

ZONING

SUBDIVISION: Meadows 18 amendment 9

House is in a XXXXXX SKYLINE RIDGELINE AREA

MAXIMUM ALLOWED HEIGHT FROM AVERAGE GRADE: 35' per Meadows F18 Amendment 8; skyline height variance approved Resolution PC2012-01

AVERAGE CALCULATED HEIGHT:

MINIMUM SETBACKS  
Front: 15';  
3' stagger every 4th house, minimum  
Front loaded garage: 18'  
Side loaded garage: 10'  
Side: 3' with 10' between foundations  
Street Side: 15'  
Rear: 18'

ZONING APPROVED  
Tammy King  
Zoning Manager  
Date:

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

**Maximum average height permitted: 25'.....35' (per Meadows F18 Amendment 8 and Resolution PC2012-01).**

**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 PC2012-01 for skyline height variance; mitigation required by 17.14.060C required

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.

Box or bay windows, fireplaces, eaves, roof overhangs, cantilevers, side, rear and front covered porches may occur up to 24" in any side setback, and up to 48" in any front or rear setbacks.

Box or bay windows, fireplaces, eaves, roof overhangs, cantileve.