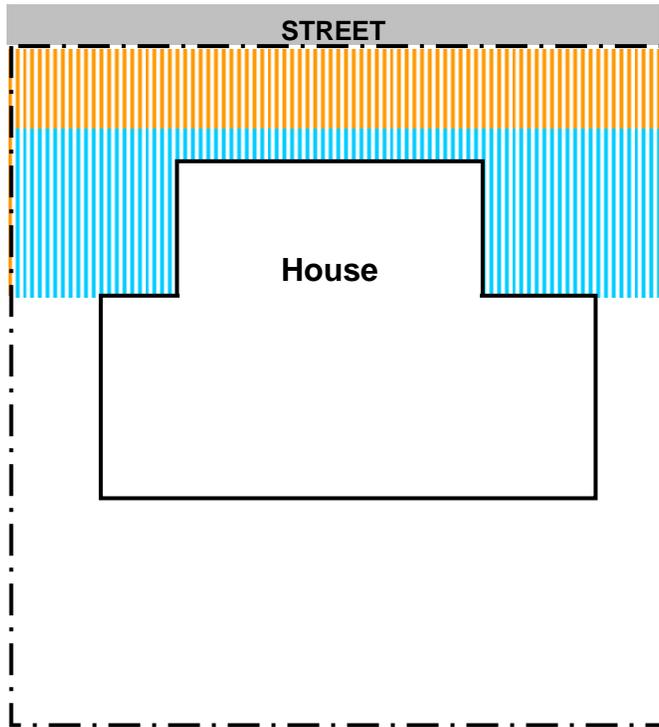
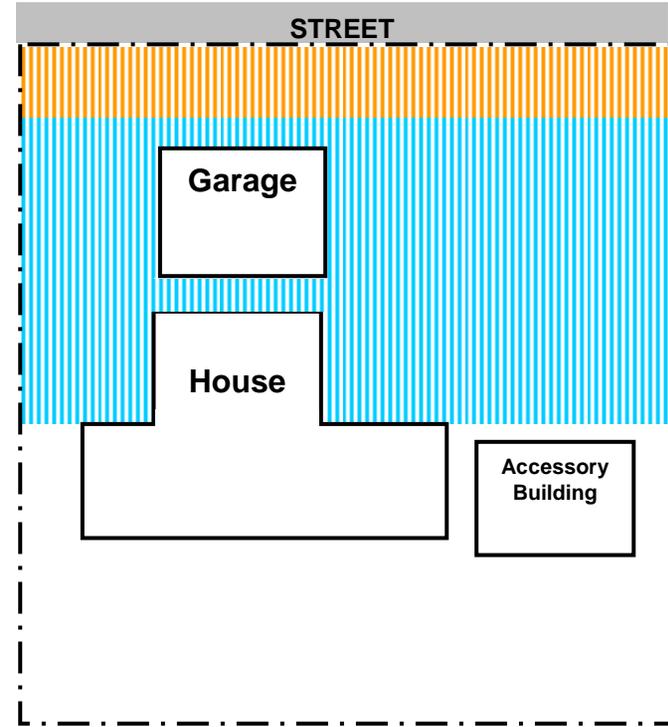


Proposed Front Yard Area



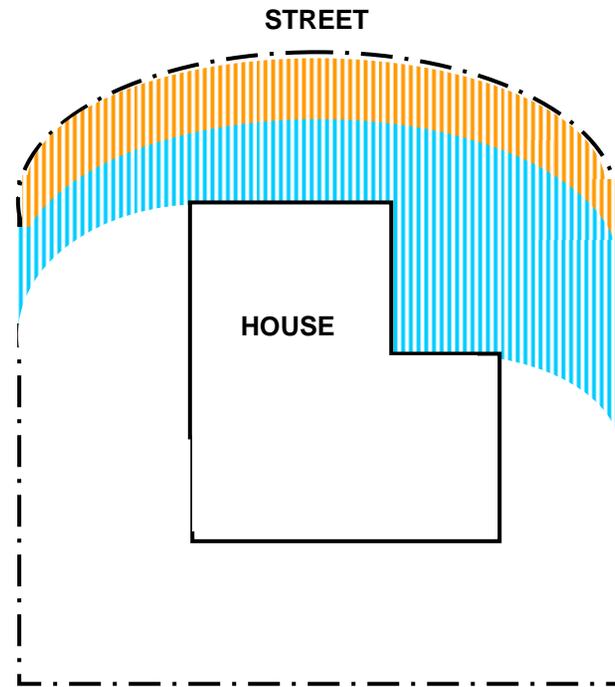
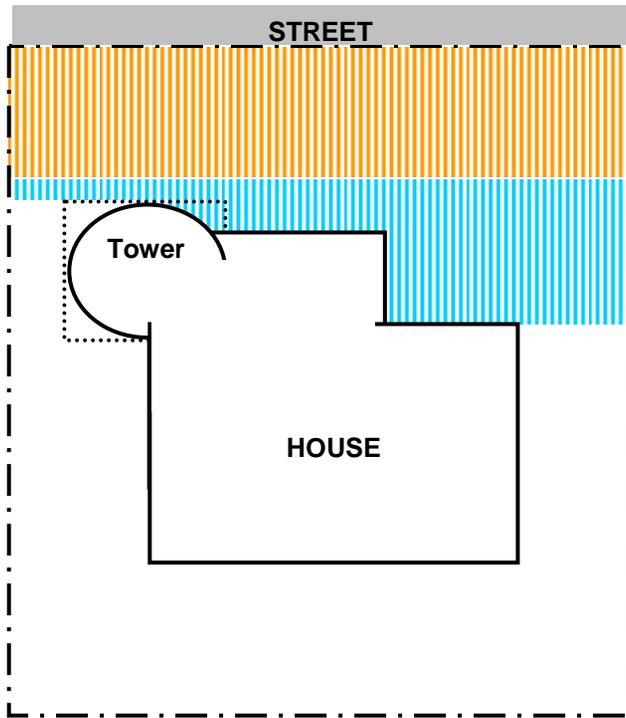
 Front Setback
 Remaining Front Yard



