

ZONING

Setbacks found in Meadows 16 Parcel 5
SDP amendment 8
House is XXX in a MINOR RIDGELINE
AREA

MAXIMUM ALLOWED HEIGHT FROM
AVERAGE GRADE: 35'

AVERAGE CALC. HEIGHT:

MIN. SETBACKS

Front: 20' to garage
15' to living area

Side: 5'
15' to street

Rear: 15'

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 porches etc. may occur up to 24" in any side setback and up to 48" in any front & rear setbacks.
b. Rear yard decks (covered and uncovered) and porches at grade or up to 30" above grade may encroach in the rear setback up to 12'
c. Rear yard decks (Covered and uncovered and porches elevated greater than 30" above the ground may encroach 6' into the rear yard setback.

Skyline/Ridgeline Protection Area: Minor/Moderate Skyline/Ridgeline

Maximum average height permitted: XX'.

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.