



**Illustration B5: Plans**

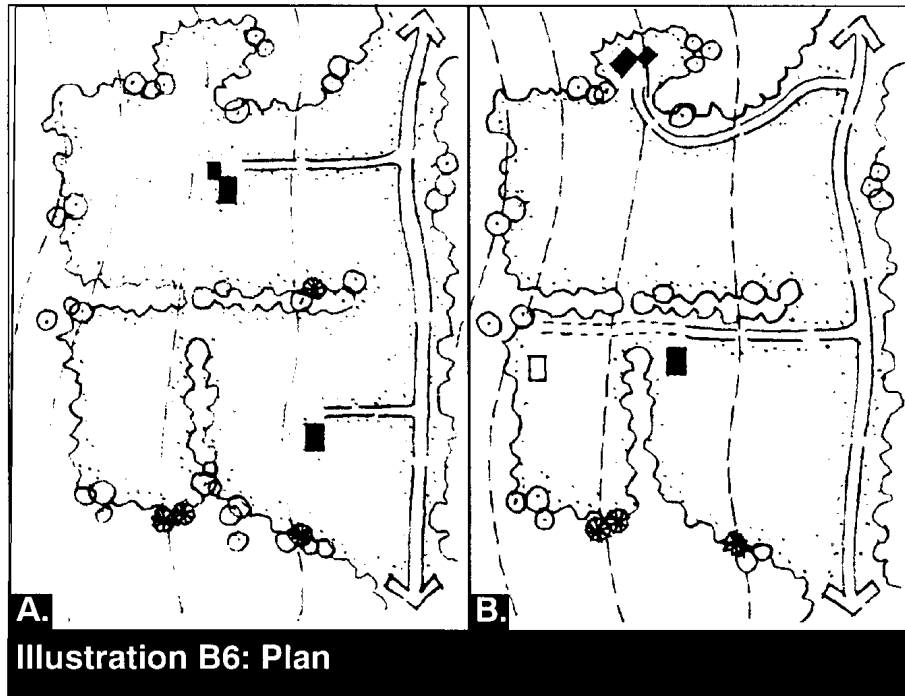
These plans illustrate how reinforcing or relating to the existing vegetative conditions create siting possibilities for houses and maintain the agricultural open space and character of an area. The extension of the treeline along the road and the hedgerow would create a potential site for a vernacular farmhouse and barn design.

Guideline 6.6. For both wooded and meadow sites, landscaping proposed for the project should be of native or naturalized hardy species consistent with vegetation types and patterns appropriate to the site and environs. Invasive, non-native species should always be avoided.

Guideline 6.7. Generally, the minimum caliper for trees is 2" and the minimum shrub size is 1 gallon.

Standard 7. During construction, trees identified on the landscaping plan are to be protected.

Guideline 7.1. Tree protection measure taken during construction should include snow fencing 5' outside of drip line or, with approval, trunk protection and hay bale covering when construction work has to be within canopy.



In Option B, attention is given to the existing landscape patterns. Houses and driveways are sited along or within the treeline or follow existing hedgerows. Open meadows are not disrupted and future development potential exists without disturbing the open meadows.

Guideline 7.2. Trees should be saved undisturbed in groupings.

Guideline 7.3. Native excavated soils should be stockpiled. Where feasible, transplant existing vegetation, trees, shrubs and ground covers elsewhere on site or near to its original location.

