

Date: 10/6/20

Action

To: Board of Directors

From: Planning and Compliance Department

Re: Approval for a Revision to PC.8.1 Improved Lots

Background

The ACC Committee has found that clear definition of the **PC.8.1** is required where trees shall be planted in the front yard.

The courtyard area is not considered an area in which trees can be planted in the front yard; courtyard can be developed into habitable space.

The update to this rule includes the definition of the area in which trees can be planted which includes a portion of the community setback starting 6' back from the curb, in addition to the 20' front yard setback. Please refer to the attached diagram.

Fiscal Impact

Fine: No change

Recommendation

It is recommended that the Board of Directors approve the rule revision to PC.8.1 Improved Lots, as attached.

Cheryl Mitchell

Senior Planning and Compliance Manager

ACC Rule Revision

Current Rule:

SECTION VIII – LANDSCAPING

PC.8.1 Improved Lots

Landscaping must be maintained in a neat, clean, and attractive condition on all improved lots. All yards and slopes must be improved with some form of landscaping in all areas, a minimum of two (2) fifteen gallon trees or larger in the front yard and be maintained in a reasonably weed-free condition. Bare dirt is not an approved landscaping material. See PC.8.10 for information on artificial grass and decompose granite (DG). A minimum of one-third ratio of landscaping to concrete shall be maintained in the front yard.

Proposed Change (Redlined):

SECTION VIII – LANDSCAPING

PC.8.1 Improved Lots

Landscaping must be maintained in a neat, clean, **manicured**, and attractive condition on all improved lots. All yards and slopes must be improved with some form of landscaping in all areas. **A minimum of two (2) fifteen gallon trees or larger located in the twenty (20) foot front setback and/or Community setback (excluding the courtyard area, if applicable) are required. Trees must be planted a minimum of six (6) feet back from the curb. Planting additional trees throughout the property is encouraged but not required. See PC.8.4 for information on trees. All landscaping shall** be maintained in a reasonably weed-free condition. Bare dirt is not an approved landscaping material. See PC.8.10 for information on artificial grass and decompose granite (DG). A minimum of one-third ratio of landscaping to concrete shall be maintained in the front yard.

Proposed Change:

SECTION VIII – LANDSCAPING

PC.8.1 Improved Lots

Landscaping must be maintained in a neat, clean, manicured, and attractive condition on all improved lots. All yards and slopes must be improved with some form of landscaping in all areas. A minimum of two (2) fifteen gallon trees or larger located in the twenty (20) foot front setback and/or Community setback (excluding the courtyard area, if applicable) are required. Trees must be planted a minimum of six (6) feet back from the curb. Planting additional trees throughout the property is encouraged but not required. See PC.8.4 for information on trees. All landscaping shall be maintained in a reasonably weed-free condition. Bare dirt is not an approved landscaping material. See PC.8.10 for information on artificial grass and decompose granite (DG). A minimum of one-third ratio of landscaping to concrete shall be maintained in the front yard.

Fine – No change.

Justification:

The Committee has found that a clearer definition of the rule is required of where trees need to be planted.

REAR YARD

25' OR 25% IN GOLF COURSE WHICHEVER IS GREATER
30' OR 25% ON WATER WHICHEVER IS GREATER
20' OR 25% ON ALL OTHERS WHICHEVER IS GREATER

(3' HIGH AND OPEN)
(3' HIGH AND OPEN)
(5' HIGH)

S
I
D
E

Y
A
R
D

(5')

5' HIGH

HOUSE

Courtyard

S
I
D
E

Y
A
R
D

(5')

5' HIGH

**FRONT YARD SETBACK
(20')**

3' HIGH

COMMUNITY SET-BACK 4' - 22'

8 INCHES
HIGH

STREET

6'

6'