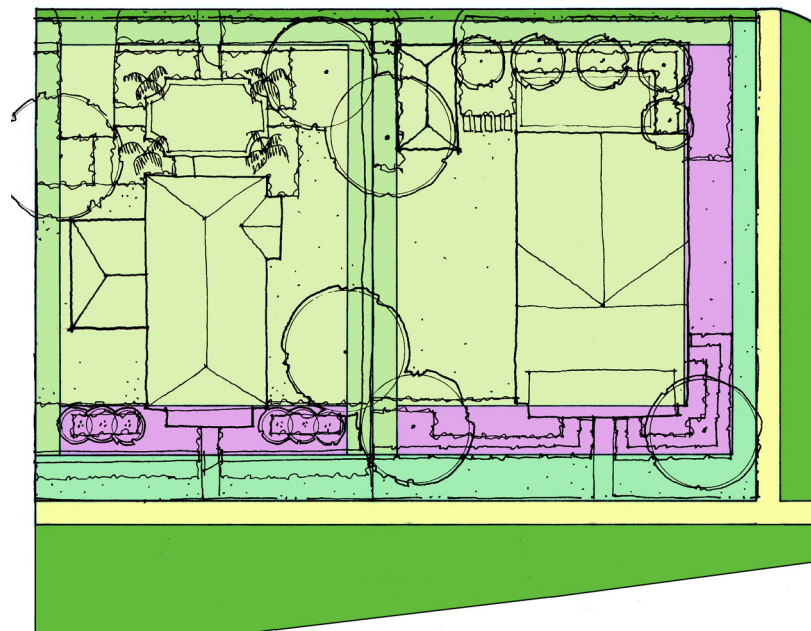
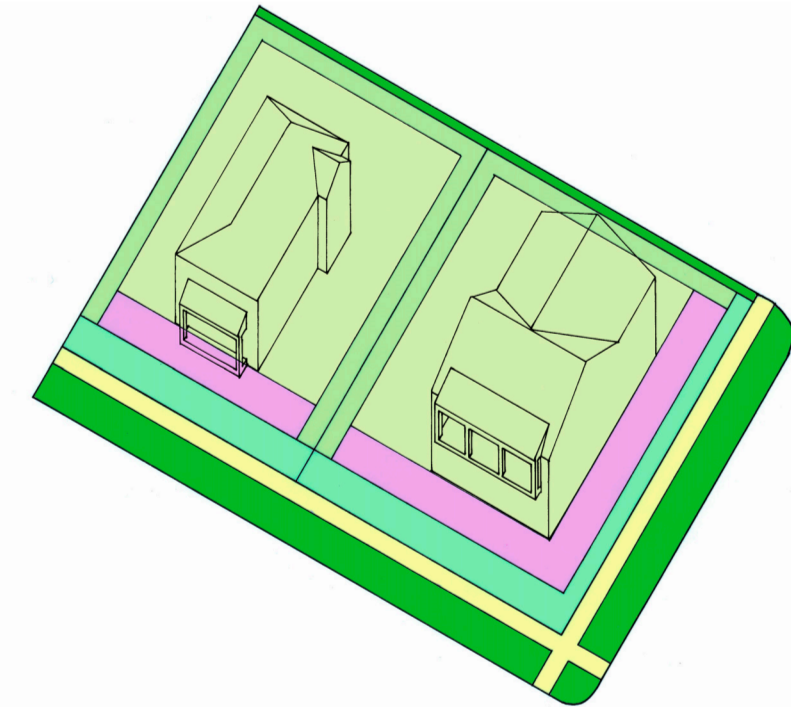


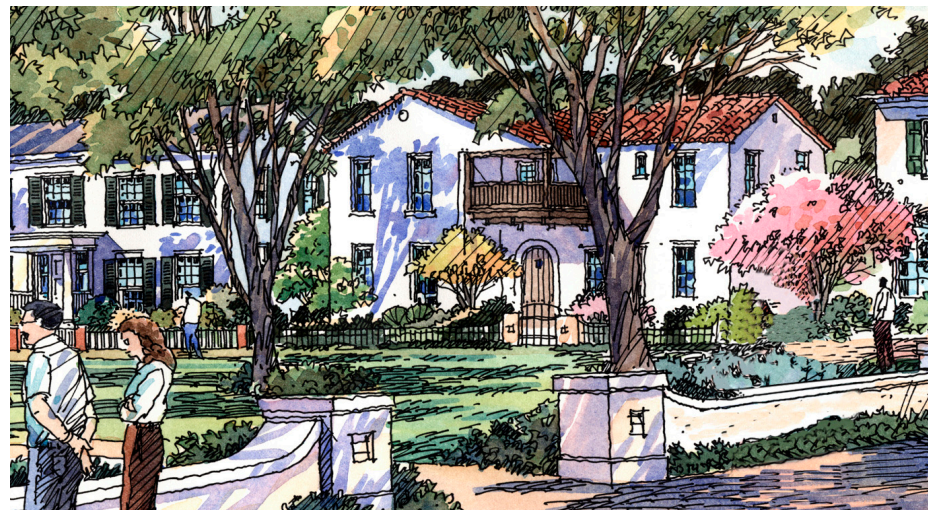
Plan of Golf Lot Zones and Setbacks



Plan of typical house placement on the Golf View lots



Golf View Lot Specifications



Character Sketch of Golf View Address

Golf View

Lot Size

Golf view lots are typically between 50 to 75 feet wide by 90 to 120 feet deep.

Main Body

The Main Body of the houses on golf view lots shall be 28 feet for lots 50 feet wide, and 36 feet for lots 75 feet wide. (See lot matrix for specific lot requirements.)

Front Yard Setback / Front Facade Zone

Typically, houses have a minimum 10-foot setback from the front property line to the house. The front facade of the house may be located anywhere within the adjacent 10-foot-deep Front Facade Zone. (See lot matrix for specific lot requirements.)

Side Yard Setback

Side Yard Setbacks should total a minimum of 10 feet between buildings.

Side Street Setback / Side Street Facade Zone

Minimum 5-foot setback from the side street property line to the house. The side facade of a corner unit may be located anywhere within the 10-foot-deep Side Street Facade Zone. For corner lots, houses must have 2 formally composed facades with the entrance on the primary street.

Alley Setback

Minimum 5-foot setback from the rear property line.

Side Wing Encroachments

1- or 2-story side wings are encouraged. These side wings shall be set back from the front facade of the main body by a distance equal to, or greater than, the width of the side wing.

Veranda Encroachments

Porches may not encroach into the Front Yard Zone. Bay windows may extend up to 2 feet into the Front Yard Zone.

Garage Requirements

Garages are set back either a minimum of 5 feet from the rear lane right-of-way or 16 feet plus to create an outdoor parking pad. Garages may be either detached or attached. Garage doors opening onto public streets are not permitted.

Fencing & Wall Recommendations

Fences provide delineation between public and private space and are strongly recommended on corner lots. For more specific fencing guidelines, see page XX in the Landscape Patterns Section.

