

No Bill of  
Assurance for  
sharp addition

On any corner lot, no solid fence of a type which would interfere with traffic visibility shall be permitted higher than (15) feet of the intersection of the street right-of-way lines.

\*\*\*\* 4. Recreational vehicles, travel trailers, trucks and similar vehicles or apparatus shall not be stored or parked in front half of vacant lots or on city property for more than 90 days in any one calendar year. A "Recreational Vehicle, travel trailer or bus" shall not be used as a permanent dwelling unit.

\*\*\*\*\* 5. All dwelling units shall have a minimum dimension on any side of twenty (20) feet.

\*\*\*\*\*6. All dwelling units shall use siding materials consistent with current city ordinances and the International Building Code.

\*\*\*\*\*7. All dwelling units shall be constructed on a concrete foundation or turned down footings or have a continuous masonry or concrete foundation.

\*\*\*\*\*8. All dwelling units shall have shingles or siding approved by the Building Committee.

### C. SPECIAL RESTRICTIONS.

1. R-1A Included is all of the land which is zoned R-1A, except the land which is zoned R-1A.

- \* (57) SHARP #1
- \*\* (58) SHARP #2
- \*\*\* (59) MARINA VILLAGE NO.

a. Each proposed lot(s) or addition shall have a minimum zoning lot area of less than twelve thousand (12,000) square feet, with a minimum building line of ninety (90) feet except that in an approved mobile home area lots of 6000 square feet with a minimum width of 60 feet.

\*\*\*\* 6. All single-family detached dwellings on lake front lots shall have a minimum of one thousand four hundred (1,400) square feet under roof and one thousand (1,000) square feet heated on the first floor level. All other single-family detached dwellings shall have a minimum of one thousand (1,000) square feet under roof and eight hundred fifty (850) square feet heated on the first floor level. Exception - in an approved mobile home area, minimum size shall be 600 square feet heated.

### c. YARD AREAS.

No buildings shall be erected or enlarged unless the following yards are provided and maintained in connection with such building, structure, or enlargement

Ordinance #2002-03  
Ordinance #2002-03  
Ordinance #93.14  
Ordinance #2002-03  
Ordinance #2004-02

(1) FRONT YARD.

Forty-five (45) feet from the front lot line. Any yard adjoining a side street (corner lot) shall have a set back of thirty (30) feet from the side street.

(2) SIDE YARD.

A total of fifteen (15) feet or ten (10) percent of the lot width (whichever is greater) at the building set back lines.

(3) REAR YARD.

Thirty (30) feet from the rear property line.

(a) Any proposed lot adjoining Crown Lake shall have as its lakeside property line the meandering of the water level at an elevation of 636.50 feet above mean sea level. (This is essentially the level of the spillway intake).

R-1B

Included are the following additions:

- (15) VALLEY VIEW
- (16) RIVERVIEW
- (22) GREEN VALLEY
- (25) CAPITOL
- (29) PINE RIDGE
- (31) BEN'S CREEK
- (33) LYNWOOD
- (38) TREASURE HILLS
- (39) HILLCREST
- (40) GREENBRIAR
- (41) FOREST HEIGHTS
- (42) TIMBER RIDGE

Each dwelling unit must have at least 1,000 square feet of floor space, including carport, with at least 850 square feet of this space located on the first floor level.

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No residence shall be located on any lot nearer to the front than 45 feet nor nearer to the rear line than 25 feet. Exceptions for (16), (22), (25) and (29): No residence shall be located on any lot nearer to the rearline than 30 feet.

No residence shall be located nearer to the interior lot side line than a distance of 15 feet or ten percent (10%) of the average width of the lot, whichever is greater, and in no event shall it be located nearer than 30 feet to the side line if the side line borders a public street or road.

3. R-1C

Included are the following additions:

- (43) SLEEPY HOLLOW
- (44) EDGE HILL

\*\*\* Ordinance #93-05

On any corner lot, no solid fence, sign, structure or plant growth of a type which would interfere with traffic visibility shall be permitted higher than three (3) feet within fifteen (15) feet of the intersection of the street right-of-way lines.

\*\*\*\* 4. Recreational vehicles, travel trailers, trucks and similar vehicles or apparatus shall not be stored or parked in front half of vacant lots or on city property for more than 30 days in any one calendar year. A "Recreational Vehicle, travel trailer or bus" shall not be used as a permanent dwelling unit.

\*\*\*\*\* 5. All dwelling units shall have a minimum dimension on any side of twenty (20) feet.

\*\*\*\*\*6. All dwelling units shall have siding materials consistent with current city ordinances and the International Building Code.

\*\*\*\*\*7. All dwelling units shall be constructed on a concrete slab with continuous turned down footings or have a continuous masonry or concrete foundation.

\*\*\*\*\*8. All dwelling units shall have shingle roofs unless alternative roofing is specifically approved by the Building Committee.

### C. SPECIAL RESTRICTIONS.

1. R-1A Included is all of the land within the City limits of Horseshoe Bend which has not been platted, except the land which is zoned R-2A. Included are the following additions:

- \* (57) SHARP #1
- \*\* (58) SHARP #2
- \*\*\* (59) MARINA VILLAGE NO. 1

a. Each proposed lot(s) or addition(s) in the R-1A District shall have a zoning lot area of less than twelve thousand (12,000) square feet, with a minimum width at the established building line of ninety (90) feet except that in an approved mobile home area lots may have a minimum of 6000 square feet with a minimum width of 60 feet.

\*\*\*\* b. All single-family detached dwellings on lake front lots shall have a minimum of one thousand four hundred (1,400) square feet under roof and one thousand (1,000) square feet heated on the first floor level. All other single-family detached dwellings shall have a minimum of one thousand (1,000) square feet under roof and eight hundred fifty (850) square feet heated on the first floor level. Exception - in an approved mobile home area, minimum size shall be 600 square feet heated.

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