

THE RIVIERA ESTATES ASSOCIATION

Guidelines for Submittal and Review of Application for Architectural Approval of Construction Projects

I) Guideline Intent, Application and Checklist

- A.** The intent of these guidelines is to provide a clear description of both the process that an applicant for architectural approval of a construction project goes through to obtain that approval, as well as the guidelines used by the reviewing authority viewing the proposed project for approval or denial.
- B.** These guidelines are now completely self contained, and tie up into the Restated Declaration of Covenants, Conditions and Restrictions (CC&Rs) Affecting the Real Property Known as The Riviera, dated December 5, 2022. (CC&Rs ART1-1.2)
- C.** Each person is automatically a Member of the Association upon obtaining a publicly-recorded fee title ownership in a Lot and are obligated to follow the Association's Governing documents, and thus specifically the Association's Architectural Guidelines. (CC&Rs ART2-2.1, ART3-3.1)
- D.** No renovations (add or alteration) by a Member which alter the footprint or floor area of a Residence is permitted until plans and specifications have been submitted to and approved in writing by the Architectural Committee or Board. (CC&Rs ART5-5.2, ART5-5.7)
- E.** Approval of plans by the REA is not a warranty or opinion as to the soundness or quality of the design of the project. REA takes no responsibility and accepts no liability regarding any construction risk or psychological distress that occurs to any party as a result of the project or the process of review by REA. (CC&Rs ART5-5.27)
- F.** If a municipal or state building code has any specific requirements or parameters that are more restrictive than those contained in these guidelines, the more restrictive requirements or parameters will apply.
- G.** Solar energy systems or home battery storage may only be installed after submitting plans and obtaining written approval by the Architectural Committee or Board. (CC&Rs ART6-6.6)
- H.** Any building or structure construction must be prosecuted diligently and continuously from commencement until fully completed unless otherwise approved by the Board. (CC&Rs ART5-5.25)
- I.** Within six (6) months of completing any construction, Members must landscape their Lots with fire resistant plants as required by the Association's Architectural Guidelines unless otherwise authorized by the Board (CC&Rs ART5-5.26)
- J.** Application and Checklist provided on page 2 and 3.

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Application and Plan Drop Off: TBD post Palisades Fires

Online application options will be available in the future

APPLICATION FOR ARCHITECTURAL APPROVAL OF CONSTRUCTION PROJECTS

Property Owner: _____

Property Owner's Address/Phone: _____

Property Owner's Email address: _____

Construction Site address: _____

Lot/Block/Tract No: _____

Type of Structure: _____

Brief Description of Proposed Construction: _____

Proposed date for Commencement of Construction: _____

Proposed Completion Date: _____

Name/Address/Phone/email of Person Submitting Plans: _____

If obtained, approval date and attach a copy of LA Building Permit _____

Application Fee: _____ Security Deposit: _____ Date of Submission: _____

Received by: _____

Name and Signature of Person Submitting Plans:* _____

*Note: Approval of plans by REA is not a warranty or opinion as to the soundness or quality of the design of the project. REA takes no responsibility and accepts no liability regarding any construction risk or psychological distress that occurs to any party as a result of the project or the process of review by REA.

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APPLICATION CHECK LIST

**** Incomplete applications will not be processed, so double-check ****

DOES YOUR SUBMISSION CONTAIN:

- ☐ 2 x Full Size complete set of printed drawings
- ☐ 2 x 8-1/2 x 11 complete set of printed drawings
- ☐ PDF version of complete set of drawings
- ☐ Copy of LADBS approved building permit (if obtained, usually permits pulled after HOA approval)
- ☐ Separate checks for appropriate submission fee and security deposit

VERIFY YOUR DRAWINGS CONTAIN:

- ☐ 1. If demolition of an existing structure or change in grade is planned, a topographical map and survey showing the existing grade before demolition or grade changes must be submitted before any demolition or grading begins. This datum will be used to establish existing grade.
- ☐ 2. Site plan dimensioned to show all existing and proposed construction locations, topography, and wall and fence heights.
- ☐ 3. The grading plan and topographical map showing existing grade if not already submitted under #1 above.
- ☐ 4. Exterior Elevations dimensioned to show all heights above natural unmodified grades.
- ☐ 5. Exterior Elevations shall show and have called out all finished materials, color, texture (where appropriate) and all other descriptive finished appearance information pertinent to review the project.
- ☐ 6. Floor Plans showing all new construction differentiated from existing construction.
- ☐ 7. All Drawings and Specifications submitted for review shall have individual sheet numbers assigned to each separate sheet submitted. Each sheet shall have the date of the sheet clearly placed on it. Each subsequent revised submittal shall consist of a complete set of Drawings and Specifications with a new "Revision Date" placed on each sheet of the re-submitted set.
- ☐ 8. All submissions must include a valid phone number, address and email address for owner(s) and Architect on the plans.

