



DECKS, SWIMMING POOL & SCREEN ENCLOSURE STANDARDS

DECKS

Setbacks: Pavers or Concrete: 1.5'; wood same as the plot.
Allowed in easements with consent from all utility providers
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
Rear or Zero Lot-Line Side: 5' & 4' to the opposite plot line,
Solid roof or at least 1 solid wall, then the same as the home
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'