

ZONING

SUBDIVISION: Meadows F 18,
11th amendment

House is XXXXXX in a
SKYLINE RIDGELINE AREA

MAXIMUM ALLOWED HEIGHT
FROM AVERAGE GRADE: 35'

AVERAGE CALCULATED
HEIGHT:

MINIMUM SETBACKS

Front: 15' may be reduced to
10' if building in the front 20' of
the lot is single story

Front loaded garage: 18'

Side loaded garage: 15'

Side: 3' with 10' between
foundations

Street Side: 15'

Rear: 15'

ZONING APPROVED

Tammy King

Zoning Manager

Date:

**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.

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'.

Rear yard decks (covered and uncovered) and porches
elevated greater than 30" above the ground may
encroach 6' into the rear setback up to 6'..

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