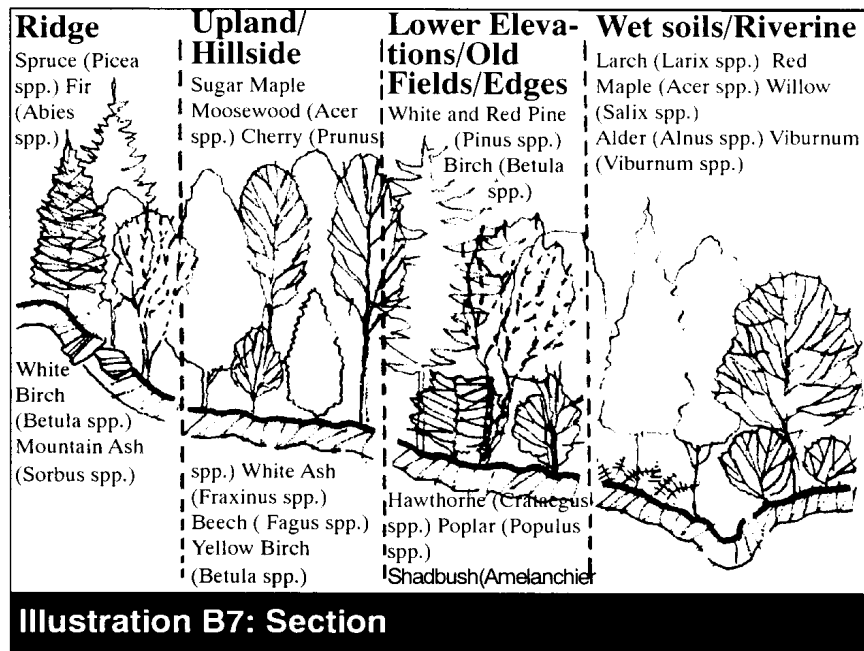
C. Road and Driveway Access

Standard 8. Driveway grades shall not exceed 15% and shall have an average grade that does not exceed 12%. Where necessary, limited steeper grades are acceptable if they serve to better minimize overall erosion potential and environmental/aesthetic impacts, provided adequate access is ensured

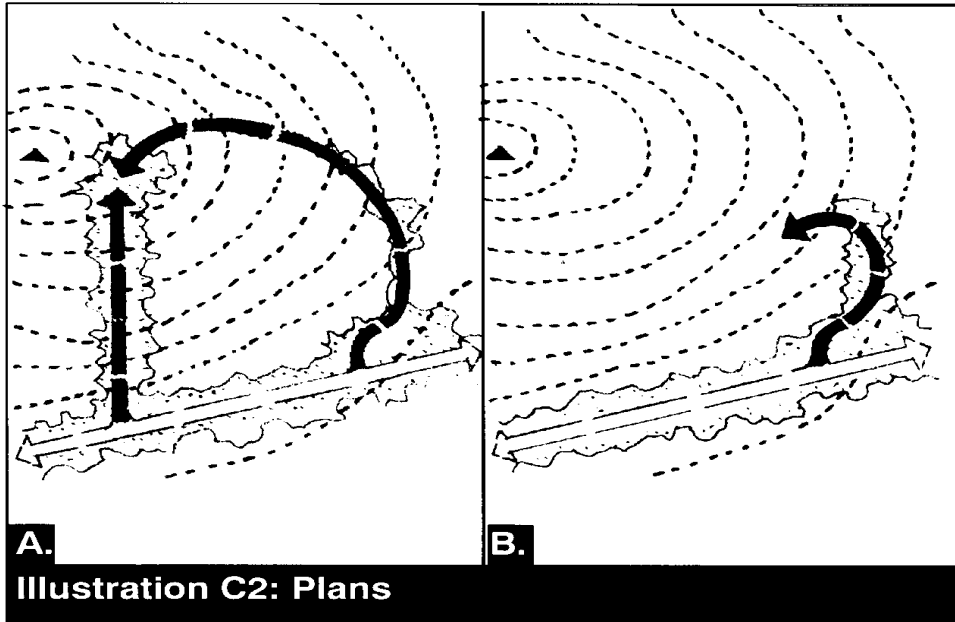
for fire and rescue vehicles.

Guideline 8.1 Wherever feasible or appropriate, retain and reuse old farm roads, town roads and trails instead of constructing new roads or driveways to minimize clearing and disruption of the landscape and relate to traditional and historic land use patterns.

Guideline 8.2. Applicant should try to minimize crossing of steep slopes with roads and driveways and should avoid roads “against” the contours; follow contours.



**Illustration B7: Section**  
 A site analysis will yield native vegetation patterns in any location. Typical species types and associations in relation to physiography are shown.



If a higher site must be developed, driveways providing access should follow old woods trails/farm roads where available, and in every case, "wrap around" contours or follow a more gradual route, as shown in Road Alignment B, rather than a straight cut as shown in Alignment A. The straight cut makes the whole length of the road visible and results in more cut and fill. Option B, in all cases, is the best approach and minimizes road construction cost and removal of vegetation.