II) Submittal and Review Procedures

- A. The Applicant *shall make an appointment* to submit a completed application for Architectural Approval of Construction Projects by contacting:

The Riviera Estates Association

Application and Plan Drop Off: TBD post Palisades Fires

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B. The submitted drawings shall contain the following information, clearly shown:

1. If demolition of an existing structure or change in grade is planned, a topographical map and survey showing the existing grade before demolition or grade changes must be submitted before any demolition or grading begins. This datum will be used to establish existing grade.
2. Site plan dimensioned to show all existing and proposed construction locations, topography and wall and fence heights.
3. The grading plan and topographical map showing existing grade if not already submitted under II) B.1 above.
4. Exterior Elevations dimensioned to show all heights above natural, unmodified grades.
5. Exterior Elevations shall show and have called out all finished materials, color, texture where appropriate) and all other descriptive finished appearance information pertinent to review the project.
6. Floor Plans showing all new construction differentiated from existing construction.
7. All Drawings and Specifications submitted for review shall have individual sheet numbers assigned to each separate sheet submitted. Each sheet shall have the date of the sheet clearly placed on it. Each subsequent revised submittal shall consist of a complete set of Drawings and Specifications with a new "Revision Date" placed on each sheet of the re-submitted set.
8. All submissions *must* include a valid phone number, street address and email address for owner(s) *and* Architect on the plans.

C. An **application fee**, per schedule below, shall accompany the submittal.

Application Fee Schedule (subject to change)*

	Prior to Commencement	Commencement before submittal & approval
Projects adding or altering 1-999 sq ft	\$1,500.00	\$3,000.00
Projects adding or altering 1000-4999 sq ft	\$5,000.00	\$10,000.00
Projects adding or altering 5000 or greater sq ft	\$10,000.00	\$20,000.00
Pool, court, solar, storage batteries, fences, gates, driveways, etc.	\$750.00	\$1,500.00

Resubmittal Fee (per submittal)... one-half (1/2) of the original submittal fee*

*May be reduced or waived by REA Board in its sole discretion depending on specific circumstances

D. Security Deposit: Each project is required to submit a security deposit to the REA. This deposit is used to pay for any fees or penalties incurred by the property owner during their construction, **including damage to the common areas and medians**. The security deposit is in addition to the plan submission fee. Any balance of the security deposit will be refunded to the property owner when construction is completed, a final REA inspection is performed, and the project is closed by the REA. The Association's Community Manager shall verify and collect the security deposit and place it into an account separate from that of the HOA finances. A security deposit balance can be obtained upon request to our Community Manager. If a security deposit is fully utilized mid project, the REA can request an additional \$5,000.00 to replenish, as needed, until project completion.

The Security Deposit, per schedule below, shall accompany the submittal.

Security Deposit Fee Schedule (subject to change)*

	Prior to Commencement	Commencement before submittal & approval
Projects adding or altering 1-999 sq ft	\$5,000.00	\$10,000.00
Projects adding or altering 1000-4999 sq ft	\$10,000.00	\$20,000.00
Projects adding or altering 5000 or greater sq ft	\$15,000.00	\$30,000.00
Pool, court, solar, storage batteries, fences, gates, driveways, etc.	\$3,000.00	\$6,000.00

