

**ZONING**

SUBDIVISION: Meadows 18 1st  
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.