 +  Front Yard

Not To Scale

Proposed Front Yard – Towers and Curved Lot Lines



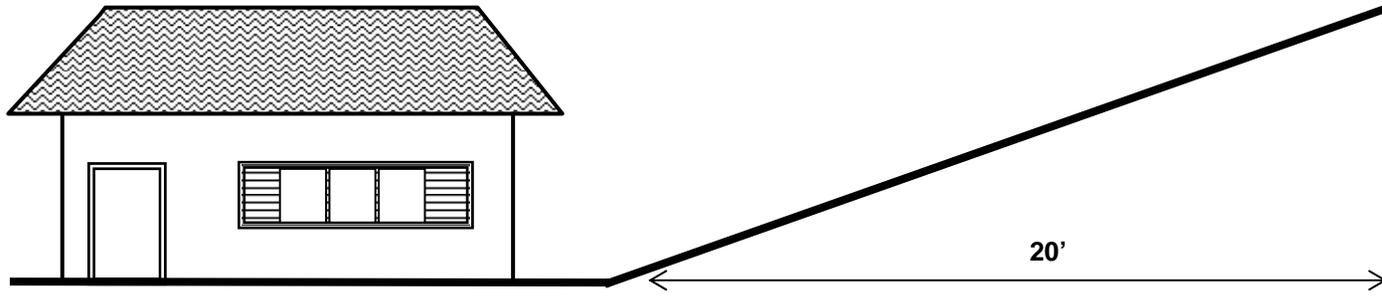
 Front Setback
 Remaining Front Yard

 +  Front Yard

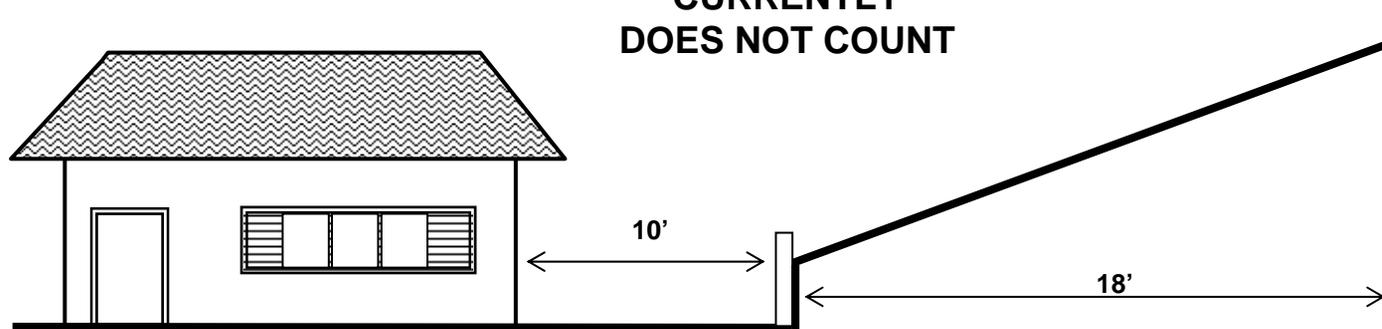
Not To Scale

Open Yard – Sloped Lot

CURRENTLY COUNTS



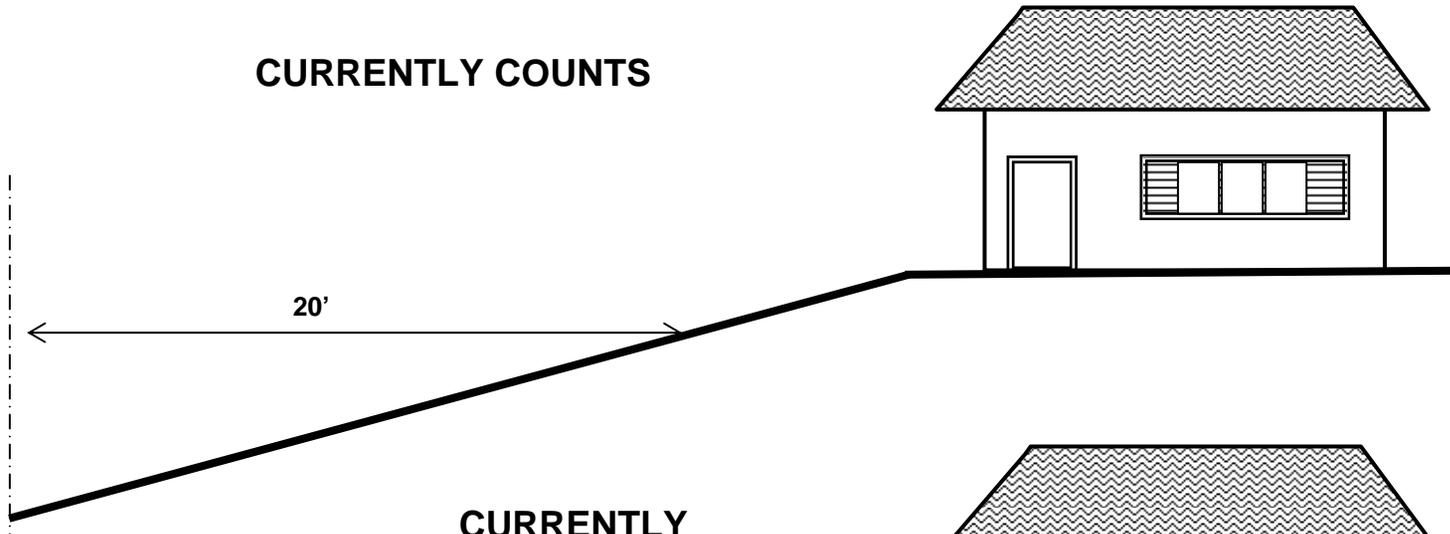
CURRENTLY DOES NOT COUNT



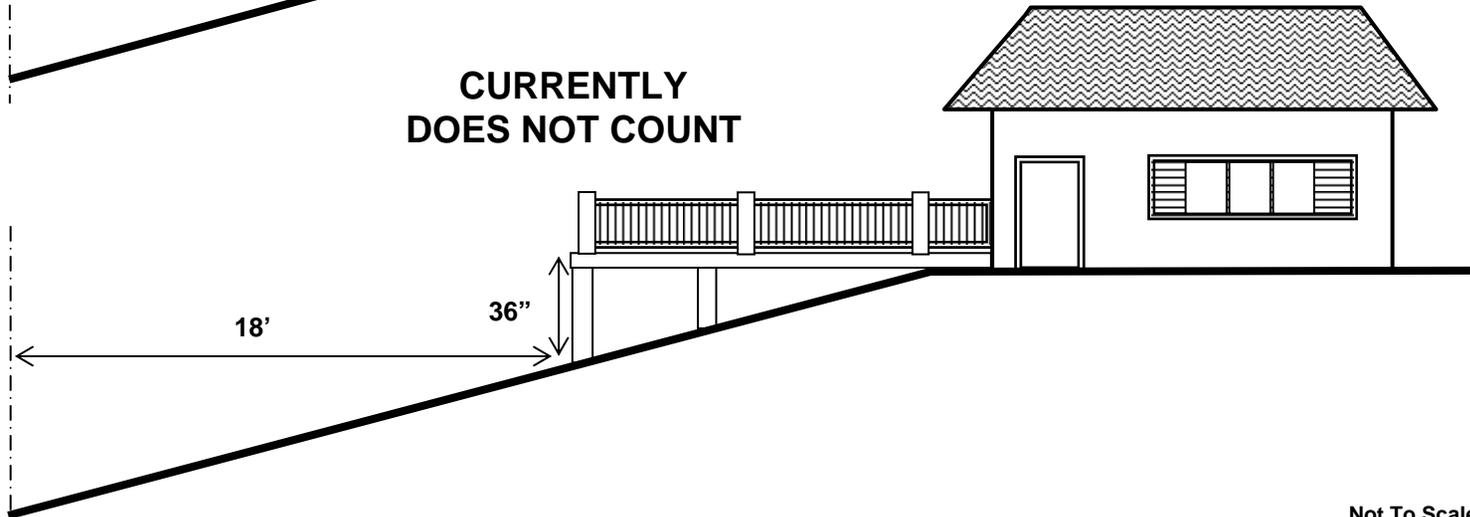
Not To Scale

Open Yard – Sloped Lot with 36" High Deck

CURRENTLY COUNTS



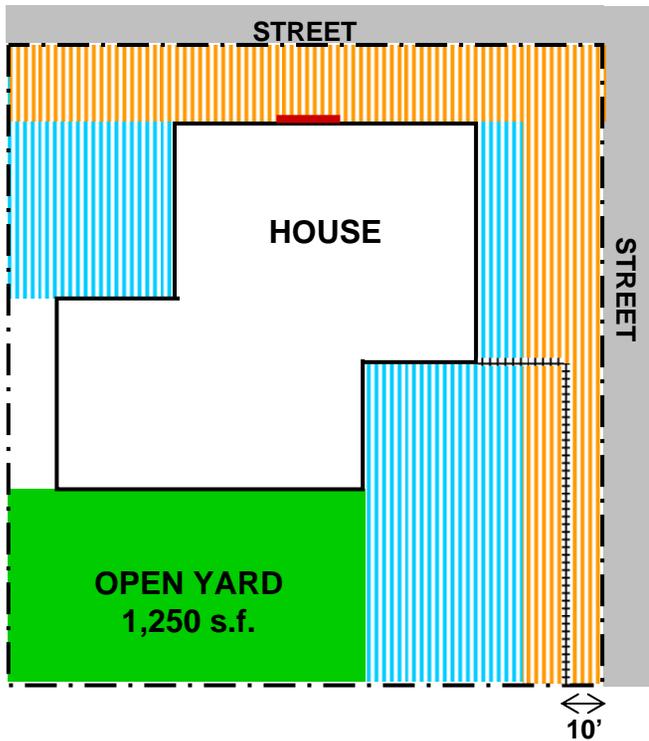
CURRENTLY DOES NOT COUNT



Not To Scale