- E. Submittal of the Application and Plans:** Submit to REA, as shown above. The Association's Community Manager shall verify that the submittal is complete in accordance with the submittal requirements above, collect the fee & security deposit, and forward the submittal to the Architectural Building Committee. The Architectural Building Committee may forward plans to a Reviewing Architect appointed by the REA. The Reviewing Architect shall submit their findings, in writing, to the Association's Architectural Building Committee for a decision which shall then be rendered to the Applicant. (CC&Rs ART5-5.7)
- F. If the project is disapproved** and the reason(s) for disapproval are not made clear in the letter to the Applicant from the Architectural Building Committee, the Applicant may contact the Architectural Building Committee Chairman to determine modifications to the project that would qualify it for approval. If the Applicant cannot reach an agreement with the Architectural Building Committee Chair, Applicant may appeal the decision of the Architectural Building Committee to the Association's Board of Directors by filing a written request of appeal, filed with the REA's Community Manager. (CC&Rs ART5-5.7)
- G. If the appeal of an applicant of a disapproved project** requires the Reviewing Architect to attend a meeting with members of the Building Committee, Board of Directors and Applicant, the Applicant may be billed for the time of the Reviewing Architect at his hourly rate at the discretion of the Board. (CC&Rs ART5-5.7)
- H. If the project is approved:** One set of plans marked "Approved by the REA" will be returned to the Applicant along with a letter of approval. The Approved Plans must be kept on the building site and be available to any member of the REA who wishes to see them. REA will keep the other set of plans. An Approval is valid for one year. If the Applicant has not begun work on the project within a year of approval, the Approval will expire, the Applicant will be required to repeat the submittal process and the project will be treated as a brand-new submittal. For a new house, the beginning of work means the first placement of permanent construction of a structure on a site, such as the pouring of the foundation or footings, the installation of piles, the construction of columns, or any similar work beyond the stage of excavation. (CC&Rs ART5-5.7)
- I. Violation of Guidelines:** Members who are found in violation of these Guidelines and/or the Submittal and Review Process, including grading, building, remodeling and/or constructing walls or fences without approval of the REA - may be subject to a fine of up to \$500 per day or more, as well as the requirement to bring their property into compliance with the Guidelines. See the REA's Enforcement Policy and Schedule of Fines. Fines will be used to cover the costs of enforcement, legal fees, and future enforcement. (CC&Rs ART3-3.7)

III) Architectural Guidelines

A. General Architectural Character

1. The Building Committee shall take into consideration the compatibility of the proposed architectural design with the overall architectural character of the immediate neighborhood in which the design is proposed. Compatibility shall be determined by considering, among other things, architectural style, materials of construction, color, building mass, sensitivity to the lot's topography, sensitivity to the overall topography of the immediate neighborhood, quality of design and others.
2. Neighborhood noncommercial signage, including address signs, must not be made of lights, roofing, siding, and paving materials, flora or balloons or any other similar building, landscaping or decorative component, or include the painting of architectural surfaces. Further, noncommercial signs or posters of more than nine (9) sq. ft. are prohibited.
3. The river rock street gutters are a signature aesthetic of the Riviera Estates Association, having existed for 100 years, since the inception of the association in 1925. In an effort to maintain consistency throughout our homeowners association, all river rock gutters must be repaired or replaced when damaged during construction or recreated when driveway locations are changed. [[**Precedent Set 10/9/25** - BoE approved rebuilding of river rock gutter CLASS "A" PERMIT (A-PERMIT), Supplemental To Permit No. A2025-001813 W, Reference No. 122115, JOB ADDRESS: 13544 W D'ESTE DR, ISSUED TO: architect, DATE ISSUED: 10/09/2025]]

B. Setbacks

1. All **setback measurements** shall be taken from the appropriate street boundary lines. (see Street Boundary Line, Section N)
2. The street boundary line is the legal property line of the particular lot, not the curb. The applicant must determine and include in the plans the property lines in relation to the buildings and physical edge of the streets.
3. **Building Setbacks:** (see Setback, Section N)
 - a. All Streets: 20'0"
 - b. Side Boundary line: 10'0"
 - c. Rear boundary line: 10'0"
4. These setbacks apply to all building lines including chimney structures, balcony overhangs or any other architectural features that are deemed by the Architectural Building Committee to be massive enough to constitute a building line.
5. An uncovered porch or stoop may extend into the setback 10'-0" on any street boundary line and 5'-0" on any side boundary line, provided the sides or balustrades do not exceed more than three (3) feet above the level of the first floor of the building.
6. No building or structure shall be built within 20 feet of any street boundary line.

C. Building Heights:

1. Maximum building wall height at any building yard setback line: 22'-0" from the established grade at the front, side, and rear setbacks.
2. An additional foot of wall height may be added for each 2'0" the wall structure is removed from the setback up to a maximum wall height for that wall of 26'0" for

each side (i.e., 4'0" of additional height). However, additional setback footage may not be "traded" from one side of a structure to another to increase the latter's wall height.

