

- b. **Hillsides and Ridgelines.** For development on hillsides or ridgelines, development shall conform to the following standards:
- i. Development shall be blended into the existing natural landscape to minimize its visual impact from public roads and lands. This effect shall be accomplished through one or more of the following: siting of structures within forest or forest edge areas rather than in open fields or meadows; the use and long-term maintenance of vegetative screening and landscaping; the retention of mature forest cover; the use of natural or earth-colored non-reflective siding and roofing materials; limiting the use of reflective glass; construction of roads or driveways that follow the contour of the land and existing wooded areas or treelines (Photographs 4A and 4B).
 - ii. Development shall not cause undue alteration of natural topographic patterns.
 - iii. Tree removal shall not cause undue alteration of the natural vegetation patterns of the hillside or ridgeline (Photographs 4A and 4B).



4A. The house has been located within the wooded area, with minimal tree removal for either the house or drive, and the open field has been left undisturbed.



4B. A large swath of trees was cut and the house was sited prominently in the center of the opening, significantly impacting the natural appeal of the hillside view.

- iv. Development shall be sited so that no building or structure shall exceed the height of land serving as the visual and physical backdrop to the site as viewed from a public road or other public land (Photographs 5A and 5B).
- v. Outdoor lighting shall be designed and positioned to provide lighting on the subject property only and should not illuminate off-site locations. Recessed, shielded, or cutoff fixtures or motion-activated and timed shut-off security lighting shall be used to satisfy this standard.
- vi. Utility lines shall be constructed and routed in a manner that minimizes detrimental effects on the visual setting. Underground installation is preferred, but above-ground construction is permitted provided the above-ground lines follow treelines and avoid straight runs across open fields.