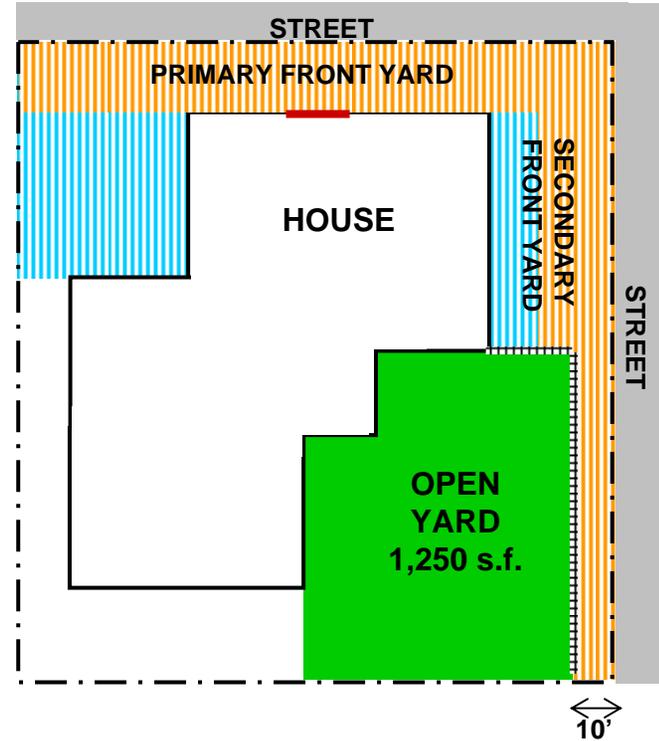
Single Family Zones Open Yard Multiple Street Frontages - Corner Lot

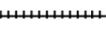
EXISTING



-  Front Setback
-  Remaining Front Yard
-  Open Yard

PROPOSED

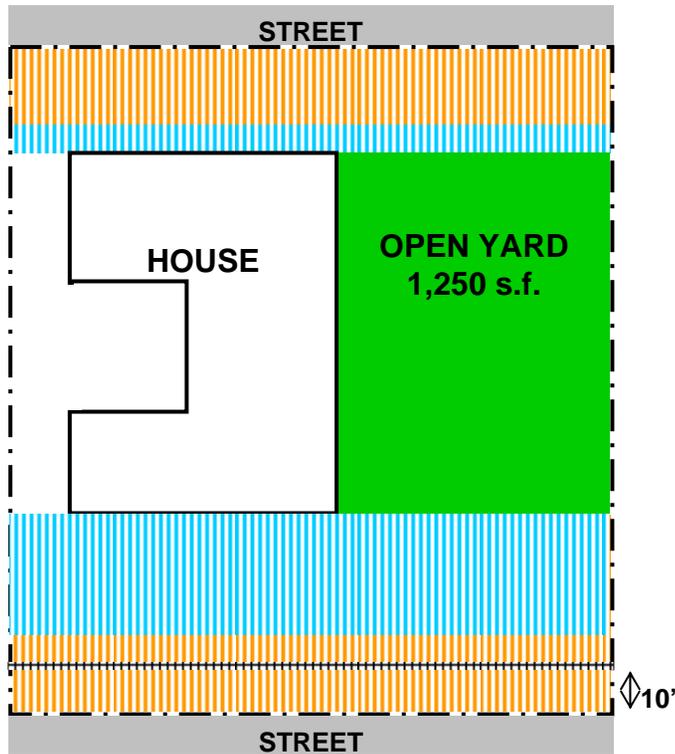


-  +  Front Yard
-  8' High Fence

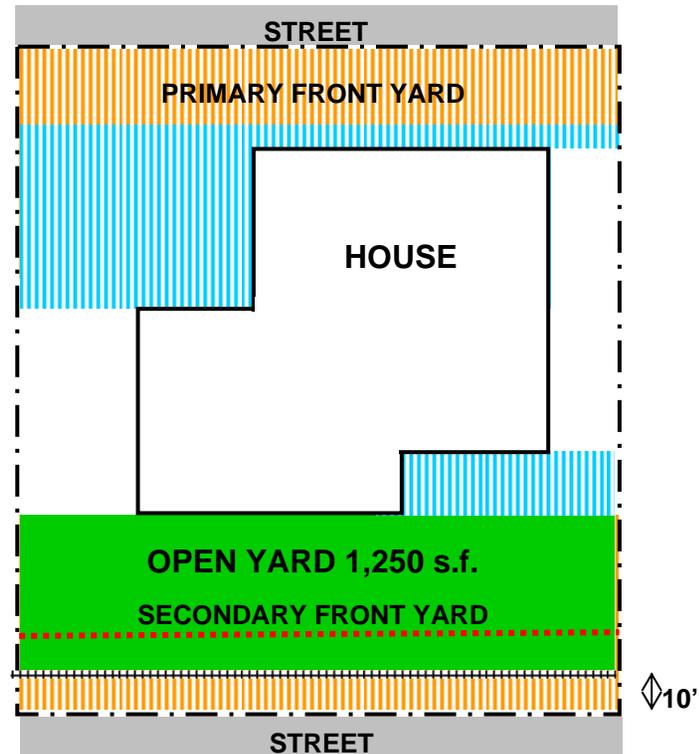
Not To Scale

Single Family Zones Open Yard Multiple Street Frontages – Through Lot

EXISTING



PROPOSED



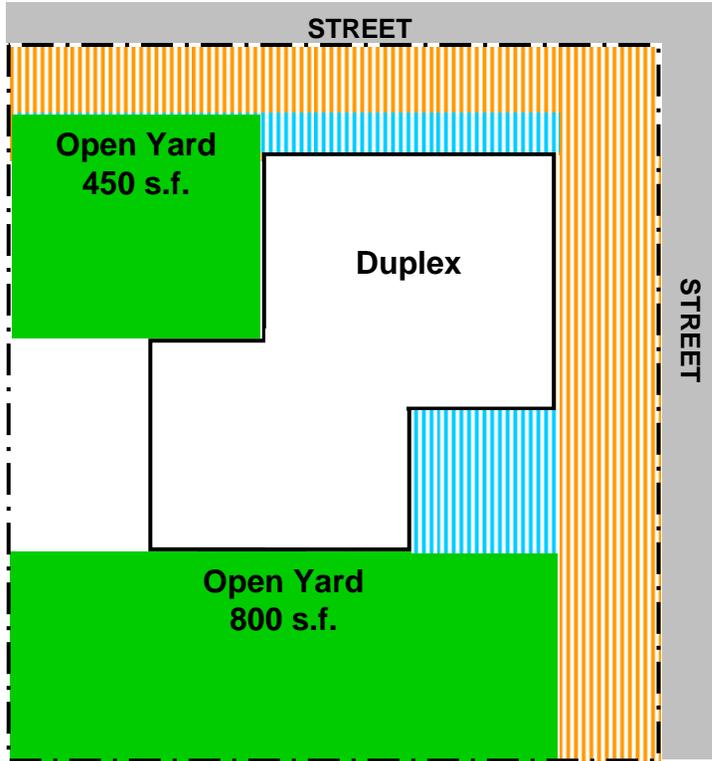
-  Front Setback
-  Remaining Front Yard
-  Open Yard

