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_____