



## COMMUNITY DEVELOPMENT DEPARTMENT

- Subject:** Ponderosa Fairway Estates Subdivision Setback Provisions
- Issue:** Setback or building lines were established on the subdivision map for the Ponderosa Fairway Estates subdivision. The setbacks were established to reflect then-current setback requirements and, more importantly, to address land use compatibility issues with adjacent golf course fairways and greens. It is not known what type of structural projections and accessory structures were allowed in the setback areas at the time the parcels were created. However, it is known that garages were not allowed in the setback areas. Section 18.02.020(G)(4) of the Development Code states that the restrictions of the subdivision map shall control if they are in conflict with the Development Code unless the Director makes special findings. The Director, by this determination, will establish policies for projections, accessory structures, and garages within the setback areas established by the Subdivision Map.
- Reference:** Sections 18.02.020(G)(4) (Conflicting Requirements – Development Code and Subdivisions) and 18.30.120 (Setback Requirements and Exceptions)
- Policy/Procedure:** The setback or building lines shown on the subdivision map shall be the required setback for structures and shall control over the Development Code setback requirements for the RS district. The provisions of Section 18.30.120 shall apply to parcels in the Ponderosa Fairway Estates subdivision except for the following:
- Structures with a roof area greater than 120 square feet shall not be allowed in the setback area;
- Garages shall not be allowed in the front yard setback area;
- The provisions for averaging of front yard setbacks (18.30.120[D][1][a]) and single family dwellings (18.30.120[F][7]) shall not apply.
- Effective Date:** November 14, 2000

Approved by: \_\_\_\_\_  
Tony Lashbrook, Director