

Attachment I: RETAINING WALLS

This is new language not shown in the Proposed Draft

33.110.257 Retaining Walls

A. Purpose. The standards of this section help mitigate the potential negative effects of large retaining walls. Without mitigation, such walls can create a fortress-like appearance and be unattractive. By requiring large walls to step back from the street and provide landscaping, the wall is both articulated and visually softened.

B. Where these regulations apply.

1. Generally. These regulations apply to the portions of retaining walls in required setbacks along street lot lines. Where there is no required setback, or the setback is less than 10 feet, the regulations apply to the first 10 feet from the lot line.
2. Exception. Retaining walls in the areas described in B.1 that are less than four feet high, measured from the ground level on the lower side of the retaining wall, are not subject to the regulations of this section.

C. Standards.

1. Retaining walls must include a step-back as shown in Figure 110-15.
2. The landscaped area shown in Figure 110-15 must be landscaped to at least the L2 standard, except that trees are not required. A wall or berm may not be substituted for the shrubs.

D. Sunset. This section will be removed from the Zoning Code on [six months after effective date of this regulation].

Figure 110-15
Retaining Walls