-  +  Front Yard
-  8' High Fence

Not To Scale

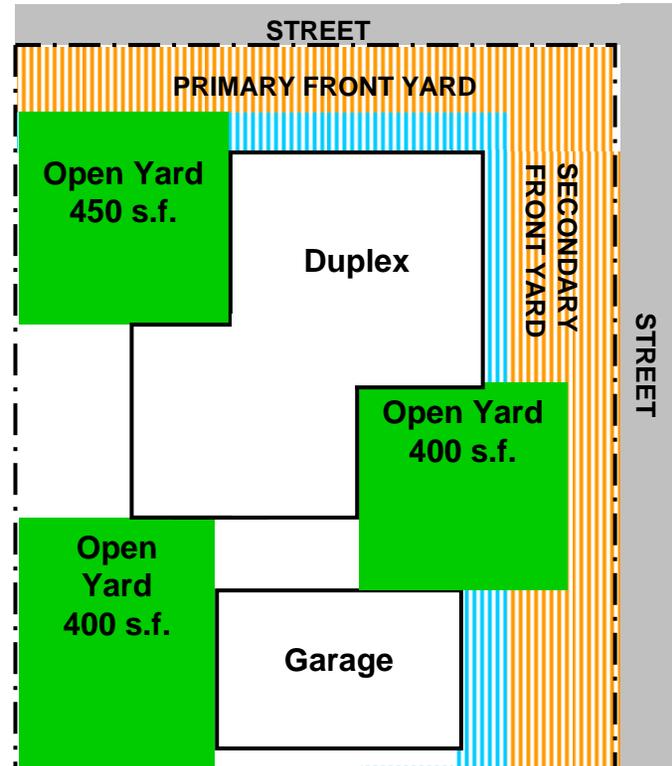
R-2 Zone Open Yard – Corner Lot

EXISTING



-  Front Setback
-  Remaining Front Yard
-  Open Yard

PROPOSED

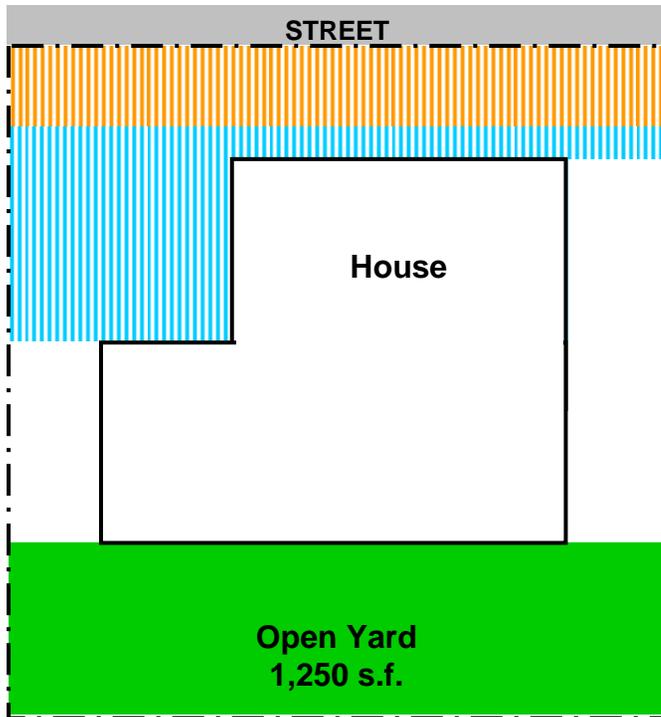


-  +  Front Yard

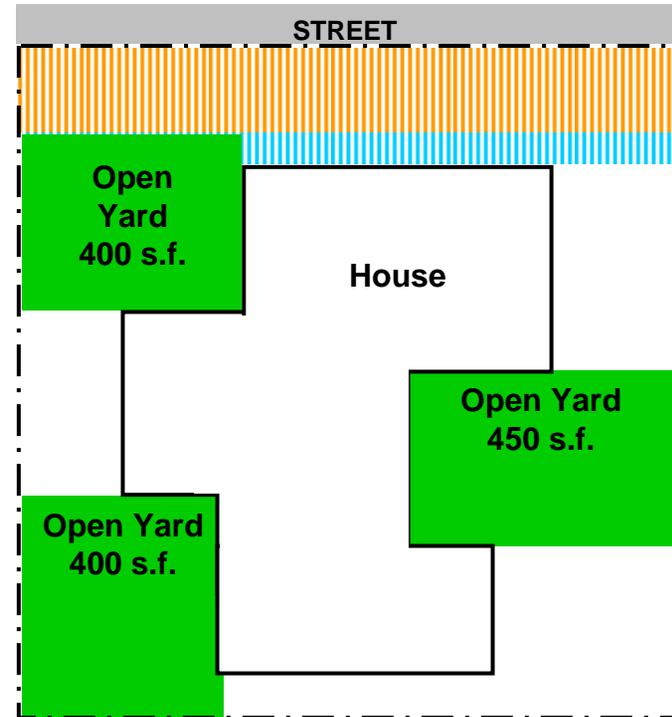
Not To Scale

Single Family Zones Open Yard – Less than 6,000 s.f. and 20% Slope

EXISTING



PROPOSED

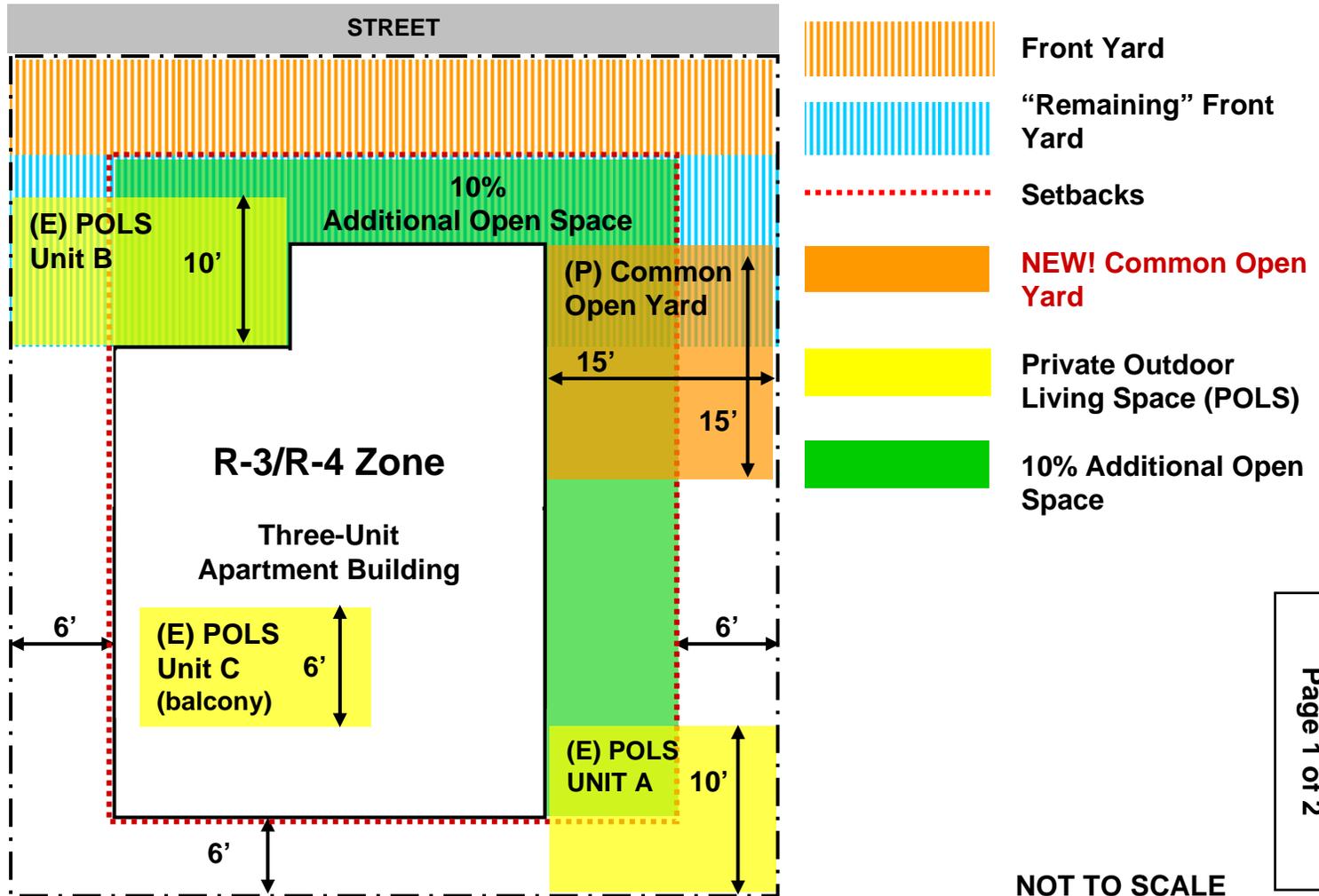


