

ZONING

SUBDIVISION: Crystal Valley Ranch F1;
Parcel 2
House is NOT in a SKYLINE RIDGELINE
AREA

MAXIMUM ALLOWED HEIGHT FROM
AVERAGE GRADE: see CVR F1 PFPD

AVERAGE CALCULATED HEIGHT:

MINIMUM SETBACKS

Front: 25'
Side, principal building: 15'
Side, garage 5'
Side, accessory bldg in rear 1/3 of lot: 3'
Side, accessory bldg in front 2/3 of lot: 15'
Side street: 20'
Rear, principal building: 25'
Rear, accessory building: 12'

Zoning APPROVED
Tammy King
Zoning Manager
Date:

Skyline/Ridgeline Protection Area: Minor/Moderate Skyline/Ridgeline

Maximum average height permitted: see CVR F1 PFPD

Lot area: XX,XXX sf

Total number of trees required:

Number of trees between primary structure and viewing platform:

One evergreen tree shall be planted for every 2,500 sf of lot area with a maximum of 8 trees per lot. At least 50% of total number required shall be located within 50-ft of the house and on the side of the house facing the viewing platform (within area indicated on the Skyline/Ridgeline Plan.

Trees shall be coniferous, a minimum of 8' tall, and capable of reaching at least 35' at maturity.

Required Skyline Ridgeline trees can be credited against the landscaping requirement imposed by any section of the Municipal Code, or the specific PD development plan.