



## CORAL BAY PUD

### **SINGLE FAMILY DETACHED (ZERO LOT LINE AND CONVENTIONAL) PARCELS: C, E, F, G, H, J, CR NORTH & CR SOUTH**

<b>Minimum lot width:</b>	42' (measured at the dwelling unit)
<b>Frontage:</b>	20' (measured at the minimum front setback)
<b>Minimum Lot Area:</b>	3,500 sq. ft. (10% maybe less if the area is that much greater in other parcels, consider all to be conforming)
<b>Minimum floor area:</b>	1,000 sq. ft.
<b>Maximum height:</b>	35'
<b>Maximum building coverage:</b>	35 % (on the entire parcel, only includes roofed area)
<b>Minimum front yard:</b>	20' straight in garage to edge of pavement 15' swing in garage to edge of pavement 15' habitable space to edge of pavement
<b>Minimum side yard:</b>	0' and 10' 5' and 5' Or any combination of setbacks that results in 10' between homes
<b>Minimum rear yard:</b>	15' 20' on the lake
<b>Minimum driveway width:</b>	16'
<b>Maximum driveway width:</b>	27'
<b>Pool side and rear setbacks:</b>	3' to water line 1.5' to screen enclosure 0' to deck
<b>Decks:</b>	0'
<b>Screen Enclosures:</b>	1.5' (screened roof, any screen enclosures with a solid roof must meet the minimum yard requirements)



## CORAL BAY PUD

### SINGLE FAMILY DETACHED ESTATE HOMES

<b>Minimum lot width:</b>	65' (measured at the dwelling unit, excluding cul-de-sac, pie shaped & irregular lots)
<b>Frontage:</b>	20' (measured at the minimum front setback)
<b>Minimum lot area:</b>	6,300 sq. ft. (excluding cul-de-sac, pie shaped & irregular lots)
<b>Maximum building coverage:</b>	35 % (on the entire parcel, only includes roofed area)
<b>Maximum height:</b>	35'
<b>Minimum front yard:</b>	20' straight in garage to edge of pavement 15' swing in garage to edge of pavement 15' habitable space to edge of pavement
<b>Minimum side yard:</b>	7.5' or 5' and 10'
<b>Minimum rear yard:</b>	15' 20' on the lake
<b>Minimum floor area:</b>	1,200 sq. ft.
<b>Minimum driveway width:</b>	16'
<b>Maximum driveway width:</b>	frontage > 54' 60%
<b>Decks:</b>	0'
<b>Screen Enclosures:</b>	1.5' (screened roof, any screen enclosures with a solid roof must meet the minimum yard requirements)



## CORAL BAY PUD

### SINGLE FAMILY DETACHED PARCELS: D & I

<b>Minimum lot width:</b>	50' (measured at the dwelling unit)
<b>Frontage:</b>	20' (measured at the minimum front setback)
<b>Minimum Lot Area:</b>	4,500 sq. ft. (10% maybe less if the area is that much greater in other parcels, consider all to be conforming)
<b>Maximum building coverage:</b>	35 % (on the entire parcel, only includes roofed area)
<b>Maximum height:</b>	35'
<b>Minimum front yard:</b>	20' straight in garage to edge of pavement 15' swing in garage to edge of pavement 15' habitable space to edge of pavement
<b>Minimum side yard:</b>	5' and 10' 7.5' and 7.5' Or any combination of setbacks that results in 15' between homes
<b>Minimum rear yard:</b>	15' 20' on the lake
<b>Minimum driveway width:</b>	16'
<b>Maximum driveway width:</b>	27'
<b>Decks:</b>	0'
<b>Screen Enclosures:</b>	1.5' (screened roof, any screen enclosures with a solid roof must meet the minimum yard requirements)



## CORAL BAY PUD

### SINGLE FAMILY DETACHED PARCELS: A, A-1, B

<b>Minimum lot width:</b>	35' (measured at the dwelling unit)
<b>Frontage:</b>	16' (measured at the minimum front setback)
<b>Minimum Lot Area:</b>	2,800 sq. ft. (10% maybe less if the area is that much greater in other parcels, consider all to be conforming)
<b>Maximum building coverage:</b>	41% (on the entire parcel, only includes roofed area)
<b>Minimum front yard:</b>	20' straight in garage to edge of pavement 15' swing in garage to edge of pavement
<b>Minimum side yard:</b>	0' and 10' 5' and 5' Or any combination of setbacks that results in 10' between homes including "Z" lot type designs which have 2 zero lot lines
<b>Minimum rear yard:</b>	15' 20' on the lake 15' habitable space to edge of pavement
<b>Minimum driveway width:</b>	16'
<b>Maximum driveway width:</b>	27'
<b>Pool side and rear setbacks:</b>	3' to water line 1.5' to screen enclosure 0' to deck
<b>Decks:</b>	0'
<b>Screen Enclosures:</b>	1.5' (screened roof, any screen enclosures with a solid roof must meet the minimum yard requirements)