-  Front Setback
-  Remaining Front Yard
-  Open Yard

-  +  Front Yard

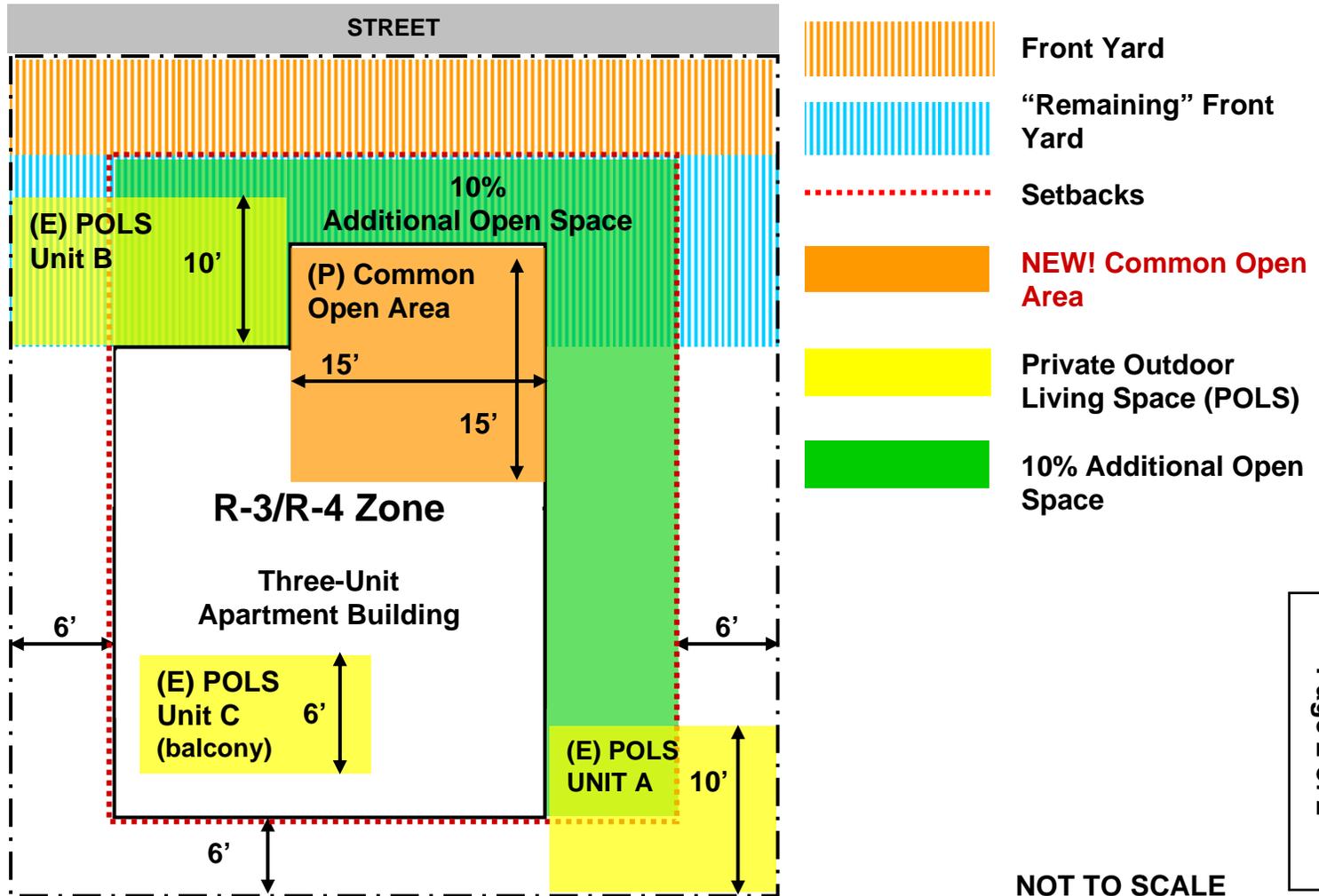
Not To Scale

Proposed 15'x15' Common Open Yard



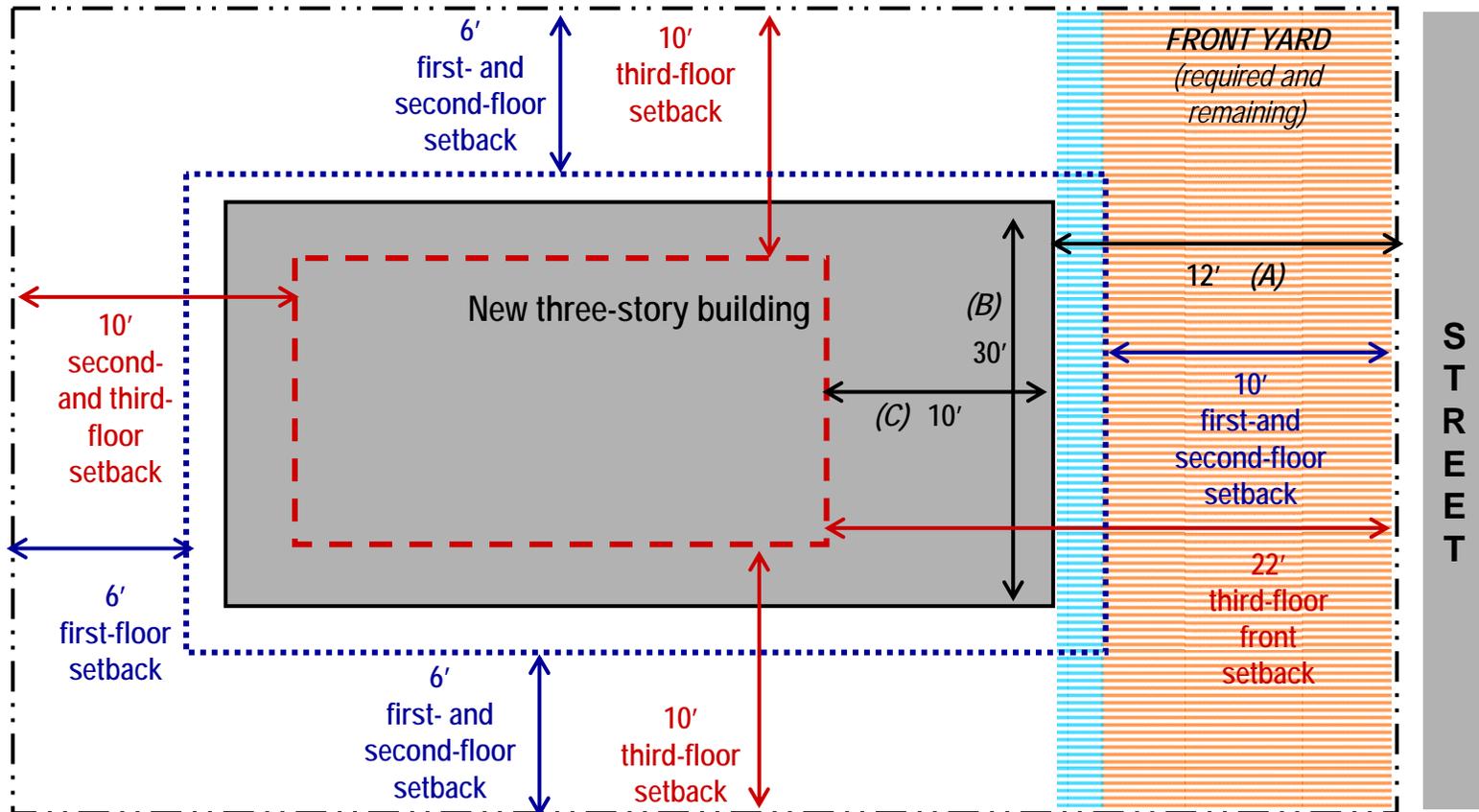
NOT TO SCALE

Proposed 15'x15' Common Open Yard



R-3/R-4/R-O/C-O

(E) Third Floor Setback Requirements



If the third floor is $\frac{1}{2}$ the floor area of the ground floor:

(A) The Front Yard (12')

