

ZONING

SUBDIVISION: Meadows 15

House is not in SKYLINE RIDGELINE AREA

MAXIMUM ALLOWED HEIGHT FROM AVERAGE GRADE: 35'

AVERAGE CALCULATED HEIGHT:

MINIMUM SETBACKS

Front: 15'

Front single story: 10'

Front loaded garage: 18'

Side: 3' with 10' between foundations

Street side: 15'

Rear: 18' *see exceptions for rear garage

ZONING APPROVED

Tammy King

Zoning Manager

Date:

1. BOX OR BAY WINDOWS, FIREPLACES, EAVES, ROOF OVERHANGS, CANTILEVERS, SIDE AND FRONT COVERED PORCHES, ETC MAY ENCROACH 24" INTO ANY SETBACK
2. REAR YARD DECKS AND PORCHES AT GRADE OR UP TO 30" ABOVE GRADE MAY ENCROACH IN THE REAR SETBACK UP TO 8', IF APPROVED BY UTILITY COMPANY, MAXIMUM ENCROACHMENT IS 12'.
3. REAR YARD DECKS AND PORCHES ELEVATED GREATER THAN 5' ABOVE THE GROUND MAY ENCROACH 6' INTO THE REAR YARD SETBACK.

House is in a xxxxx 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.