

SITE PLAN

Variance Request to reduce setback from 25' to 10'

LOT 2B (1.66 ac)
LONGVIEW SUBDIVISION
374 Jules Way

Existing House
(Max ridge height
374'
(Roofline)
< 20')

Existing PUD 25' setback

Variance requested for a 10' setback
consistent with SF/LD zoning codes

Old barn recently demolished

Above ground irrigation control station

Well
House
SHED

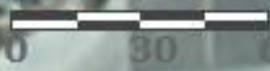
7.5' Utility Easement

Proposed
Shop

Yukon XL
Access

Jules Way

Jules Drive



	Zones								Zones						
Standard	MHP	MF	SF/HD	SF/MD	SF/LD	RR	AG	Standard	MHP	MF	SF/HD	SF/MD	SF/LD	RR	AG
Minimum Lot Area/Dwelling (sf), Dwelling more than 1,000 sf	3,500	4,000	6,500	10,001	20,001	2 acres	5 acres	Minimum Front Yard Setback (ft)	25	25	25	25	25	25	50
								Minimum Side Yard Setback (ft)	10	10	10	10 *	10 *	25	50
								Minimum Rear Yard Setback (ft)	10	10	10	10 *	10 *	25	50

*Rear and side setbacks, SFMD or SF/LD, shall be one-half the height of the principal building if that is greater than ten feet.