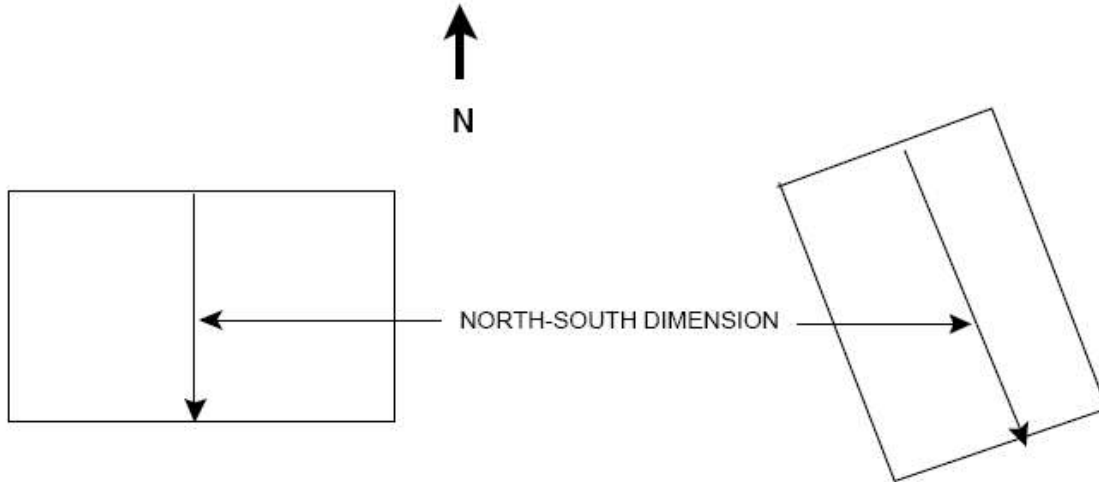


Solar Setbacks

- () Lot is 5,000 square feet or greater in size and resides in an RS or RM zone.
- () North-south lot dimension is 80 feet or greater in length (North-south lot dimension is determined by drawing a line that is perpendicular from the midpoint of the north property line to point where it reaches a property line.)

Determined North-South Lot Dimension _____

NORTH-SOUTH DIMENSION OF THE LOT



If both boxes are checked above then proceed to section below:

Exemptions to Solar Setback Requirements. A building is exempt from the solar setback standards when any of the following conditions exist:

- () Slopes. The lot on which the building is located has an average slope of 15 percent or more in a direction greater than 45 degrees east or west of true north.

Existing Shade. The building will shade an area that is already completely shaded by one or more of the following:

- () An existing or approved building or structure.
- () A topographic feature.
- () Coniferous trees or broadleaf evergreens that will remain after development of the site.

Insignificant Benefit. The building will shade one or more of the following:

- () A non-developable area, such as designated open space, a public utility easement, street or alley.
- () The wall of an unheated space, such as a garage, excluding solar greenhouses and other similar solar structures.
- () The wall of a non-residential structure.
- () No more than 20% of a south wall of an existing habitable dwelling.

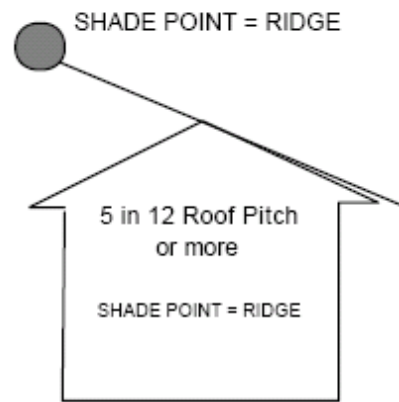
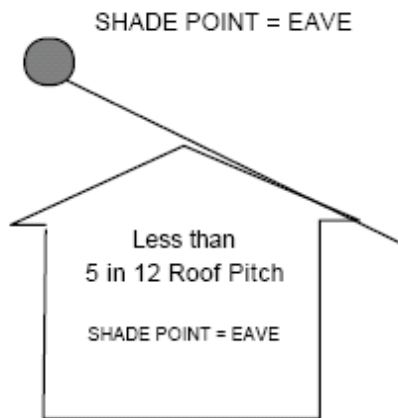
If none of the boxes are checked above then proceed to the section below to calculate the solar setback.

The solar setback is the shortest horizontal distance between the shade point and the north property line.

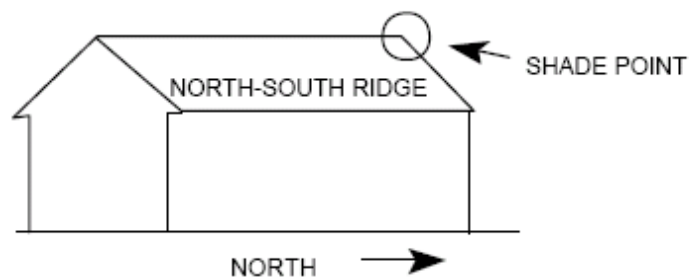
How to establish the shade point: (check one of the following).

