

**ZONING**

SUBDIVISION: Meadows 16,  
Parcels 1,2,3,4 and Parcels 1, 2, 3,  
4, 1st, 2nd, 3rd Amendments

House is NOT in SKYLINE  
RIDGELINE AREA

MAXIMUM ALLOWED HEIGHT  
FROM AVERAGE GRADE: 35'

AVERAGE CALC. HEIGHT:

**MIN. SETBACKS**

Front: 15'

10' side loaded garage or if single  
story in front 20' of lot

Front loaded garage: 18'

Side: 3' with 10' between  
foundations

Street Side: 15'

Rear: 18'

3' stagger every 4th house, after 3  
same front setback

**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,  
CANTILEVERS, SIDE, REAR AND FRONT  
COVERED PROCHES, ETC. MAY OCCUR  
UP TO 24" IN ANY SETBACK

B. REAR YARD DECKS (COVERED AND  
UNCOVERED) AND PROCHES AT GRADE  
OR UP TO 30" ABOVE GRADE MAY  
ENCROACH IN THE REAR SETBACK UP TO  
8' UNLESS APPROVED BY UTILITY  
COMPANY WITH A MAXIMUM  
ENCROACHMENT OF 12'

C. REAR YARD DECKS (COVERED AND  
UNCOVERED AND PROCHES 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.