



## **Building Guidelines**

- (12) Single family lots, with homes to be built facing city streets E. Heritage (3), Quaker (7), and Shady Nook (2).
- Homes must be elevated 8-10' above natural ground.
- Homes will have a maximum height of 40' and at least 2,100 SF of living space.
- There must be two habitable floors above the ground floor, with up to 1,500 SF of living area per floor.
- Exposed piers are prohibited, and the bottom floor must be enclosed.
- Ground floor must not include any habitable area and will be used for garage space.
- All lots will have fenced rear yards.
- Lots will have a 25' front building line, 25' minimum rear yard, and 5' side yards, per setbacks on Friends Heights Regulation Matrix on site plan.
- Lots next to property outside Friends Heights must have at least a 10' wide side yard on abutting side.
- Corner lot has 25' setback requirements along city streets.
- There are deed restrictions and an architectural review board.
- Lots may not be combined.