D. Building Design

Standard 9. Development will not result in any building, roof or appurtenant structure being located in a manner which would allow the building, roof or structure to visually exceed the height of land or tree line if it is protected serving as the visual and physical backdrop to the structure as viewed from vantage points. (See illust. D2)

Guideline 9.1. Buildings and structures should not be sited on high points, outcroppings or prominent knolls within the project site. (See illust. D1)

Guideline 9.2. When building on slopes, the preference is to set buildings into topography using partial earth sheltering. Try taking advantage of the topography by building multi-level structures with entrances on more than one level (i.e.: walk-out basements, garages under buildings).

Standard 10. The massing of a project (a single building or a group of buildings) shall be designed to minimize visual impacts and contribute to, and harmonize with, the scenic quality of the surrounding landscape.

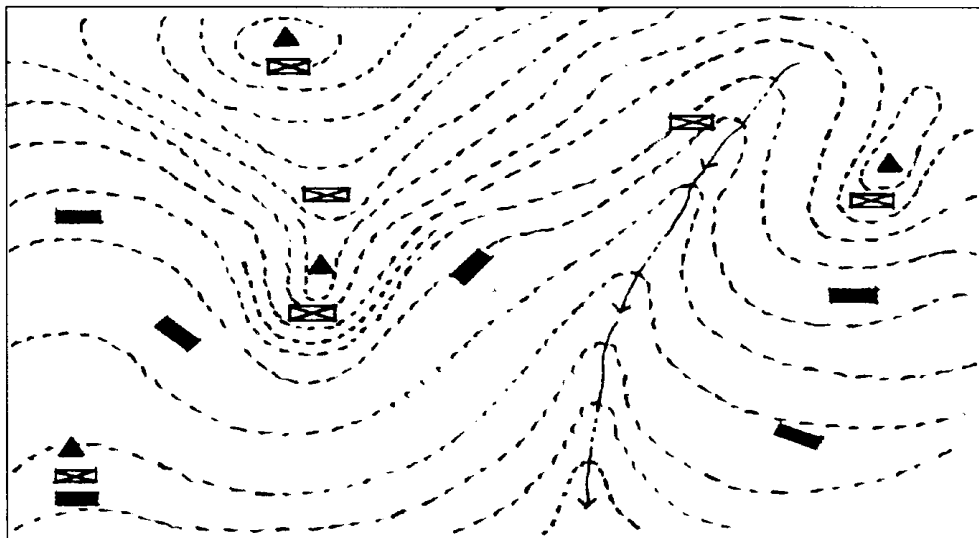
Guideline 10.1. Building materials, exterior colors and fenestration that minimize year round visibility, reflectivity, and night-time light impacts should be selected. Oversized picture windows and large expanses of glass should be avoided or the visual impacts mitigated by dividers or other architectural design elements.

Guideline 10.2. A variety of volumes, roof planes and wall planes should be incorporated within a building project.




Guideline 10.3. The main roof line (ridges and eaves) of individual buildings should be broken and varied to reduce the buildings' visual scale.

Guideline 10.4. The surface of vertical walls should be modulated to avoid a single monolithic shape and/or to reduce the visual scale of buildings.

Guideline 10.5. Building design should reflect the natural patterns of the site and should be well integrated with site design and landscaping.



