

PROPERTY DEVELOPMENT REGULATIONS:

TYPICAL SINGLE FAMILY LOT LAYOUT DETAIL:

SINGLE FAMILY RESIDENTIAL	MINIMUM LOT		BLDG.	MINIMUM SETBACKS					
	SIZE	WIDTH		DEPTH	COVER	FRONT	SIDE	CORNER	REAR
REQUIRED	6,000 SF	65'	75'	45%	25'	7.5'	15'	15'	
	7,800 SF	60'	130'	45%	25'	5'	15'	15'	
PROVIDED	10,400 SF	65'	160'	45%	25'	7.5'	15'	15'	
	9,800 SF	70'	140'	45%	25'	5'	15'	15'	
	11,250 SF	75'	150'	45%	25'	7.5'	15'	15'	

* DEVIATION FOR MIN. LOT WIDTH AND SIDE SETBACK, APPLIES TO 60' & 70' WIDE LOTS

POOL, SPA, SCREEN ENCLOSURE

SCREEN ENCLOSURE	MINIMUM SETBACKS			
	FRONT	SIDE	CORNER	REAR
REQUIRED	25'	7.5' (0')	15'	5' (0')
PROVIDED	25'	5' (0')	15'	5' (0')
POOL	28'	10.5' (3')	18'	10.5' (3')
PROVIDED	28'	7.5" (3')	18'	5" (3')
SPA	25'	5' (3')	25'	5' (3')
PROVIDED	25'	5' (3')	25'	5' (3')

* DEVIATION FOR SCREEN ENCLOSURE SIDE SETBACK, APPLIES TO 60' & 70' LOTS

** DEVIATION SIDE AND REAR SETBACK FOR POOLS APPLIES TO ALL LOT SIZES

