

## FOR HILLSIDE OVERLAY ONLY

- Show location of existing vegetation
- Indicate any vegetation removal
- Note any grade changes
- For Additions provide the Fire Department's Residential Construction Plan Review Check List

## HELPFUL INFORMATION

- ◆ **Decks** less than 18" are allowed anywhere on the property and can encroach into setbacks, but are NOT allowed within easements
- ◆ **Decks** over 18" must meet setbacks for the zone
- ◆ **Decks** that are covered or are 8' or taller above grade must be included in lot coverage
- ◆ **Garages** are limited to a combined size of 1,200 square feet. *Detached garages are allowed an additional 450 square feet of storage.*
- ◆ **Accessory structures** can NOT be located in the front yard or side yard setback
- ◆ **Accessory structures less than 120 square feet** can be located in the rear yard setback
- ◆ **Accessory structures less than 120 square feet** have a maximum height of 8' for structures that do NOT meet setbacks
- ◆ **Accessory structures greater than 120 square feet or greater than 8' tall** must maintain the following setback from all property lines
  - A, R Estate, R-1 9000** – 10 feet
  - R-1 6000, R-2, R-4, R-5** – 5 feet
  - PUD, TND** – 5 feet (*Unless otherwise specified on the approved development plan*)
- ◆ **Accessory structures** with a roof pitch less than 6:12 have a maximum height of 16'
- ◆ **Accessory structures** with a roof pitch 6:12 or greater have a maximum height of 20'

## SITE INFORMATION

Zone \_\_\_\_\_ Front Yard Setback \_\_\_\_\_ Max Height \_\_\_\_\_  
Lot Size \_\_\_\_\_ Side Yard Setback \_\_\_\_\_ Max Lot Coverage \_\_\_\_\_  
Tax Sched. # \_\_\_\_\_ Rear Yard Setback \_\_\_\_\_