

WINDSONG DEVELOPMENT*
SETBACK/COVERAGE WORKSHEET
 (For Knowles Place Subdivision utilize R-1A Single Family Worksheet)

Address: _____

Lot Width: _____

Submitted by: _____

Lot Area: _____

	<u>EXISTING AREA</u>	<u>PROPOSED AREA</u>	<u>TOTAL</u>	<u>MAXIMUM PERMITTED AREA</u>
<u>IMPERVIOUS LOT COVERAGE</u> (include all bldg areas at one level plus all driveways, sidewalks, patios, swimming pools, etc.) MAXIMUM PERMITTED (see exhibit C side 2)	_____	_____	_____	_____
<u>FLOOR AREA RATIO (FAR)</u> For one or two story bldgs (see exhibit C side 2)	_____	_____	_____	_____
<u>SCREEN POOL ENCLOSURE</u> MAXIMUM of 8% of lot area (Any area not already used in the permitted floor area ratio may be added to this 8% amount)	_____	_____	_____	_____

Notes:

1. Floor-Area-Ratio defined as the total gross building area divided by the total lot area. Vaulted & cathedral ceiling areas count twice if the floor to ceiling height is over 17 ½ ft.
2. The area within an open street front porch and entry may be excluded from the “gross floor area” subject to the limitations in this paragraph. This exclusion shall be limited to a maximum area of 400 square feet. The area on the first floor within an open or screened rear or open side porch, lanai, porte cochere or other covered area shall not be included within the “gross floor area”. This exclusion shall be limited to a maximum area of 500 square feet. On the second floor, rear or side porches must have exterior sides that are 75 percent open in order to utilize up to 300 square feet of the total allowable 500 square feet of excludable gross floor area. Properties utilizing this exemption shall record a deed covenant outlining the restrictions precluding the screening or enclosing of such porch or entry. An open front porch, entry or porte cochere utilizing this exemption shall also comply with the provisions in Section 58-65(f)(5)(c), regulating openness and height.
3. Side wall articulation: Each side wall shall provide a minimum inset or projection for the height of the wall in the side wall plane and side roof line on both floors or in the wall nearest to the side lot line when the side wall extends more than 36 feet along the side lot line. The inset or projection must extend a distance of at least 6 feet along the side property line. Projections designed to accomplish this articulation requirement must meet the required side setback. For lots less than 80 ft in width, the minimum inset or projection is 2 ft. For lots over 80 feet in width, the minimum inset or projection is 3 ft. Other architectural features that project, such as bay windows, may be utilized if they meet the criteria and do not extend into the required side setback. Both side walls of the home must meet the criteria.
4. Approved development plan standards for approved PURDs. Except as shown above, the applicable zoning standards shall apply for all principal and accessory structures. In addition, for Windsong subdivision, the development standards of Section 58-65 Lakefront (R-1AAA) District, subsection (f)(8) “Side Wall Articulation” shall be applied and other development standards of Section 58-65(f) may be applied except where the approved Windsong development standards contain more restrictive requirements.
5. Accessory buildings' maximum side wall height (natural grade to roof sheathing) shall not exceed 10.5 ft and interior side setback is 5 ft minimum (no gable end allowed) for garages up to 550 sf, pool cabana up to 500 sf and all other accessory buildings up to 320 sf. Garage/carport up to 820 sf, pool cabana up to 500 sf and storage bldg up to 320 sf - minimum rear setback shall be 10 ft. Accessory buildings used for habitation shall meet the setbacks of the main residence.

Corner Lot Setbacks	Lot Width		
	65 ft or less	Over 65 ft to 75 ft	Over 75 ft <small>(rear setbacks may be reduced by 5 ft)</small>
1st Floor	15 ft	20 ft	25 ft
2nd Floor	15 ft	22.5 ft	25 ft

***NOTE: APPROVAL BY WINDSONG ARCHITECTURAL REVIEW BOARD REQUIRED FOR ALL CONSTRUCTION**

WINDSONG DEVELOPMENT STANDARDS

<i>Lot Type</i>	<i>A</i>	<i>B</i>	<i>C(12)</i>	<i>D(9)</i>	<i>E(11)</i>	<i>F(10)</i>	<i>G(8)</i>
Lot width	200'	150'	125'	125'	100'	100'	60'
Lot depth	435'	300'	200'	150'	150'	100'	105'
Max. density (DU/AC)	.5	.97	1.7	2.3	2.9	4.4	6.0
Minimum Setbacks:							
Front	50'	35'	25'	25'	25'(1)(2)	20'(1)	15'(3)
Side	30'	25'	15'	15'	10'	10'	5'
Rear	75'	50'	25'	25'	25'	20'	20'
Lake (4) (5)	75'	75'	75'	—	—	—	—
Min. living area	2,500 s.f.	2,000 s.f.	1,800 s.f.	1,500 s.f.	1,500 s.f.	1,500 s.f.	1,200 s.f.
Max. height	40'	35'	35'	35'	35'	35'	30'
Max F.A.R. (%)	20%	25%	30%	33%	33%	38%	45%(6)
Max. Impervious Surface (%)	35%	40%	45%	50%	50%	50%	55%(7)

