

requirement. Staff is proposing to add language to Section 6.4.4.A.5 in order to allow flat roofs on large lot properties that meet the following requirements:

- a. Flat roofs that make up more than 30% of the overall footprint of a structure and are visible from a right-of-way, may be permitted if all of the following criteria is met:
 - i. The structure shall be setback a minimum of 200 feet from the edge of right-of-way or roadway easements and 100 feet from another residential property; and
 - ii. The structure shall be screened from view by a landscape berm, landscape buffer, or another structure/building.
- b. If screening or setback cannot be met, a request of an approval of an Alternative Design may be requested.

Staff is looking for recommendations from ARB on these proposed criteria.