

SITE DEVELOPMENT GUIDELINES

The scale of the streetscape, determined by building setbacks and placement of garages, is important in developing a sense of consistency in a community such as VICTORIA PARK. Setbacks have been developed in order to achieve a well proportioned streetscape. These minimum setbacks will determine the placement of the home, garages, fences and landscaping. All setbacks are from the applicable property lines to the foundations and/or face of porches.

Front setback (front load home)

- Front entry garage
 - 20' to garage
 - 10' to house and porch
- Side entry garage
 - 15' to garage
 - 10' to house or porch

Rear setback (front load home)

- 20' to house (15' for lot sizes 40' and under)
- 10' to pool or pool enclosure

Front setback (alley home)

- 10' minimum, 15' maximum from the property line
(exceptions to maximum setback may be given to save existing trees)

Rear setback (alley home)

- 13' to the house and/or garage from the property line (center of alley)
- 11' to the pool, pool enclosure or fence from the property line (center of alley)

Corner lot setback (all lots)

- 15' on the road side of the home unless otherwise designated by the Developer.

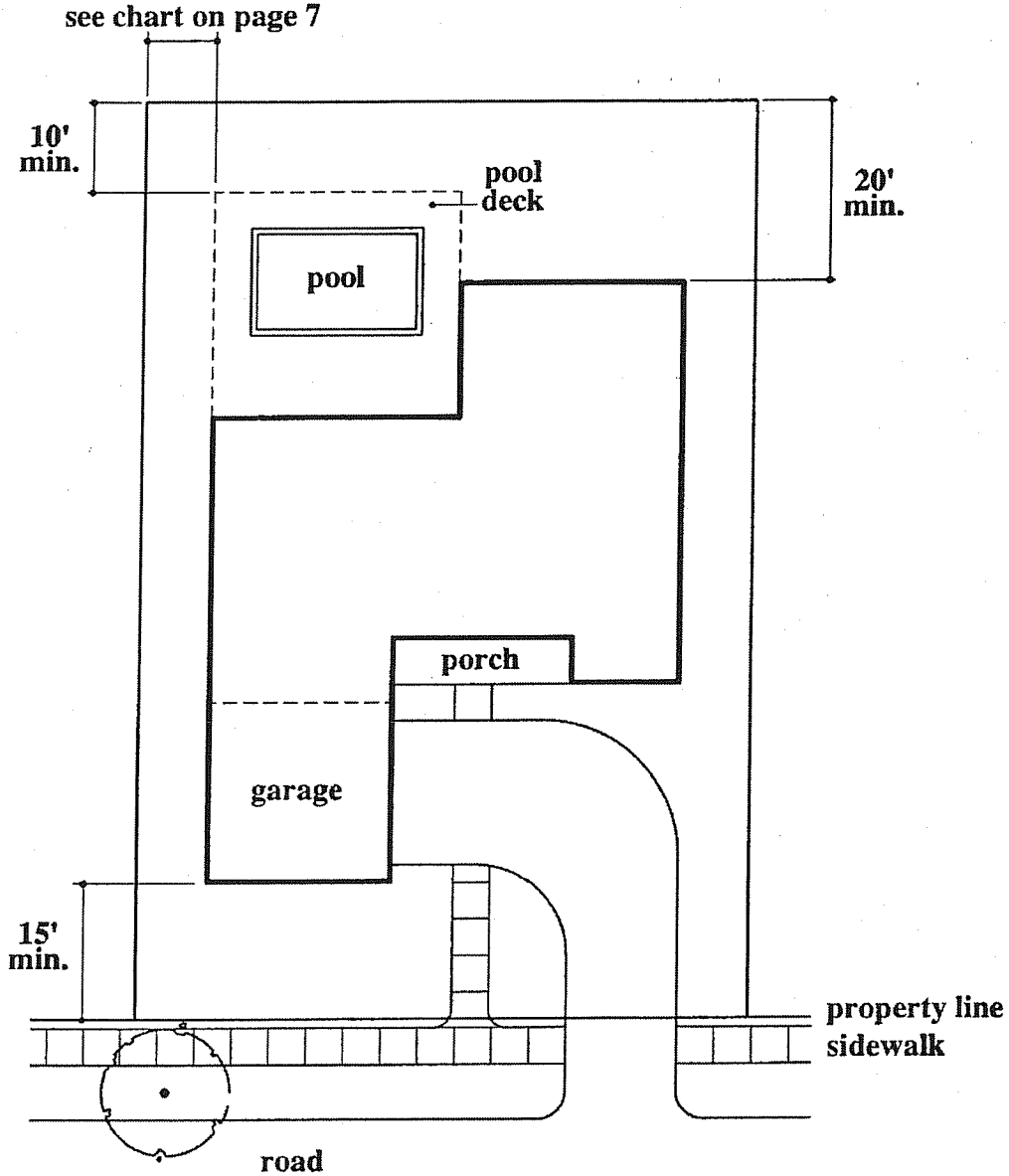
Side setback (Unless a greater setback is required by the Developer)

- Lots 65' or less
 - 5' to house
- Lots 70' to 84'
 - 7 1/2' to house
- Lots 85' to greater
 - 10' to house

Note: Pool equipment, A.C. units and any other mechanical equipment cannot extend more than 3 1/2' from the house. For all homes, mechanical equipment must be landscaped from the front view and from the rear view on all golf course and lake lots.

