

Corkscrew Crossing
Property Development Regulations

Development of this RPD will comply with the following Property Development Regulations:

Single-Family

Minimum Lot Area and Dimensions:

Area: 4,000 square feet
Width: 40 feet
Depth: 100 feet

Minimum Setbacks:

Street: 25 feet from public roads
20 feet from internal streets and access drives
10 feet from internal streets and access drives (side load garage only)
Side: 5 feet
Rear: 20 feet
Water body: Principal - 25 feet (measured from control elevation)
Accessory -10 feet (measured from control elevation)
Preserve: 20 feet from Wetlands: 30 feet from Pine Flatwoods
Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171, *et seq.* and 34-2194, except that accessory structures may be 0 feet from a lake, buffer or open space tract.

Maximum Lot Coverage: 60 percent
Minimum Building Separation: 10 feet
Maximum Building Height: 2-stories/35 feet
Minimum Open Space: 10% per lot or parcel

Townhouse

Minimum Lot Area and Dimensions:

Area: 2,000 square feet (per unit)
Width: 20 feet
Depth: 100 feet

Minimum Setbacks:

- Street: 25 feet from public roads
20 feet from internal streets and access drives
- Side: 0/6 feet (lesser setback for interior units)
- Rear: 20 feet
- Water body: 25 feet (measured from control elevation)
- Preserve: 20 feet from Wetlands; 30 feet from Pine Flatwoods
- Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171, *et seq.* and 34-2194.

- Maximum Lot Coverage: 60%
- Minimum Open Space: 10% per lot or parcel
- Minimum Building Separation: 12 feet
- Building Height: 2 stories/35 feet

Two Family Attached (Twin Villa)

Minimum Lot Area and Dimensions:

- Area: 3,500 square feet (per unit)
- Width: 25/35 feet (25 feet where offset lot line is utilized)
- Depth: 100 feet

Minimum Setbacks:

- Street: 25 feet from public roads
20 feet from internal streets and access drives
- Side: 0/5 feet (lesser setback for interior units)
- Rear: 20 feet
- Water body: 25 feet (measured from control elevation)
- Preserve: 20 feet from Wetlands; 30 feet from Pine Flatwoods
- Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171, *et seq.* and 34-2194, except that accessory structures may be 0 feet from a lake maintenance easement, buffer or open space tract.

- Maximum Lot Coverage: 65%
- Minimum Open Space: 10% per lot or parcel
- Minimum Building Separation: 10 feet
- Maximum Building Height: 2-stories/35 feet

Recreation Area/Clubhouse/Amenity Area

Minimum Lot Area and Dimensions:

- Area: 10,000 square feet
- Width: 100 feet
- Depth: 100 feet

Minimum Setbacks:

Street: 25 feet from public roads
20 feet from internal streets and access drives
Side: 10 feet
Rear: 20 feet
Water body: 25 feet (measured from control elevation)
Preserve: 20 feet from Wetlands: 30 feet from Pine Flatwoods
Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171, *et seq.* and 34-2194.

Maximum Lot Coverage: 60%
Minimum open space: 10% per lot or parcel
Minimum Building Separation: 20 feet
Height: 3 stories/45 feet

Consumption on-premises permitted indoor only. See conditions.