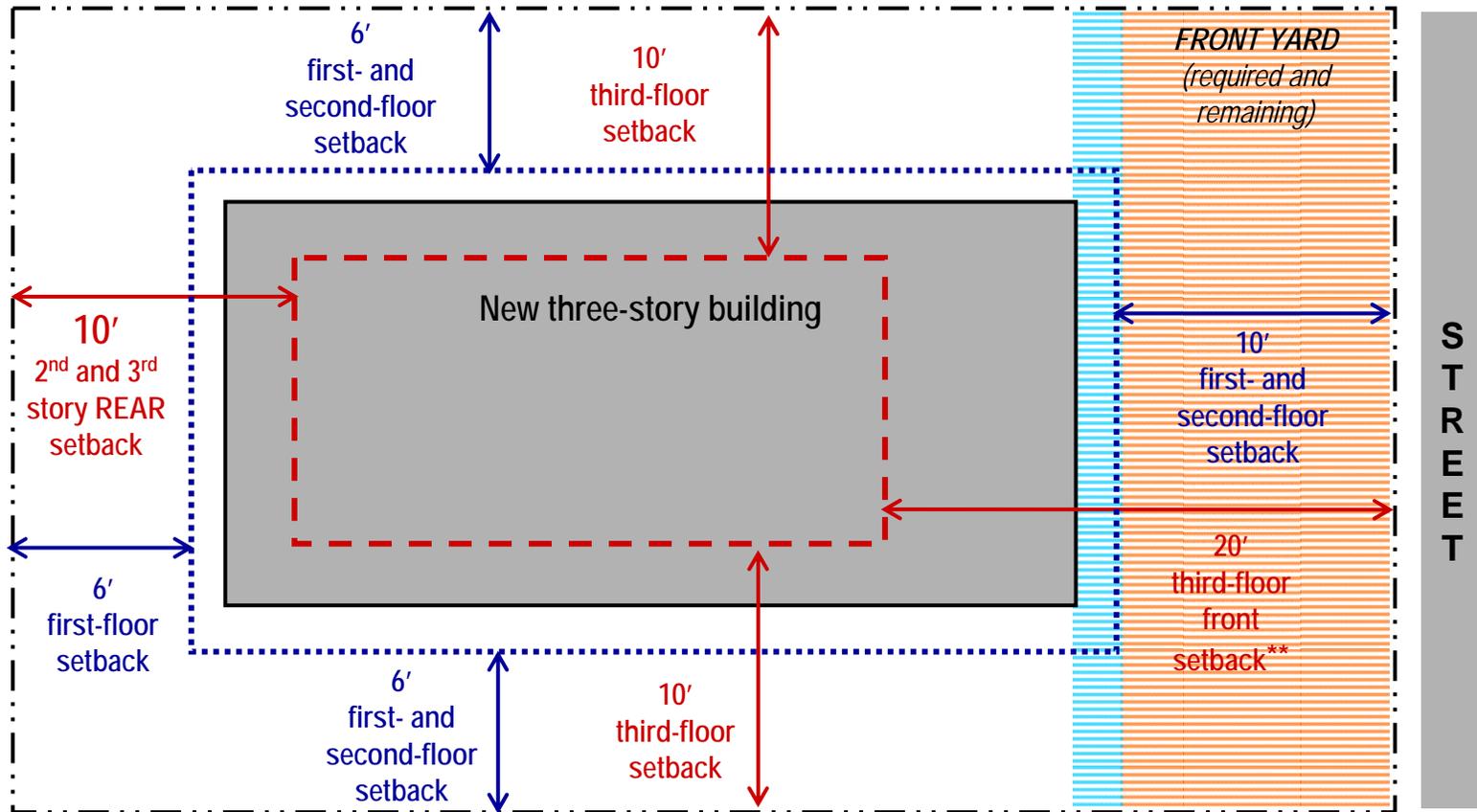
(B) The ground floor building dimension perpendicular to the FRONT YARD $(30') \frac{1}{3} = 10'$

(C) The THIRD FLOOR ONLY must be setback from the FRONT YARD (the first wall of the building) by an additional 10'.

