

ZONING

SUBDIVISION: Crystal Valley Ranch 2nd Flg

House is XXX in SKYLINE RIDGELINE AREA

MAXIMUM ALLOWED HEIGHT FROM AVERAGE GRADE: 35'

AVERAGE CALCULATED HEIGHT:

MINIMUM SETBACKS

Front: 25'

Side: 7.5' (15' minimum building separation)

Street Side: 15'

Rear: 20'

ZONING APPROVED

Tammy King

Zoning Manager

Date:

House is in a xxxx Skyline Ridgeline area. Maximum average height permitted: XX'.

Lot area: XXXX SF, X trees required. X of the required trees shall be in the "clouded" area.

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.

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Mother-In-Law or Nanny Units are outright permitted

A Mother-In-Law or Nanny Unit is defined as follows: A dwelling associated with the main dwelling that is integrated in the overall design of the structure but may have a separate entry and kitchen facility. The unit must be attached to the main home or the detached garage, except for those units that are in the first tier of lots closest to the ridgeline where the nanny unit must be within the main structure or the attached garage. Separate addressing of utility taps is not permitted. One additional parking space shall be provided on the lot for the nanny unit. The design of the structure shall accommodate a fire wall between the main home and nanny unit if a separate entry is proposed. **Occupants of these units shall be related to the family residing in the main residence by blood or marriage, or be the full time employees of the family residing in the main residence.**

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