**Illustration D1: Plan**

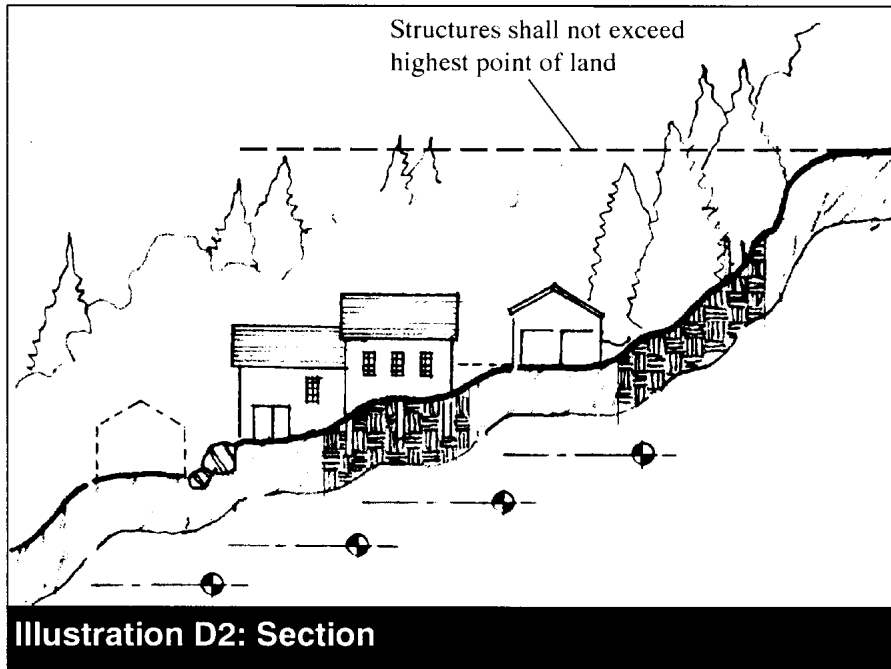
-  Avoid siting in these locations
-  Indicates better siting option for buildings
-  High points

Guideline 10.6. Building design should be well integrated into the surrounding neighborhood and be in keeping with the character of the area.

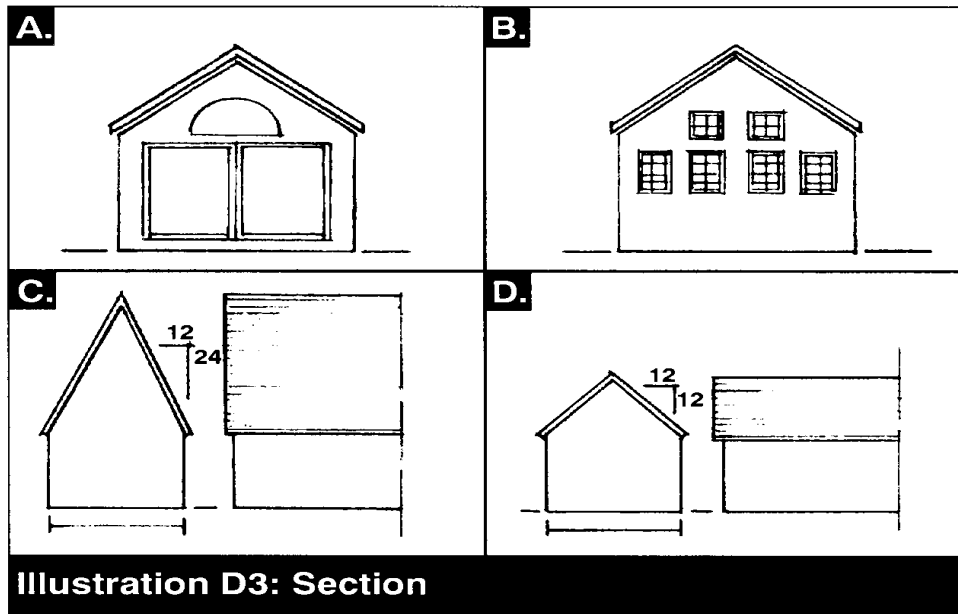
Standard 11. Offsite light impacts shall be minimized. Outdoor lighting shall comply with the standards contained in Section 4.4 of these bylaws.

Guideline 11.1. The use of reflective surfaces and outdoor lighting fixtures higher than 15' should be minimized to limit the visibility of the development from off-site. Bollard, low post lighting and low level, indirect lighting are recommended; spot or flood lights should be avoided. (See illust. D4)

Guideline 11.2. Creative lot layout may also serve to limit off-site glare, visibility and night sky pollution by laying out buildings and structures that shield light fixtures from viewing areas.

