



Parkview Estate Lots

Parkview Estate Lots are similar to other Estate Lots, however they are located in the Southridge Community. Parkview Estate Lots are typically over 100 feet wide by 200 feet deep. They may vary in size and shape from lot to lot depending on location.

Main Body Width: (a) 48 feet - if the Main Body is placed within the Front Façade Zone or (b) 55 feet - if the Main Body is located behind the back line of the Front Façade Zone.

Front Yard Set-back: 25 feet except where noted by specific neighborhood guidelines within Community Pattern Section.

Front Façade Zone: 20 feet deep.

Side Yard Set-Back: 7½ feet.

Side Street Set-Back: : Not Applicable, except for Lots noted by specific neighborhood guidelines within the Community Pattern Section.

Side Street Façade Zone: Not Applicable, except for Lots noted by specific neighborhood guidelines within the Community Pattern Section.

Alley Set-Back: Not applicable.

Alley Yard Façade Zone: Not applicable.

Rear Yard Set-Back: Varies based on each individual lot and shall be measured from the front property line. See maximum setbacks for each lot noted in the specific neighborhood guidelines within community pattern section.

Side Wings: 1 or 1 ½ stories within the Front Façade Zone. Side Wings should be set back from the Front Façade of the Main Body by a distance equal to, or greater than, the width of the Side Wing.

Garages: Shall be placed a minimum of 15 feet from the front face of the Main Body. Garage Doors shall be oriented parallel or perpendicular to the street. Garage doors facing the street shall be screened from public view with a 3 feet tall hedge, fence or Porte Cochere. The screen shall be placed in the front of the parking court apron backout area.

All Parkview Estate Lots shall have front Entry driveways. The driveway shall be no wider than 10 feet and shall have a decorative entry apron from the street. The driveway shall consist of Tire Strips to each parking court or backout area. Fill between Tire Strips shall be pervious (gravel, stepping stones with grass, or grass). All parking courts or backout areas shall be set back 10 feet from the front of the Main Body. The parking court backout area shall be no deeper than 28 feet from the face of the garage and shall not encroach more than 4 feet into the Sideyard setback. Adjacent Parking Courts must maintain 10 feet from edge of adjacent Parking Court.

Porches: Must be open and may extend into the Front Yard a maximum of 10 feet. Side and Rear Porches may be screened.