

ZONING

SUBDIVISION: Meadows 18
10th Amd
House XXXXXX SKYLINE
RIDGELINE AREA

MAXIMUM ALLOWED HEIGHT
FROM AVERAGE GRADE: 35';
per Resolution PC2014-02, 35'
in Moderate skyline areas

AVERAGE CALCULATED
HEIGHT:

MINIMUM SETBACKS

Front: 15'*
*10' if all of the building in the
front 20' of the lot is single story
Front loaded garage: 18'
Side: 3' with 10' between
foundations
Street Side: 15'
Rear: 18'
Rear Garage 3' (no easement
encroachment)

ZONING APPROVED

Tammy King
Zoning Manager
Date:

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

**Maximum average height permitted: 35' per Resolution
PC2014-02.**

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.

Check Resolution
PC2014-02 for skyline height

Rear and front covered porches may occur up to 24" in
any side setback and up to 48" in any front and rear
setbacks.

Rear yard decks (covered and uncovered) and porches
at grade or up to 30" above grade may encroach in rear
setback up to 12'

Rear yard decks (covered and uncovered) and porches
elevated greater than 5' above the ground may encroach
8' into the rear yard setback.