



CORAL BAY PUD

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

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

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

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

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