

### V. C. Typical Lot Setback Summary

Product			Building/Guest Cottage Gazebo/Roofed Screened Enclosure <sup>(1)</sup>				
		Lot Cover- age					
SF	108,900 SF 300'x300'min.	20%	75' (50' max. @ 20 % of bldg. width)	75' (50' max. @ 20 % of bldg. width)	60'	40'	50'

Screened Enclosure			Trellis	Pool/Spa			Tennis Court			
40'	15'	20'	15'	40'	15'	20'	50'	40'	15'	30'

Walls		
20'	15'	20' or a maximum length of 25% of lot width

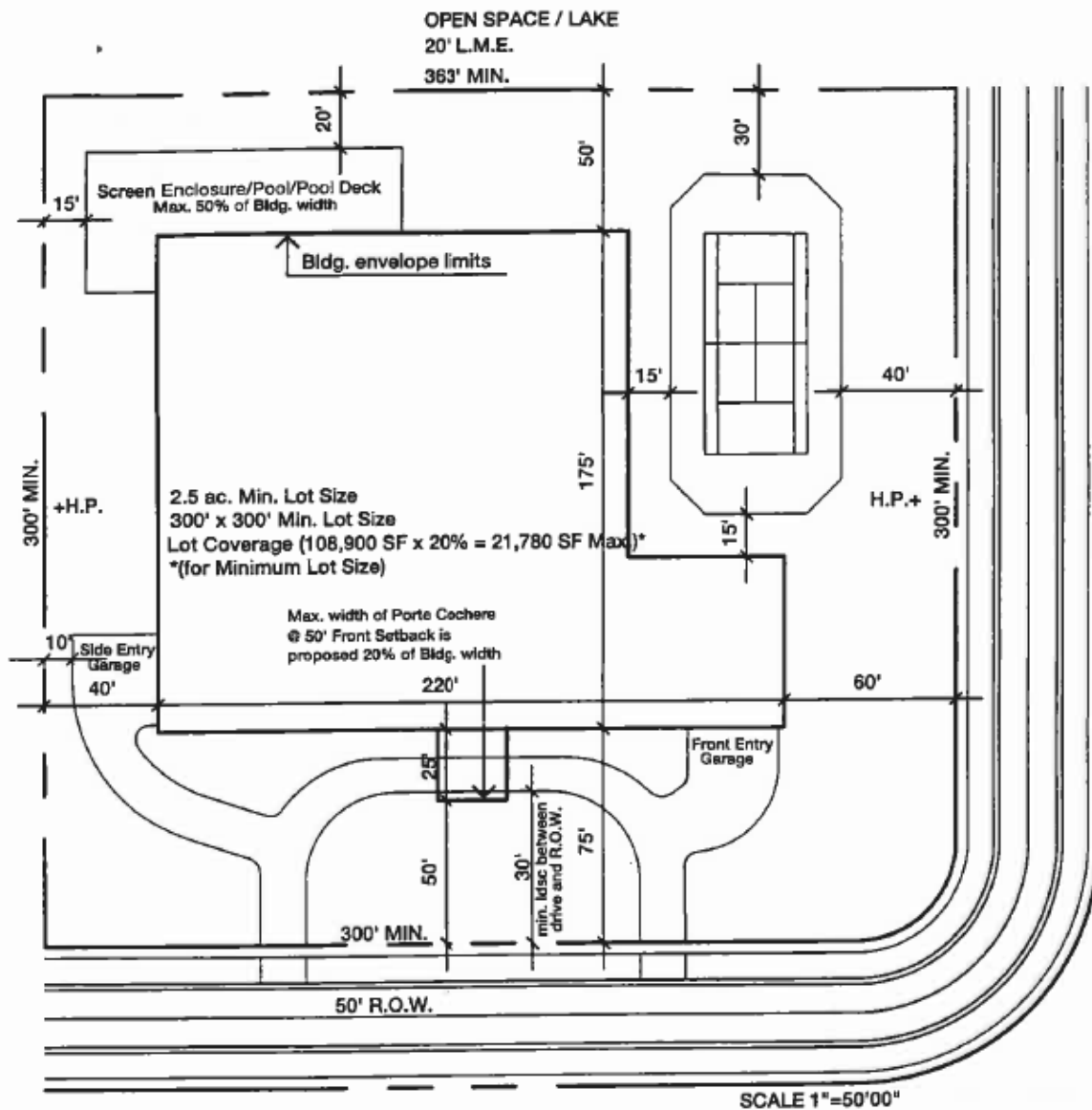
- (1) Guest cottage A/C floor area/S.F. shall not exceed 5.0% of total lot area/s.f. and must meet City of PBC Building Dept. requirements to not be a second living unit.
- (2) Screened enclosures, pools, spas, and gazebos are not allowed in the front yard.
- (3) Refer to Section VI Site Design Criteria for fountains, basketball goals, etc.

#### Typical Product Lot Diagrams

(NOT ALL LOTS ARE RECTANGULAR, THEREFORE REFER TO APPROVED SITE PLAN FOR ACTUAL BUILDING ENVELOPE)

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ONE CREEK



# **STONE CREEK RANCH** **D. Typical Corner Lot w/ Tennis**

7. Tennis, Basketball, Other Game Courts, and Play Equipment

One tennis court or other game court may be placed on a residential lot when:

- ARC setbacks are met (See lot diagrams)
- the ARC determines that adequate planting is provided
- black vinyl-clad fencing with wind screens are approved by the ARC

All tennis courts shall have:

- colored finish coat with resilient substrate or base coat (painted asphalt is not permitted)
- 45° (12'x12') corners (all 4 corners)

To reduce the mass of the tennis court, the side fence shall be composed of:

- 20 l.f. of high fence (8'-10') from 45° corner
- 10 l. f. of slope to 4' ht. fence
- 4' ht. fence between slopes

All tennis court lighting photometric plans shall be submitted to the ARC w/ the final submission.

E. Variances

It is recognized that not all ideas or situations that may arise can be anticipated when establishing criteria. Therefore, the applicant may request a variance. The variance procedure requires that graphics (plans and/or elevations), and a letter of justification which addresses the same or similar standards outlined in the PBC ULDC Section 5.7.e.1 (a-g) be submitted to the ARC for review. VARIANCES, GRANTED OR DENIED, WILL NOT SET A PRECEDENT FOR FUTURE DECISIONS.