1. The front setback may be reduced to 20 feet if the house includes a front porch.
2. The front setback may be reduced to 20 feet if the lot fronts upon a common green/park.
3. Garages must be set back a minimum of ten feet behind the primary facade line. (please see Item 14 below for exceptions)
4. Setback is from normal high water elevation.
5. Minimum setback for all site improvements, (pools, patio, etc.).
6. The maximum FAR on all lots within Windsong-Elizabeth's Walk will be 45 percent, except for lots 2-6, 9-20, 49-50, and 61-62, for which the maximum FAR will be 55 percent; and lots 33-47, for which the maximum FAR will be 33 percent.
7. The maximum impervious surface on all lots within Windsong-Elizabeth's Walk will be 55 percent, except for lots 2-6, 9-20, 49-50, and 61-62, for which the maximum impervious surface will be 65 percent; and lots 33-47, for which the maximum impervious surface will be 50 percent. All other development standards for lots 33-47 Windsong-Elizabeth's Walk, shall conform to those listed as Type "E" lots referenced above.
8. The house constructed on Windsong-Elizabeth's Walk, lot 1 will be limited to single story in height.
9. Lots 13 and 32-34 in Windsong-North Shore are less than 18,750 sq. ft. and less than 125 feet in width, as approved by the city commission.
10. The minimum lot width for lots 6 and 7, Windsong-Lakeside Section One is 87.5 feet; for lots 8-10 Windsong-Lakeside Section One the minimum lot width is 90 feet; and the minimum lot width for lots 1-12 Windsong-North Shore is 95 feet, as approved by the city commission.
11. The rear yard setback for lots 39 and 40 Windsong-Lookout Landing shall be 35 feet, and the house on these two lots shall be limited to single story in height.
12. Lots are permitted 35 feet of building height, if side setbacks to that second story component over 30 feet in height are increased to 15 feet.
13. As per Windsong-Lakeside Section One, the front setback on Mizell Avenue for new construction after October 1, 2001 shall be 20 feet for lot 1, 25 feet for lot 2, 30 feet for lots 3, 4 and 5, 40 feet for lots 6 and 7 and 30 feet for lots 8, 9 and 10.
14. The water's edge for any pool on all of the lots within Windsong (lot types A–G) may be placed to the edge of the respective minimum side yard setback referenced above, and to within 10 feet of all rear property lines, within the respective rear yard setback. Pool decks may be placed within the side or rear yard setback, up to one-half of the distance within the respective side or rear setback for a particular lot type. Screen pool enclosures may be permitted at a ten-foot setback if limited to one-story in height, as per zoning regulations. Setbacks on lakefront lots may be permitted by the planning and zoning commission at a 60 feet setback in lieu of the required 75-foot setback and the side setbacks on lakefront lots may also be reduced to 12.5 feet in lieu of the required 25 feet by the planning and zoning commission if deemed advisable to preserve existing trees

15. As to Elizabeth's Walk, the following additional development standards shall apply:

(a) HVAC equipment may be placed within the side yard setback lines for lots 1-32 and 48-71 Elizabeth's Walk. To screen the equipment from the adjacent lot, a minimum four-foot high stucco-concrete block and/or brick screen wall, shall be constructed on the side yard property line. If visible from the front street, landscaping shall be used in front of said HVAC equipment, so as to screen the equipment from the front;

(b) The front and rear yard setbacks for lots 2-6, 9-20, 30-31, 48-51 and 60-63 Elizabeth's Walk may be reduced to ten feet provided the front and rear setback is ten feet only on houses with front side entry and rear side entry garages. In addition, the front yard setback may be further reduced by three feet on lots 1-32 and 48-71, in Elizabeth's Walk, in the event the additional three-foot setback relief is utilized for a deeper front open porch on the respective house. On any lot where the front and rear yard setback is reduced to ten feet, a corresponding increase in the side yard setback will be required, as follows:

- On houses that are two-story with a front garage, the side setbacks will increase to 13 feet total (with five feet minimum on one side).

- On houses that are one-story with a rear-entry garage, the side setbacks will increase to 15 feet total (with five feet minimum on one side).

- On houses that are two-story with a rear-entry garage, the side setbacks will increase to 20 feet total (with seven feet six inches minimum on one side).

- On houses that are one-story with a front garage, the side yard setbacks shall remain ten feet total (with five feet on each side).

- On houses that have a front-entry garage (garage doors facing the street), the garage front facade shall be setback a minimum to ten feet behind the primary house facade line. If the front garage plan has a side-entry or courtyard-entry garage (no garage doors facing the street), the garage front facade may be placed at the respective front yard setback line.

(c) All corner lots shall be allowed to have rear-entry garage plans, with the driveway exiting the side street.

(d) Any lots with a rear-entry garage may be connected to the main house by an enclosed or unenclosed breeze way, which connection will be counted in the FAR for the house,

(e) All front garages on any lot with a reduced front yard setback must be one-story in height and function, and all rear-entry garages which back up to Glenridge Way must be one-story in height and function, however Lots 2-6 Elizabeth's Walk, which back up to Preserve Point Drive, may have a two-story function on the rear-entry garage, subject to additional tree plantings within the rear of said lot, or within the landscaping buffer outside the lot and the seven-foot Preserve Point wall, to screen any two-story function on said lot.