

**Skyline/Ridgeline Protection Area: Minor/
Moderate Skyline/Ridgeline
Maximum average height permitted:
25'.....35' (per Meadows F18 Amendment 8
and Resolution PC2012-01).
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.

ZONING

PD: Meadows 4th Amendment

SUBDIVISION: Meadows 20;
Single-family and Multi-family
with alley served garages

Setbacks found in Meadows 20
PP/FPD Page 66; Corner, side,
and rear conditions on pages 8
& 9 of Meadows F20 Amd 2
SDP

House is XXXXX in a SKYLINE
RIDGELINE AREA

MAXIMUM ALLOWED HEIGHT
FROM AVERAGE GRADE:
60' (TC Area, Table VIA,
Meadows 4th Amend)

AVERAGE CALCULATED
HEIGHT: 34' 2"

MINIMUM SETBACKS

Front: 2'

Rear to garage: 2' from the 10'
alley easement (12' from rear
property line)

Side: 0' between buildings
See Meadows F20 PFPD, p66
for encroachments

ZONING APPROVED

Jennifer Bigham
Zoning Technician
Date: