

Deer Run

III. BUILDING RESTRICTIONS

<u>Type of Building</u>	<u>Minimum Lot Size</u>	<u>Minimum Width at Building Line</u>	<u>Maximum Height</u>
✓ Single Family	7500 sq.ft.	70 ft.	35 ft.
Setbacks:	20' from all road rights-of-way. 25' for rear yard unless abutting green belt or lake, then it will be 20'. 7 1/2' for side yard.		
Patio Homes	2000 sq.ft.	30 ft.	35 ft.
(Definition)	Patio homes are described as units on lots not less than 2000 sq.ft. and may utilize zero lot line construction. Housing shall have a minimum of 700 sq. ft. per unit. Maximum height of 35 ft. Patio homes may be in fee simple or condominium concept. Homeowners association will be formed to control and maintain common areas. Amenities may be included within some patio home areas as may be determined by the developer based on his evaluation of the housing market at the time each unit is developed and subject to review and approval by Seminole County. Private drives, 20' wide may be used to serve small groups of cluster units.		
Setbacks:	Single story - 20' from road right-of-way 20' from edge of pavement on private drives. Single story - 30' from cluster to cluster. Two story - 25' from cluster to cluster. Minimum of 30' from cluster to tract buffer. When abutting lake or golf course, setbacks will be 25'.		
Multi-Family			35 ft.
Setbacks:	25' front and side street 35' building to building 30' building to tract buffer		
Commercial			35 ft.
Setbacks:	Commercial setbacks will comply with setback requirements contained in the C-1 Zoning District.		
General Individual Sites	Accessory building and swimming pools side yard setbacks to be same as main structure, rear yard 10' and not to project beyond front building line.		
Common Areas	Accessory buildings, swimming pools and recreational equipment location and setbacks to be determined at site plan review.		

IV. VEHICLE AND PEDESTRIAN CIRCULATION SYSTEM

1. All public street and road rights-of-ways shall be constructed to Seminole County land development code standards.
2. The developer will install deceleration tapers and by-pass lanes as recommended by the Seminole County Traffic Engineer.
3. The developer will pay cost for any signalization that may be required at all entrances into Deer Run and for all traffic controls within the confines of the P. U. D. In addition the developer will participate in the signalization at the intersection of Sterling Oaks Drive and Lake Dr.
4. Sidewalks shall be constructed throughout the P.U.D. to all school sites.