

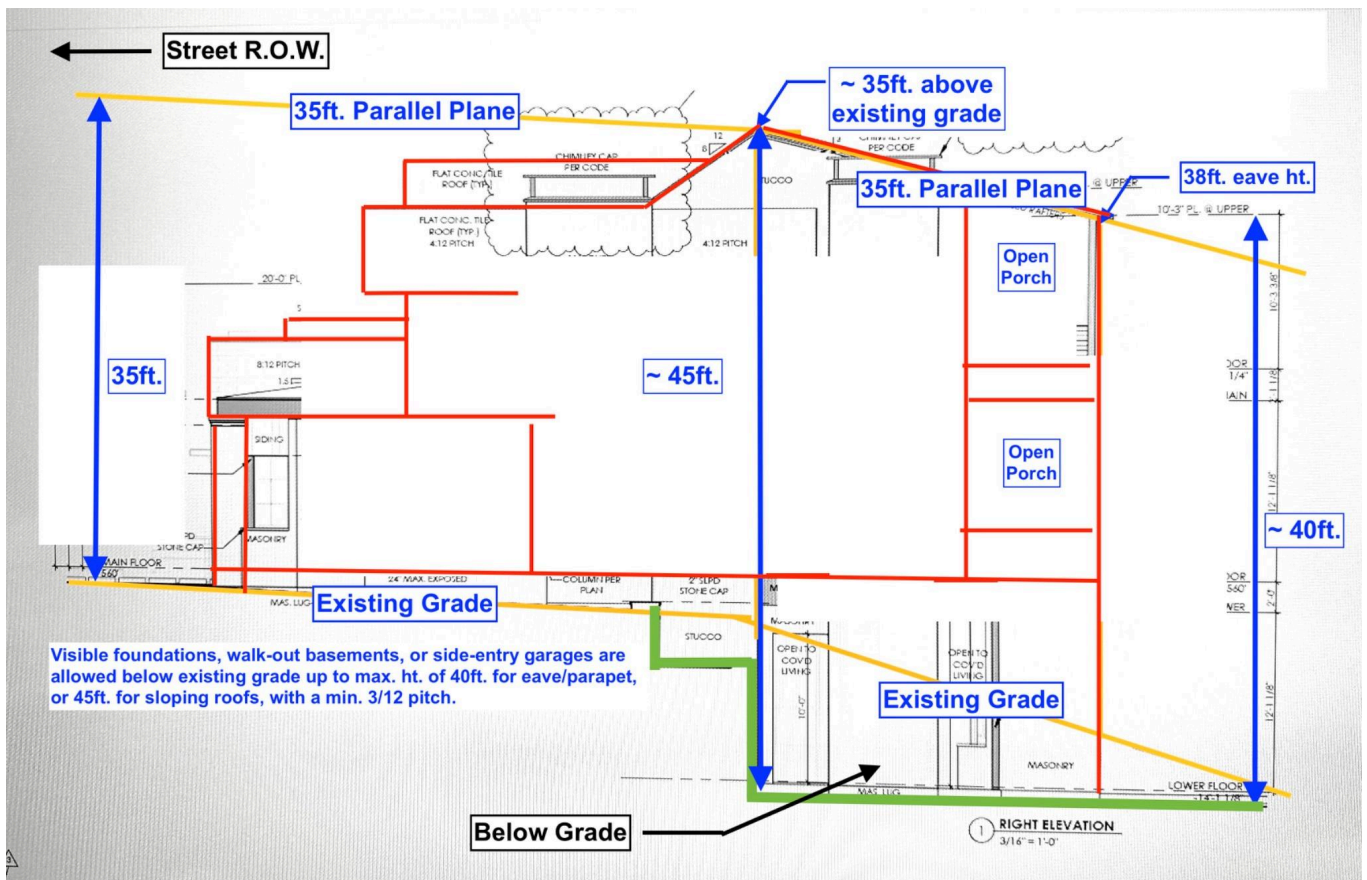
Suggested Rules:

1. Parallel plane at 35ft. above existing grade - nothing can exceed this. Same as calculating the difference between the highest points on any roof surface, and the existing contour elevation directly below.
2. Max. building height is 35ft, as measured vertically from existing or finished grade, whichever is lower, to uppermost roofing surface.
3. Max. building height along 10ft. setback is 25ft. from existing or finished grade, whichever is lower, increasing one foot in height for every one foot of distance from the setback, such that max height @ 15ft. is 30ft, @ 20ft. is 35ft, @ 30ft. is 35ft.
4. In accordance with #1 and #3 above, max. building height may be increased below existing grade, by way of excavation, when starting min. 20ft. horizontal from side or rear property lines, or from the 30ft. front setback, as follows:
 - a. 40ft. above finished grade for uppermost surface of eave/parapet;
 - b. 45ft. above finished grade for ridgeline of sloped roof with min. 3/12 pitch.