NOT TO SCALE

R-3/R-4/R-O/C-O

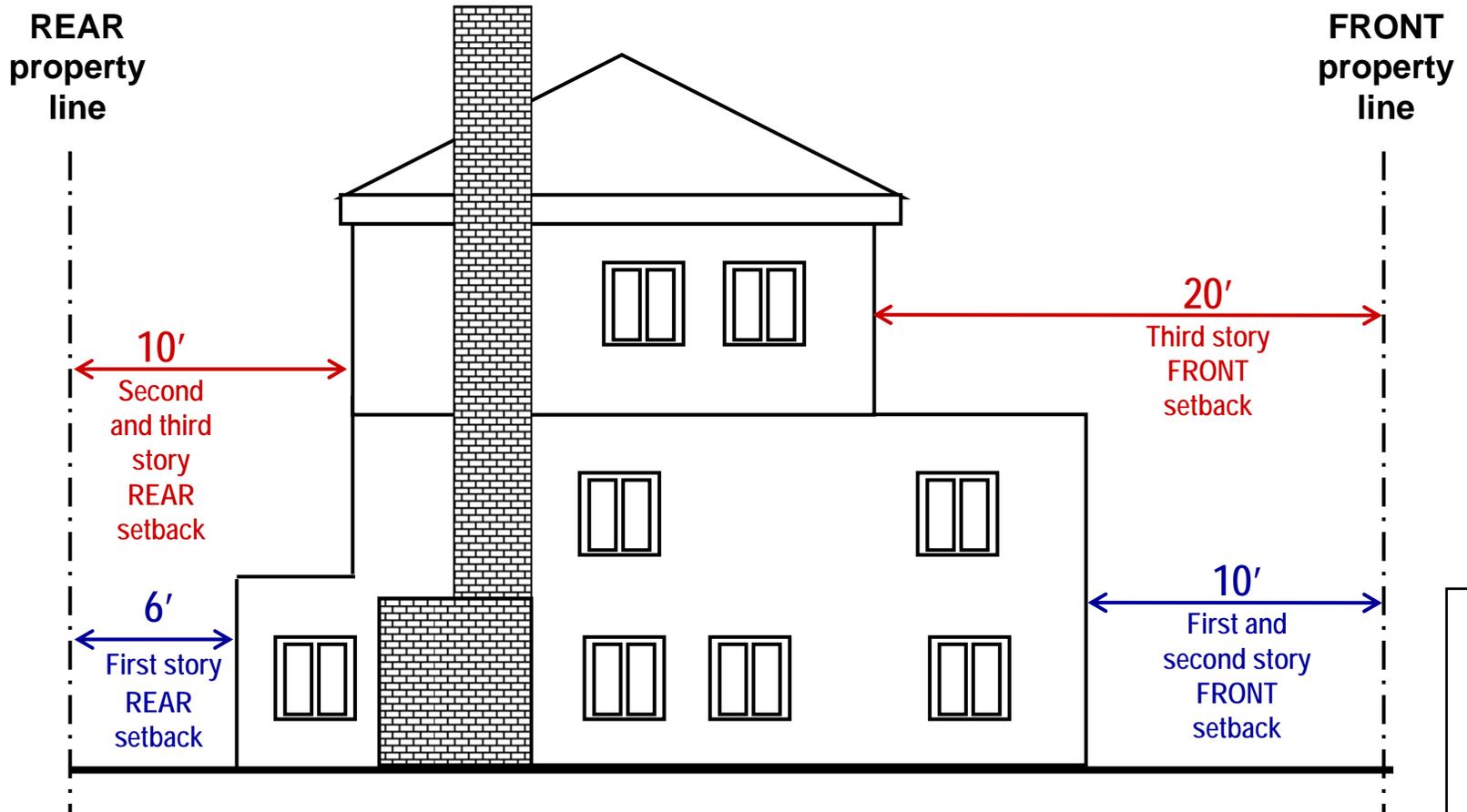
(P) Third Floor Setback Requirement



NOT TO SCALE

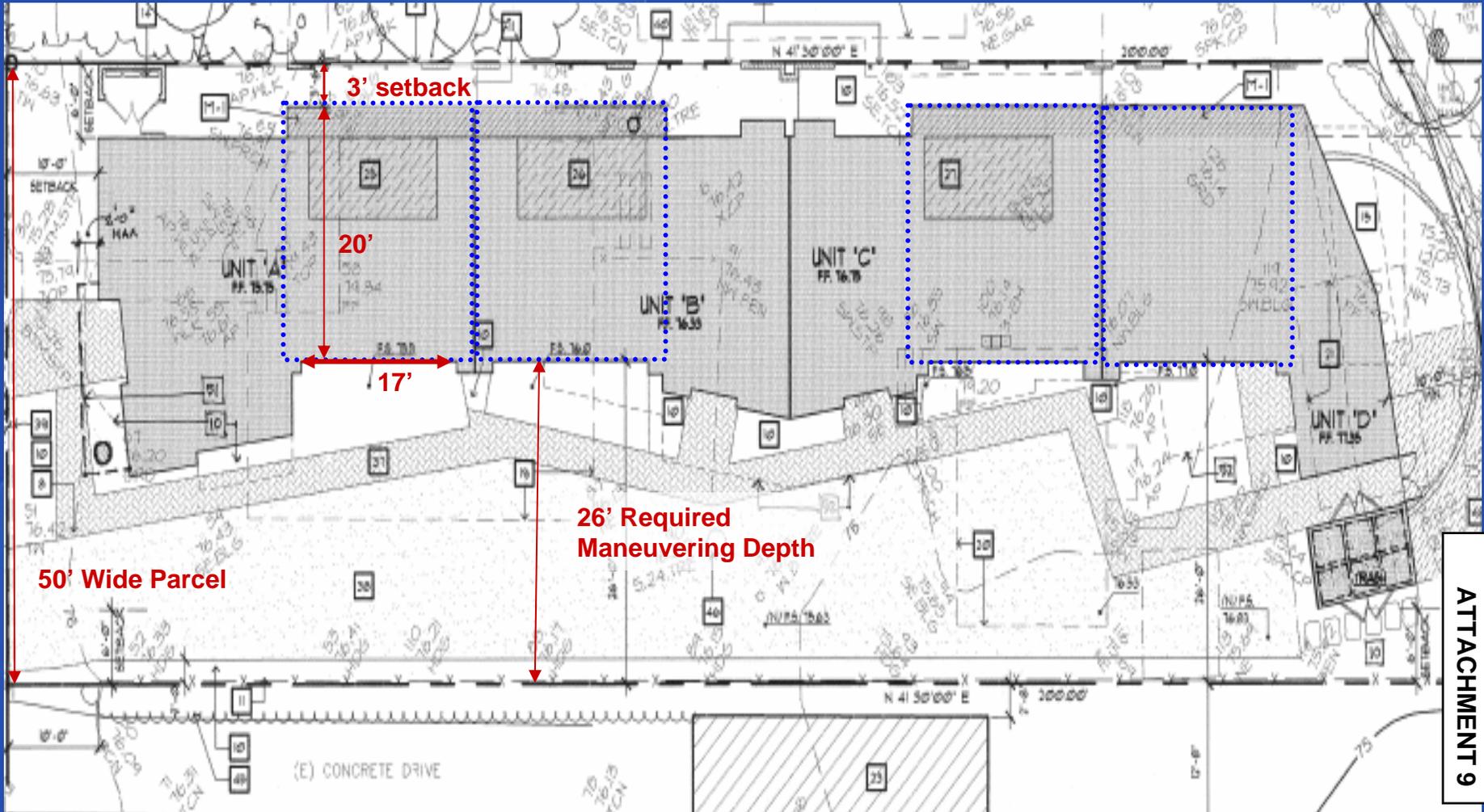
**If the third floor is ½ the floor area of the ground floor then the 20' front setback only applies to the third floor. Otherwise the entire building must be setback 15' from front property line.