3. Maximum building height: 34'-0" (measured from each point of the established grade per III) C.1 or III) C.2).
4. Chimneys, and all structures related to a chimney, may extend a maximum of 2'-0" above the highest point of the roof.
5. No structure shall be over two stories. Habitable attics above the second story are prohibited. Habitability shall be judged by stair access (versus pull-down or wall mounted ladder access), weather tight enclosure (versus ventilated to exterior) and any other physical characteristics that the Architectural Building Committee deems indicative of habitability.

D. Roofs:

1. Maximum roof pitch of 6:12 (26.57 degrees) per 6.4.1 applies only to a roof that joins the front building wall of the structure if that front building wall is on the front yard setback line.
2. Allowed roof pitch will be based on the appropriateness of that slope to the architectural character of the structure.
3. In no event shall a roof be allowed to extend above 34'-0" per III) C.3 above.
4. Roofing material shall meet Class A fire retardant requirements.
5. Roofing material may be synthetic shake or shingle, concrete or clay tile, slate, 280 pound or greater fiberglass shingle, or other architecturally compatible material, as judged by the Architectural Building Committee. Light weight asphalt shingles shall not be permitted. Flat roofs shall be finished with gravel of a color compatible to the structure's architecture as judged by the Architectural Building Committee.
6. Roof overhangs shall not extend into any yard setbacks (front, side, rear) more than 3'-0".

E. Fence & Wall Heights and Setbacks:

1. All heights shown below refer to maximum heights above lowest finished adjacent grade on either side of the fence or wall.
2. As to **front yards**:
 - a. 4'-0" maximum height at street boundary line.
 - b. 5'-0" maximum height at 4'-0" back from street boundary line.
 - c. 6'-0" maximum height at 8'-0" to 20'-0" back from street boundary line.
 - d. 8'-0" maximum height at 20'-0" or beyond, back from the street boundary line.
3. As to **side yards and rear yards**:
 - a. Tight walls or fences: 6'-0" maximum height at side or rear property line to 10'-0" back from side or rear property line. 8'-0" maximum height at 10'-0" or beyond from side or rear property line. (Note: a "tight wall or fence" is one in which there is no air or space, such as a solid brick wall, stucco wall or a solid wooden fence.
 - b. Open fences: 8'0" maximum height at any distance from side or rear property line. (Note: an "open fence" is one though which there is air, such as a cyclone

chain-link fence or a spaced picket fence.)

F. Lot Coverage and Floor Area:

1. Maximum lot coverage by all structures combined shall not exceed 27% of the "Buildable Lot Area" (total lot area less all portions of the lot whose slope is equal to or greater than 2:1 or 26.57 degrees) for lots larger than 12,500 square feet. This includes all accessory buildings together with the residence.
2. Maximum lot coverage by all structures shall not exceed 30% of "Buildable Lot Area" for lots 12,500 square feet or smaller. This includes all accessory buildings together with the residence.
3. Maximum floor area (maximum total square footage) shall be 42% of the "Buildable Lot Area" for lots larger than 12,500 square feet. This includes all accessory buildings.
4. Maximum floor area (maximum total square footage) shall be 46% of the "Buildable Lot Area" for lots 12,500 square feet or smaller. This includes all accessory buildings.
5. **Maximum Floor area shall be determined by measuring to the outside building line on all floors.** Without limitation, floor area shall include all open areas, such as stairwells and any open space extending more than 15 feet above any floor.
6. Basements shall not be included in floor area calculation. An area is calculated as basement area when the elevation of the upper surface of the floor or roof above the **basement area** does not exceed three feet in height at any point above the finished or natural grade, whichever is lower. Thus, there can be portions of a single room which include basement area and non-basement area. Non-basement area that extends beyond the 1st floor footprint will be counted as area for lot coverage and all non-basement area will be counted as part of the total area. If the city definition of a basement area is more restrictive than this, then the city definition will prevail.
7. Non-habitable attics shall not be included in floor area calculation. Should an existing second story attic be judged as habitable by the Architectural Building Committee, its floor area shall be included in the total floor area of the structure. For new construction, no habitable second story attics are permitted per III) C.5.
8. Covered porches shall be included in both the Maximum Lot Coverage and Maximum Floor Area calculations.

