

**Steep Slopes (Over Thirty Percent)**

- A. New Slopes If any new slope shall be proposed in any development of a ratio greater than 4:1, the application for said development shall provide a written description of the measures that will be used to stabilize such slope, together with a legally binding timetable for the implementation of such measures.
- B. Over Thirty Percent Slope Any construction of a new principal building or a new parking lot on land that includes existing natural slopes of over thirty percent shall require Special Exception approval by the Board of Appeals. When Special Exception approval is required, the applicant shall:
1. Show that existing trees or other vegetation will be preserved to the maximum extent reasonable, or be immediately replaced by new trees and other vegetation;
  2. Show that the percentage of the lot covered by buildings and paving will be reasonably minimized;
  3. Submit a plan showing that stormwater runoff will be properly controlled;
  4. Submit and carry out a detailed soil erosion and sedimentation control plan, which shall be submitted in advance for review and acceptance by the Town or its designee; and
  5. Submit a grading plan prepared by a qualified professional, which shall hold grading to a reasonable minimum.
- C. Slopes on Proposed Lots
1. If natural slopes of over thirty percent (30%) are present on a proposed lot, then the applicant shall submit a site plan with any application for either a building permit or zoning permit that shows the locations of all buildings, paved areas, etc., and designates the maximum portions of the lot that will be used for construction of principal buildings. The applicant may be able to avoid some or all of the requirements of this subsection 513-C by restricting construction to the less steep portions of a lot.
  2. If the site plan designates areas of over thirty percent (30%) slope for the construction of a principal building, the following additional requirements shall apply to such new lot:
    - a. The minimum lot area shall be 20,000 square feet, unless a larger lot area is required by another section of this Ordinance; and
    - b. A maximum of **fifty** (50%) percent of the lot area may be covered

by all buildings, paving and stone or masonry surfaces.

- c. The minimum lot area shall be three acres, unless a larger area is required by another Section of this Ordinance; and
- d. A maximum of ten percent of the lot area may be covered by all buildings, paving and stone surfaces.

D. Slope Exceptions

If the building footprint of a new principal building and/or the area of a parking lot would affect less than two hundred square feet with a natural slope of more than thirty percent (30%), then the requirements of the above subsections **513B and 513C** shall not apply.