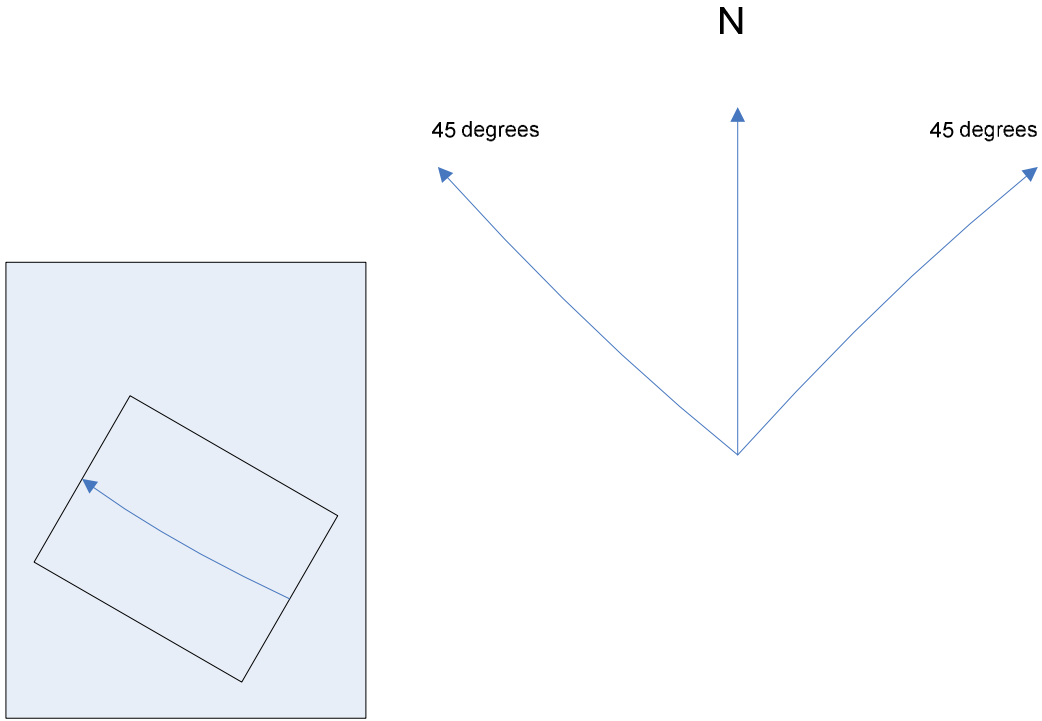
- () If the ridge runs east-west, measure from eave if the roof pitch is less than 5:12
- () If the ridge runs east-west, measure from ridge if the roof pitch is 5:12 or steeper
- () Shade point height can be reduced by 3 feet if the shade point is a ridgeline between 45 degrees east or west of true north

Determined Shade Point Height _____



If the ridgeline runs NORTH-SOUTH measure from the northernmost point of the ridge, but reduce the height measurement by three (3) feet.





If the height of the building or the north-south lot dimension is not listed in the tables below, use the solar calculation formulas.

Solar Setback from Northern Lot Line for RS Zone [SSB] (All figures are in feet.)*			
Shade Point Height* [SPH]	North-South Lot Dimension		
	90 feet [N]	85 feet [N]	80 feet [N]
18 feet	5	2.5	0
20 feet	10	7.5	5
22 feet	15	12.5	10
24 feet	20	17.5	15
26 feet	25	22.5	20
28 feet	30	27.5	25
30 feet	35	32.5	30

Solar Setback from Northern Lot Line for RM Zone [SSB] (All figures are in feet.)*			
Shade Point Height* [SPH]	North-South Lot Dimension		
	90 feet [N]	85 feet [N]	80 feet [N]
24 feet	5	2.5	0
26 feet	10	7.5	5
28 feet	15	12.5	10
30 feet	20	17.5	15

Solar Setback from Northern Lot Line for RM Zone [SSB] (All figures are in feet.)*			
Shade Point Height* [SPH]	North-South Lot Dimension		
	90 feet [N]	85 feet [N]	80 feet [N]
32 feet	25	22.5	20
34 feet	30	27.5	25
36 feet	35	32.5	30

Solar Setback Calculation Formula for RS Zone. The solar setback of the shade point shall be greater than or equal to the following formula:

$$SSB = (2.5 \times SPH) + (N \text{ divided by } 2) - 85$$

Where:

SSB = Solar setback (the shortest horizontal distance between the shade point and the plane of the northern lot line).

SPH = Shade point height (Reduce this dimension by 3 feet if the shade point is a ridgeline between 45 degrees east or west of true north.)

N = North-south lot dimension. Maximum allowable "N" for purposes of calculating the solar setback shall be 90 feet.

Solar Setback Calculation Formula for RM Zone. The solar setback of the shade point shall be greater than or equal to the following formula:

$$SSB = (2.5 \times SPH) + (N \text{ divided by } 2) - 100$$

Where:

SSB = Solar setback (the shortest horizontal distance between the shade point and the plane of the northern lot line).

SPH = Shade point height (Reduce this dimension by 3 feet if the shade point is a ridgeline between 45 degrees east or west of true north.)

N = North-south lot dimension. Maximum allowable "N" for purposes of calculating the solar setback shall be 90 feet.