R-3/R-4/R-O/C-O (P) Third Story Setbacks

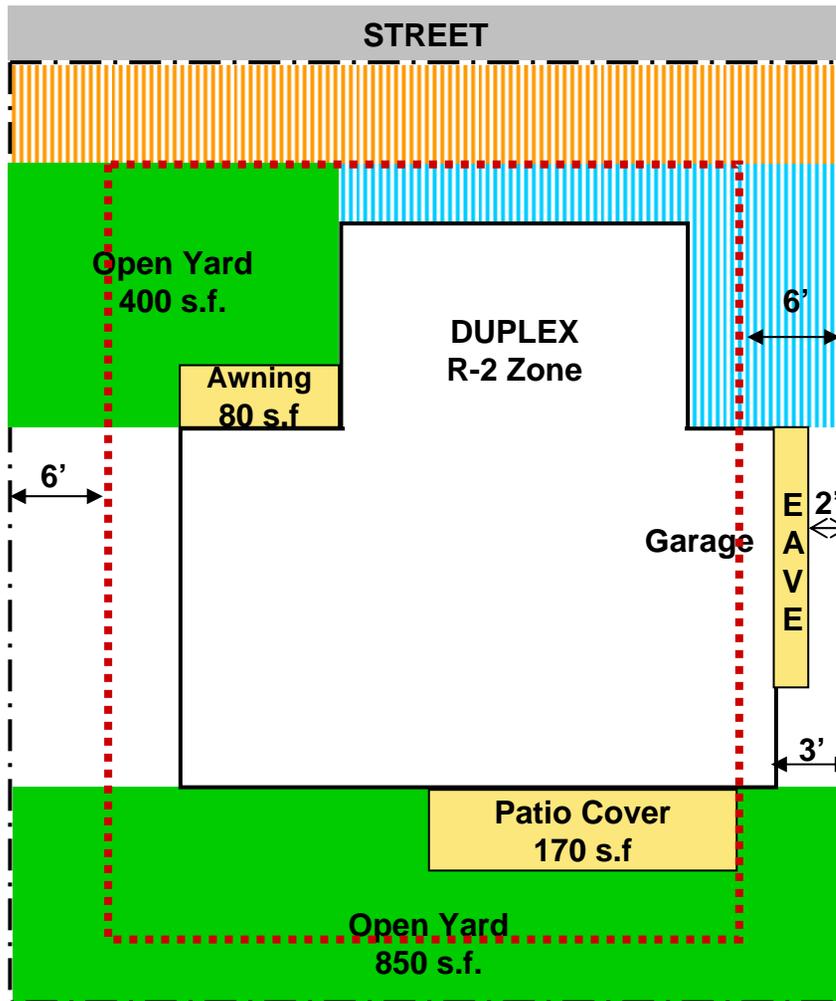


NOT TO SCALE

Sample R-3 Zoned Parcel – Four Unit Condominium



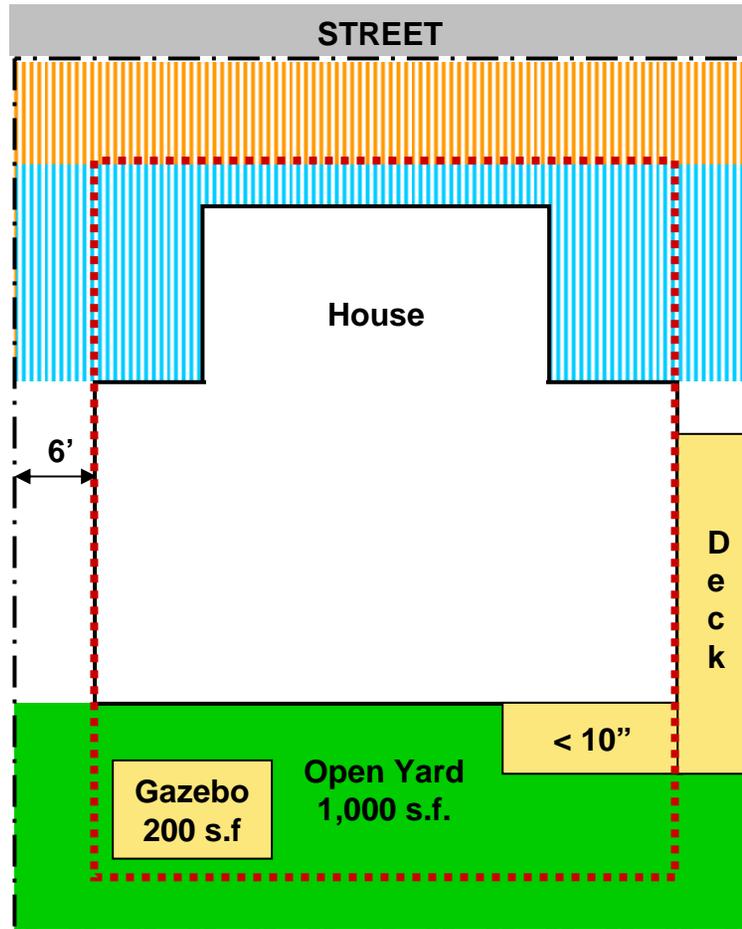
Existing Allowed Yard Encroachments



-  Front Yard
-  "Remaining" Front Yard
-  Open Yard
-  Setbacks

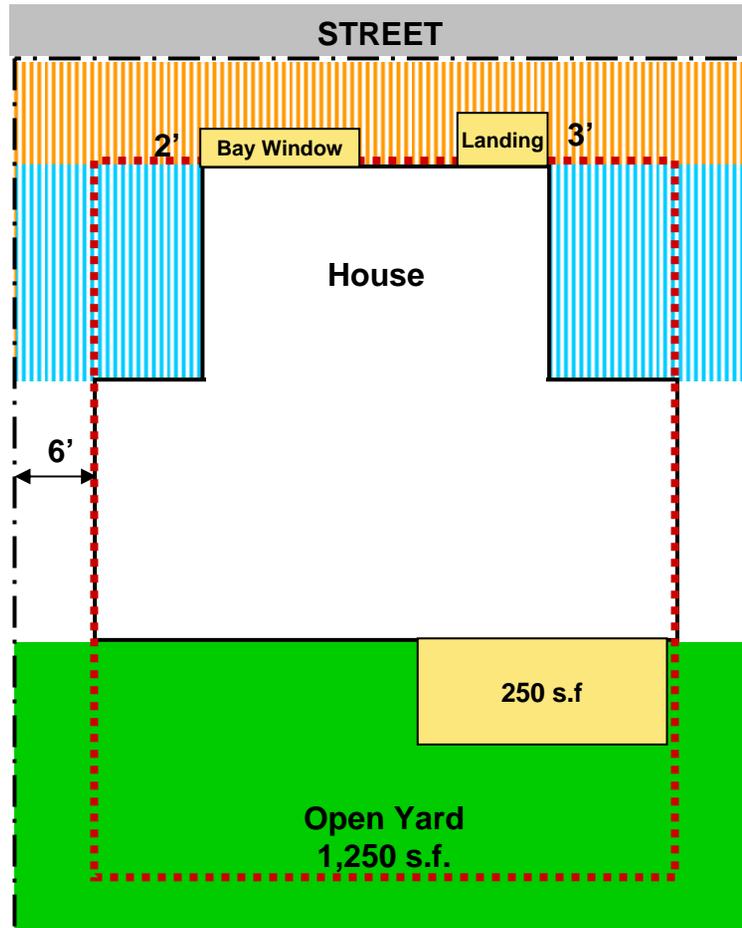
NOT TO SCALE

Existing Allowed Yard Encroachments



NOT TO SCALE

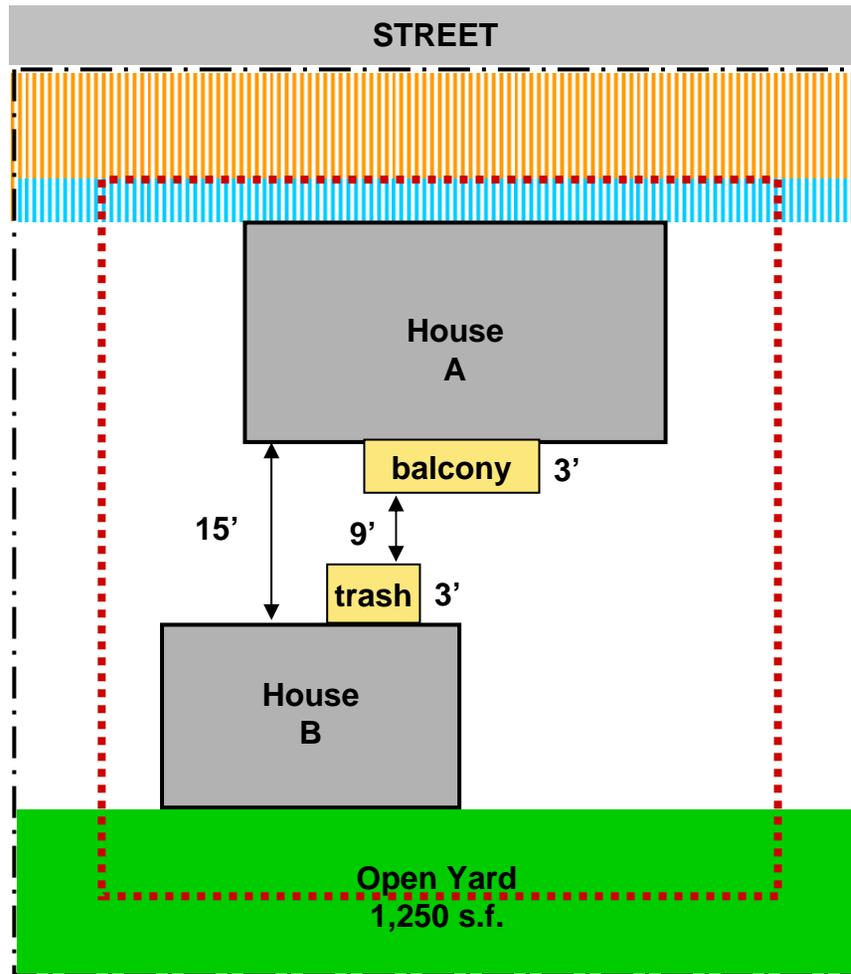
Proposed Yard Encroachments



- Front Yard
- "Remaining" Front Yard
- Open Yard
- Setbacks

- Bay window
- 2' encroachment
- Landing
- 3' encroachment
- Attached patio cover
- in open yard

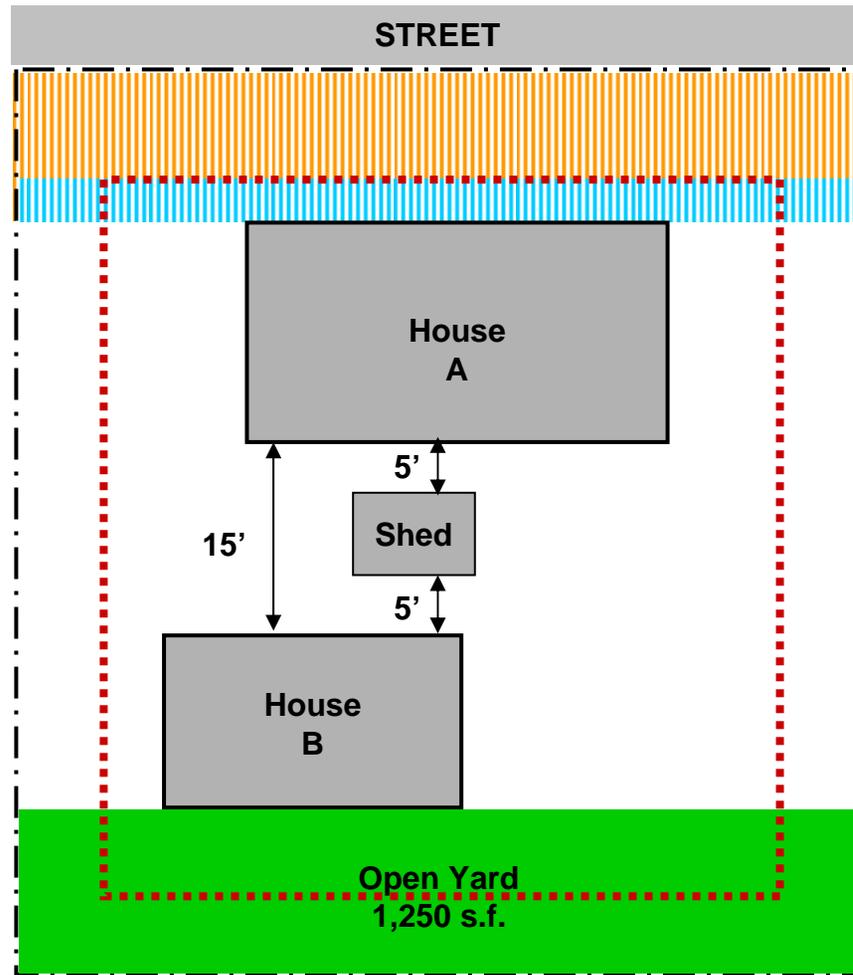
Encroachments in Required Distance Between Buildings



- Front Yard
- "Remaining" Front Yard
- Open Yard
- Setbacks

NOT TO SCALE

Encroachments in Required Distance Between Buildings



-  Front Yard
-  "Remaining" Front Yard
-  Open Yard
-  Setbacks

NOT TO SCALE