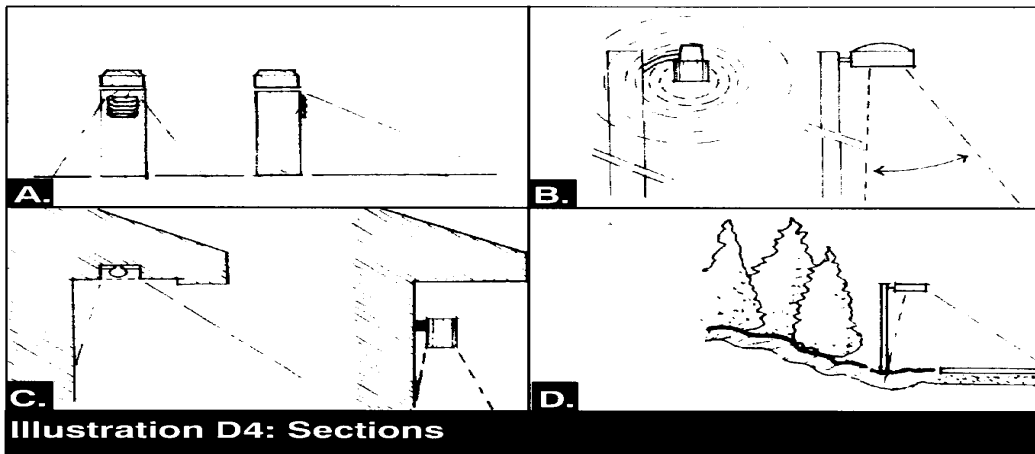


House is terraced down hillside and not sited on high points. This helps to reduce visual mass. It also takes advantage of the topography by having entrances at different levels. Existing bedrock is maintained as are tree groups.



**Illustration D3: Section**

Options A and B show two different window treatments. Option B helps to reduce glare and reduces the impact of interior lighting or reflection when viewed from the outside. Single pane windows and facades should be avoided. Options C and D show two different roofing types. The moderate pitch illustrated in Option D avoids the roof becoming another "wall" and decreases the massing of the building in general.



**Illustration D4: Sections**

Options A and C provide illustrations of low level and pedestrian lighting concepts that help reduce off-site lighting impacts. Option B illustrates a typical metal hallway light fixture that would not be ideal and a fixture with a shield to focus the light. Option D illustrates placing light fixtures using topography, plant material and structures to minimize impact.

E. Development Density

Standard 12. The minimum area for all lots in existence prior to August 3, 1998 shall be as established for the underlying district. Minimum area for any lot created after August 3, 1998 shall be as established for the underlying district, excluding any portion of the lot with an average steepness (slope gradient) in excess of 20%, and shall have an area four times (4x) the minimum lot area identified in the underlying district for that portion of the parcel. .

Guideline 12.1. Where possible, development should take place on the portions of a lot where the slopes are less than 15%. No development should occur on land where the slope is greater than 20%.

(4) Pre-Existing Lots

In the case of lots created prior to August 3, 1998, compliance with the standards of Section 16.5 shall be achieved to the extent that it is possible while still allowing for reasonable use of the pre-existing lot.

(5) Exemptions from these Regulations

- A. The DRB may waive the density standards set forth in Section 16.5 (3) Standard 12 thereby allowing a total density not to exceed the density established by the underlying district, in the event that the applicant can demonstrate that, through Section 17. Planned Residential Development, the proposed development can be clustered on the portion(s) of the property laying outside of the RHOD boundaries; and/or on the portion(s) of the property not characterized by steep slopes, other fragile environmental features or high visible locations in a manner that complies with all applicable standards of these regulations. In such a case, the portion of the property not used for the cluster development shall be maintained as open space consistent with Section 17.5 of these regulations and Section 5.3 of the Stowe Subdivision Regulations.
  - B. Notwithstanding Section 16.4(1)F.1. and Section 16.5(3) Standard 12 of these regulations regarding density and minimum lot area, lands designated as Ski-PUD pursuant to Section 18.4 of these regulations shall have a development density calculated in accordance with Section 18.4(1)(D), regardless of slope gradient.
  - C. Ski-lifts, ski-lift towers and trail improvements related to the operation of an alpine ski area shall be exempt from review under Section 16. RHOD.
  - D. Telecommunications facilities located within the 28.4 acre “Co-Location Area” on the summit of Mount Mansfield are exempt from review under Section 16.5 Standard
9. Such facilities must comply with all other applicable standards of the Stowe Zoning Regulations.