

# INDIAN SPRINGS COMMUNITY ASSOCIATION

## ARCHITECTURAL REQUEST – MINIMUM REQUIREMENTS

### ARCH COMMITTEE GUIDELINES FOR APPROVAL

#### **FENCE SETBACK**

**Street Front:** Location determined by whichever of these options is the greater distance from street.

- May not exceed Min. Setback for front lot lines
- plus 2' back from corner of attached house wall
- plus 2' back from utility meter

**Side lot lines:**

- minimum 2' setback from sidewalk for runs less than 50' and fence exceeding 4' height
- Minimum 4' setback for runs longer than 50' and exceeding 4' height.

*Any privacy fences with a combined run longer than 50' shall include landscape to break solid front face and top edge line as viewed from street.*

#### **HEIGHT AND MAKE OF FENCE:**

- 6ft max height for front, side and all rear Lots not along lake front.
- Material, color and structure pending approval of reasonable design

#### **LAKE-FRONT FENCING:**

- Max 3'6" fence height at lake front for privacy fencing. Max 4' height for picket or split rail
- Lake front fencing shall not be board on board... shadow box OK.
- Neighboring site lines of lake may not be obstructed by 6' fence. Gradual transitions from 6' height to 3'6" shall allow for neighboring sight lines.
- Lake front property owners are responsible for upkeep of lot along lake front and removal of debris that may contribute to drainage issues.
- No new chain-link fencing shall be installed on any lot.

#### **LAKEFRONT RETAINING WALLS:**

- Shall be professionally installed and accompanied by structural engineering drawings.
- Maximum height shall be at minimum slope of **2.5 percent** from foundation to top of wall (calculated min. 1ft drop for every 40 LF)

#### **ALL ADDITIONAL STRUCTURES MUST:**

(Includes but not limited to sheds, pool, pet cages, playhouse, fire pits etc.)

- Be behind fence or wall (6' max)
- OR landscaped to obstruct from view from OUTSIDE of lot. (Tolerance of 25% visibility allowed)
- Predominant height shall not exceed 6' and MUST NOT exceed 9' at maximum apex.
- Landscape must exceed height of structures above 6' - Anything above fence line should be 50% obstructed from street view with landscape
- Exceptions are outbuildings of same architectural style as primary residence when any portion is visible from street view. Full structure visibility should not exceed 66%.
- Any outbuilding showing neglect or blight must be promptly repaired or removed and is subject to rolling fines.

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**ADDITIONAL STRUCTURES** with exception of fencing. “detached outbuilding”

(Rear yard only and includes but not limited to sheds, pool, pet cages, playhouse, fire pits etc.)

### MINIMUM SETBACKS

INDIAN SPRINGS - UNIT 1: Block 1 Lots 1-18; Block 2 Lot 1; Block 4 Lots 1-8; Block 5 Lot 1-3...

25' front lot line

10' rear lot line

7.5' side lot lines\*

INDIAN SPRINGS - UNIT 1: Block 1 Lot 19-25; Block 7 Lot 7-9; Block 9 Lot 3-5;

INDIAN SPRINGS - ALL UNIT 2;

INDIAN SPRINGS - UNIT 2B Block 10 Lot 15...

20' front lot line

10' side street lot line

10' rear lot line

7.5' side lot lines\*

INDIAN SPRINGS - REMAINING UNIT 1...

20' front lot line

10' side street lot lines

10' rear lot line

5' side lot lines\*

INDIAN SPRINGS - REMAINING UNIT 2A & 2B...

20' front lot line

10' side street lot lines

10' rear lot line

5' side lot lines\*

INDIAN SPRINGS - UNIT 2C Blocks 1, 10, 14, All lots;

INDIAN SPRINGS - UNIT 2D Block 4 Lots 4-5; Block 10 Lot 7; Block 11 Lot 3;

INDIAN SPRINGS - All UNIT 2E;

INDIAN SPRINGS - UNIT 2F Block 4 Lot 6; Block 8 Lot 4; Block 13 Lots 1-3...

25' front lot line

10' side street lot lines

10' rear lot line

7.5' side lot lines\*

INDIAN SPRINGS – REMAINING UNITS 2C; 2D; 2F...

20' front lot line

10' side street lot lines

10' rear lot line

5' side lot lines\*

SOUTHERN LANDING

RL-D 25' front lot line

RL-F 20' front lot line

10' side street lot lines

7.5' All side and rear lot lines

**\*Indian Springs note:** additional restrictions apply to utilities right of way or any easements. Combined side lots less than 15' or side easements in excess of 5ft cannot be built on.

### CITY CODE

Covenants exceed city code in some instances

<http://www.coj.net/departments/planning-and-development/docs/district-summaries/rlds.aspx>