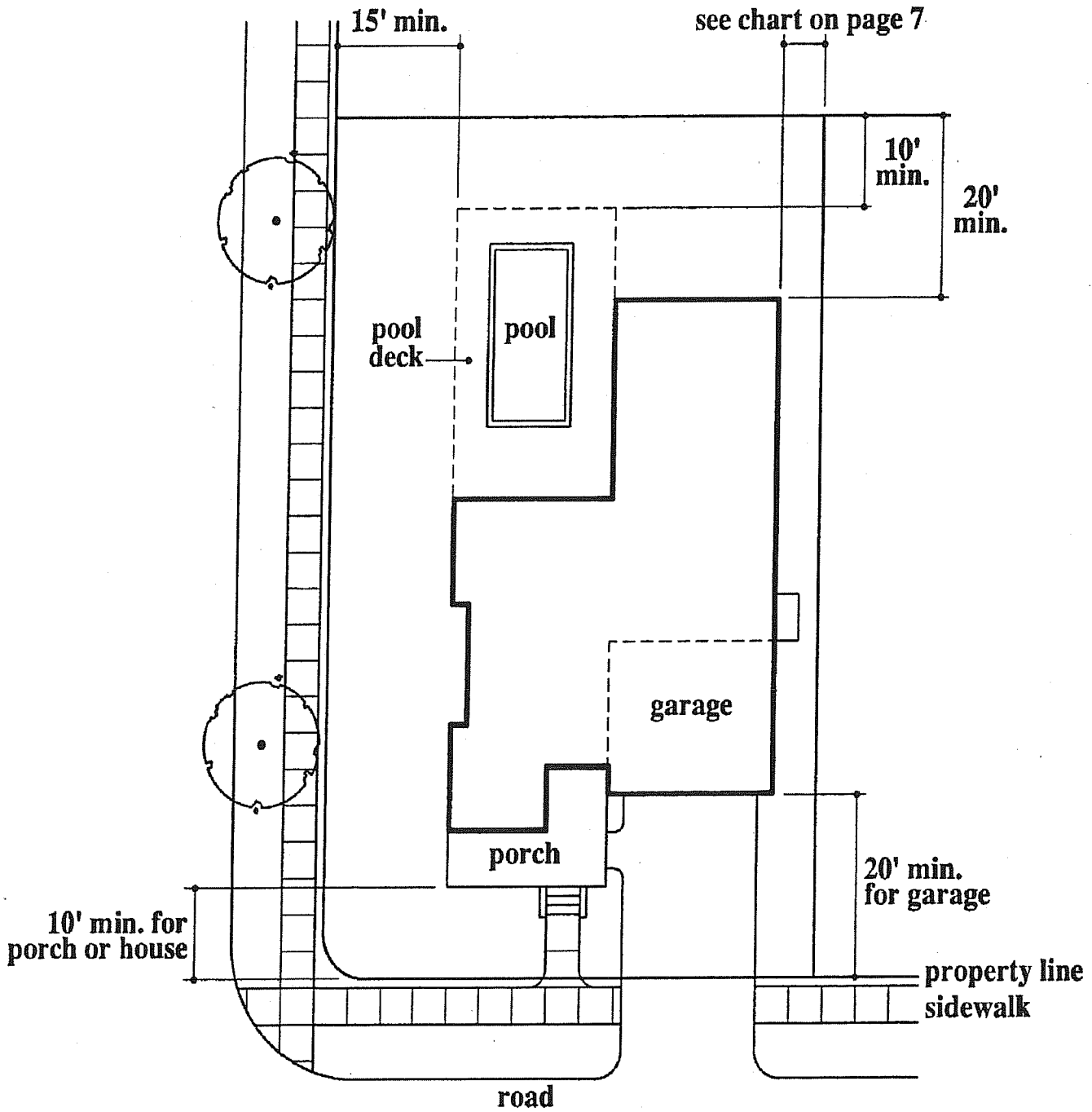
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Single Family Lot Setbacks - Side Entry Garage Requirements



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Single Family Lot Setbacks - Corner Lot & Front Entry Garage Requirements



SITE DEVELOPMENT GUIDELINES

Single Family Lot Setbacks - Alley Home