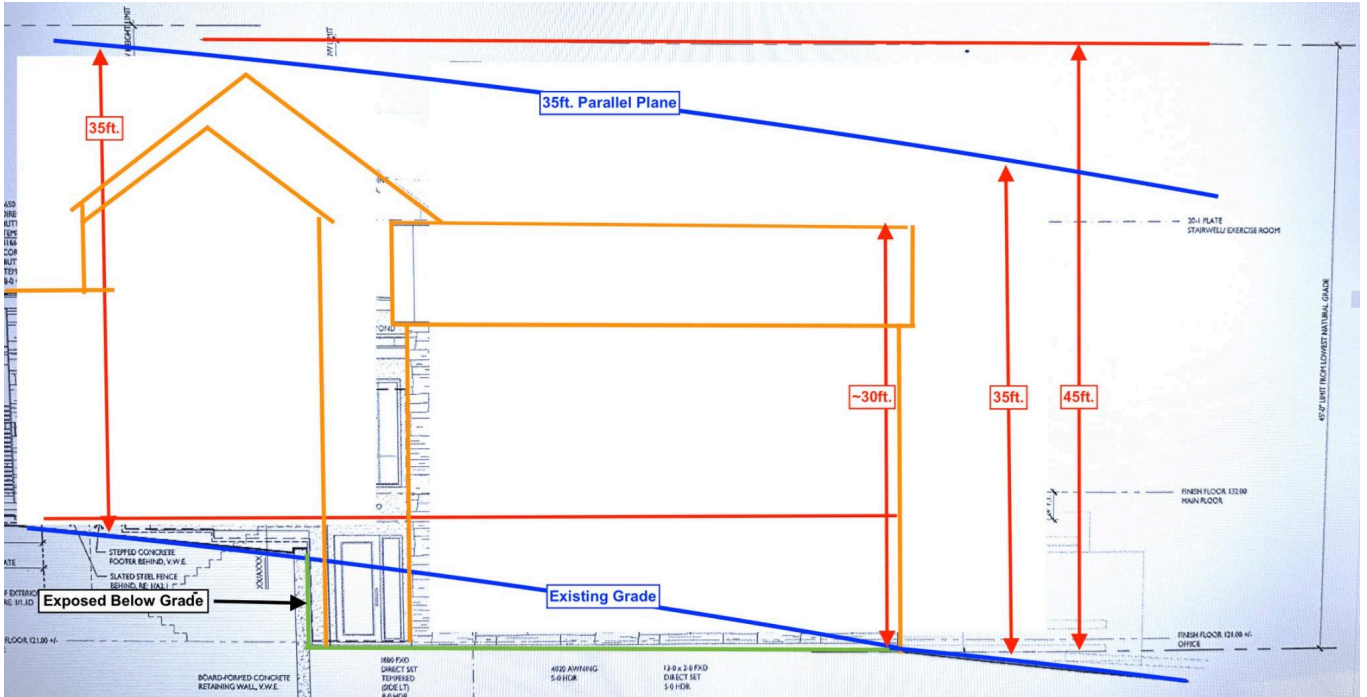
Existing grade or new retaining walls/planters shall maintain screening for excavated areas across 70% of the front elevation, and at least 40% of the side elevations, generally concealing walk-out basements, side-entry garages, or exposed foundations from street R.O.W. and side neighbors, but are not required to abut building facade. Vegetation screening is required in rear setbacks when upslope from neighbor.

5. Amend setback rules Sec. 107-76 as follows, in bold: *All other ordinary projections of building features typically used in residential building construction, may overhang into any required yard a maximum of two feet, when starting 12.5ft. from any side setback.*

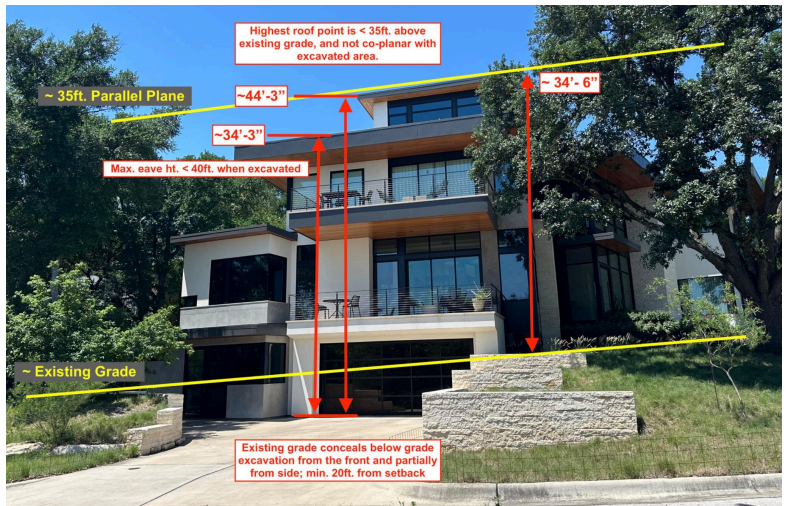
Recent build on steeply sloping lot fits Suggested Rules:



Home built on steeply sloping lot in last 10 years fits suggested rules without #4:



Homes that provide ~ 70% below-grade screening from front and meet additional constraints:



Homes that do not provide below-grade screening from front/side, and exceed 35ft. parallel plane and additional proposed constraints:

