



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' |