



## DECKS, SWIMMING POOL & SCREEN ENCLOSURE STANDARDS

### DECKS

**Setbacks:** Pavers or Concrete: 1.5'; wood same as the lot.  
Allowed in easements with either an affidavit or permission from the easement holder

**Plot Coverage:** Does not count towards it, lot landscaping must comply

### SWIMMING POOLS

**Setbacks:** Unenclosed or Screen Enclosed, **Side:** 7.5', **Rear:** 5', **Seawall / Waterway:** 5'  
Any part with a roof or sidewalls >5': Same as the home  
Not allowed in a front or street side yard, or in an easement  
Above ground 4' same setbacks as in-ground  
Above ground <4', no setbacks, not allowed in easements

**Plot Coverage:** Does not count towards it, lot landscaping must comply

### SCREEN ENCLOSURES

#### ONE, TWO & MULTIFAMILY DISTRICTS

**Setbacks:** No solid roof or solid walls, 1.5' the same as the deck  
Solid roof or at least 1 solid wall, then the same as the home  
Not allowed in an easement, counts towards plot coverage

#### PLANNED RESIDENTIAL COMMUNITY DISTRICT

**Setbacks:** No solid roof or solid walls, 10' side and 4' on Zero Lot-Line Side, 1.5' rear  
Solid roof or at least 1 solid wall: 15', if 1-story 10' rear for 50% of the lot width, 20' on double frontage lots  
Not allowed in a front yard, counts towards plot coverage

#### PLANNED RESIDENTIAL COMMUNITY DISTRICT APPROVED SCREEN ENCLOSURE VARIANCES

Parcel	Name	Side Setback
C	Enclave II	1.5'
D	Greens V	1.5'
J	Greens III	1.5'
L-1	Fairway Estates	1.5'
L-4	Highlands	0
L-5	Greens IV	1.5'
M	Greens II	1.5'
N	Greens I	0
Q	Enclave I	1.5'
R	Juniper Glen	1.5'
S	Montara	0
T	Woodlands	0
V	Coral Lake Estates	0
W	Coral Lake Estates	0
X	Pines	0
Z	Fairway Pointe	1.5'