

CARLTON WOODS CREEKSIDE NEIGHBORHOOD CRITERIA

August 22, 2012
(Revised August 05, 2013)
(Revised)

These Neighborhood Criteria are incorporated in and form a part of the Carlton Woods Creekside Design Standards. There may be one or several Neighborhood Criteria affecting certain lots within your subdivision. Each set of Criteria apply only to the lots described in that Criteria. Refer to the Criteria that affect your lot.

Neighborhood Name: Glenwild								
Subdivision: Carlton Woods Creekside, Section 13								
Lot Type: Single Family					See Attached Exhibits A-1, A-2, A-3, A-4, A-5, & B			
Blk. 1 Lots 1 – 17								
A. Minimum Setbacks (unless otherwise noted on Exhibit B)								
FRONT	Lots 1-2	Lots 3-8	Lots 9-15	Lots 16-17	D. Garages			
	Fence	N/A	N/A	N/A			Minimum number of spaces	3
	Development Zone	20'	19'	24'			19'	Required "hook in" side garage
Building Zone	30'	30'	30'	30'	Minimum setback from front facade to garage door parallel to street.	4'		
REAR (Golf Frontage)					Minimum front setback not requiring special door design.	45'		
Fence (golf course)				N/A				
Development Zone				N/A				
Building Zone				N/A	E. Initial Land Use Designation (ILUD) Maximum 7,000 SF Living Space			
REAR (Non-Golf Frontage)		Lot 1	Lots 2-7	Lots 8-17	F. Fences			
Development Zone		Western rear: 20' Northern rear: 10'	20'	10'				
Building Zone (w/o detached garage)		30'	30'	30'				
Building Zone (w/ detached garage)		20'	20'	15'				
SIDE (Interior) – Non Zero Side					G. Windows (special design criteria)			
Development Zone				5'				
Building Zone				10'				
Development Zone				N/A				
Building Zone				N/A	H. Exterior Lighting			
SIDE (Street)					The CWCDC may require special lighting of address placard along the street.			
Development Zone				15'	I. Special address placard.			
Building Zone				20'	A special address placard design is to be used as approved by the CWCDC.			
B. Lot Coverage (including pool) %			55%	J. Easements for Zero Lot Line Products – N/A				
C. Living Area (SF)								
Minimum				3,000				
Maximum				6,000				

For additional information and assistance, contact the Carlton Woods Creekside Design Committee (CWCDC).