

ZONING

SUBDIVISION: Meadows Filing 11, Parcel 2
House is xxxxx in SKYLINE RIDGELINE AREA
MAXIMUM ALLOWED HEIGHT FROM AVERAGE

GRADE: 35'

AVERAGE CALCULATED HEIGHT:

MINIMUM SETBACKS

Front: 20'

Side: 5'

Side street: 15'

Rear: 20'

Rear yard patios and decks up to 30" above grade
may encroach up to 12'.

Rear yard patios and decks 5' and greater above
grade may encroach up to 6'

Patio and decks may encroach up to 4' into any
setback per PD

ZONING APPROVED

Tammy King

Zoning Manager

Date:

The Following Encroachments will be
permitted in the setbacks:

a. box or bay windows, fireplaces, eaves,
roof overhangs, etc. may occur up to 24" in
any setback

b. Rear Yard decks and porches at grade
or up to 30" above grade may encroach in
the rear setback up to 12'

c. Rear yard decks and porches elevated
greater than 5' above the ground may
encroach 6' into the rear yard setback.

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.