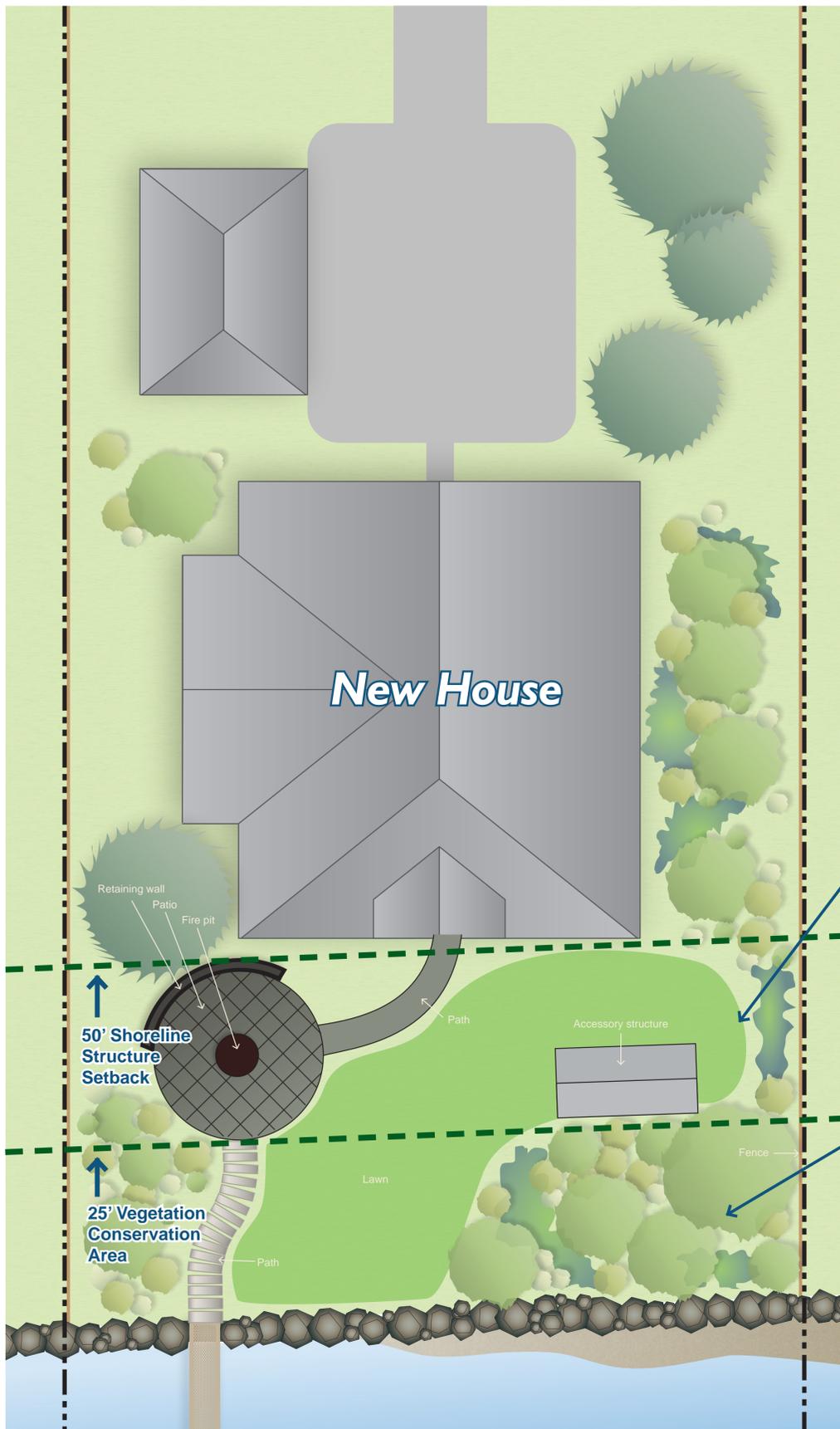


NEW RESIDENTIAL DEVELOPMENT

Predictable standards balance residential use with environmental protection



Draft standards for new construction:

Shoreline structure setback = 50 feet

- » Landscaping standard: plant 60% of Vegetation Conservation Area
- » City-wide tree preservation standard
- » Retain existing native vegetation in Vegetation Conservation Area

Setback may be reduced using:

- » Menu options
- » Special Shoreline Report
- » Variance

Other Generally Allowed Development

Setback beyond Vegetation Conservation Area:

- Hardscape surfaces up to 25% of total area, but no greater than 1,000 s.f.
- Retaining walls less than 30" high
- Fire/BBQ pits
- Landscape features including fences, fountains, statues, walkways, and stairs
- Minor building elements
- Accessory structures totalling 200 s.f.

Vegetation Conservation Area (first 25'):

- Up to 40% new pervious patios, walkways, and decks
- Fence on property lines
- Fire/BBQ pits
- Landscape features including fountains, statues, and stairs
- Landscaping, including lawn

Don't miss this!

Existing native vegetation in Vegetation Conservation Area can be used to meet landscape standard.