

ZONING

SUBDIVISION: Meadows 18

House is in XXXXXX SKYLINE AREA

MAXIMUM ALLOWED HEIGHT FROM
AVERAGE GRADE: 35' PER PC2012-01

AVERAGE CALCULATED HEIGHT:

MINIMUM SETBACKS

Front: 15'

Front loaded garage: 18'

Front: may be reduced to 10' if all of the building
in the front 20' of the lot is single story or if there
is a side loaded garage orientation.

Side: 3' with 10' between foundations

Street Side: 15'

Rear: 18'

ZONING APPROVED

Tammy King

Zoning Manager

Date:

**Check Resolution PC2012-01
for skyline height variance**

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.

House is in a xxxx Skyline area. Maximum average height permitted: 35' PER PC2012-01.

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.