G. Accessory Buildings:

1. Accessory buildings are for uses customarily incidental, appropriate and subordinate to the use of the residence.
2. Accessory buildings are included in all Maximum Lot Coverage and Maximum Floor Area Calculations.
3. These buildings shall comply, in all respects, to the requirements for the residence, including use, height and setbacks.
4. They shall be architecturally compatible with the main structure.
5. They shall contain no food preparation equipment, except as allowed by law for permitted ADU structures.
6. No accessory building shall be constructed on a lot until construction of the main

residence has begun, and no accessory building shall be used unless the residence on the lot is also being used.

H. Construction Envelope Diagram:

All of the above Guidelines referring to dimensional limitations are supplemented by the drawings titled "Building Envelope Diagram" and "Fence & Wall Envelope Diagram," which graphically portray these limitations.

I. Satellite Dishes and/or Rooftop Appliances:

Except for standard size television antennae and mini-satellite dishes no more than 20-inches in diameter, no towers, antennae, aerials, or satellite dishes for the reception and/or transmission of radio, television broadcasting, telephone service, computer data or other means of communication shall be visible from any street or right-of-way, or shall be in any way obtrusive to neighbors.

J. Solar Panel Systems and Electrical Storage Batteries:

1. Visibility and Location

- a. Solar Panel Systems or Electrical Storage Batteries must not be visible from the streets. Solar Panel Systems or Electrical Storage Batteries not on the roof must be in compliance with the established REA setbacks and be concealed from the neighboring view; a fence, wall or hedge of sufficient height to accomplish that may be required.
- b. Solar Panel Systems or Electrical Storage Batteries on a roof must be within the wall line of the structure and must be in or below the plane of roofing material.
- c. All plumbing lines must be concealed and the method of installation shown and detailed.
- d. The installation bid and specification sheet for a Solar Panel System or Electrical Storage Batteries must be submitted with your application.
- e. Photographs must be submitted with your application showing the location of the proposed Solar Panel Systems or Electrical Storage Batteries and their visibility from neighboring structures, street or streets.
- f. Professionally drawn construction details that apply to specific installations must be provided. They must be drawn to scale and must clearly show all elevations, assembly, the attachment to the roof structure and proposed location on the lot or building, and the number and/or area of panels planned.

2. Materials

- a. Solar Panel or Electrical Storage Battery material must be dark in color.
- b. Cover plate must be transparent and glazing must be either transparent or white to reduce the reflectance of light.
- c. Cover material, if flammable, should be rated as self-extinguishing. Owner shall be responsible for compliance with this rule; the Association assumes no responsibility for the determination of the flammability of the materials or installation.
- d. Owner shall use all reasonable means available to reduce reflectance from Solar Panels, so as to minimize impact on neighbors.

3. Aesthetics

The Building Committee may require revisions for aesthetic considerations.

4. General

These rules and their application are subject to any legal requirements.

K. Devices mandated by the city or utilities in setbacks:

1. Transformers, Water Tanks, Septic Tanks and devices mandated by the city or utility companies

No transformers, water tanks, devices mandated by the city or utility companies, or the like, shall be located in the front of a house or in a setback unless they are in an underground vault. When above ground, such devices shall not be visible from the street.

L. HVAC (heating and air conditioning) Units and Pool Equipment:

1. HVAC Units and Pool Equipment

To minimize noise to neighbors, HVAC Units and Pool Equipment shall not be located in a setback. For pool equipment, an exception can be made at the discretion of the Architectural Building Committee if the equipment is located at the rear of the property and is at least 20 feet from any neighboring house, and the neighbor does not object. HVAC units and Pool Equipment shall not be visible from the street, and be screened from view. Rooftop HVAC Units must be screened or recessed, and screening must be in keeping with the style of the house so as not to be an eyesore.

M. GRANDFATHER PROVISIONS

- 1.** Notwithstanding any other provision of these Architectural Guidelines, existing buildings that are in compliance with a previous version of the guidelines or the CC&Rs but do not comply with a revised or updated version (for whatever reason), shall be "grandfathered" and shall not be required to conform to the requirements of the Revised Architectural Guidelines. However, except as provided below, existing buildings that are not in compliance with the previous Architectural Guidelines and do not comply with these Revised Architectural Guidelines shall not be "grandfathered" and may be required to conform to the requirements of these Architectural Guidelines.
- 2.** Notwithstanding any other provision of the current CC&Rs or current Architectural Guidelines, existing buildings that do not, as of the date of the adoption of these current Architectural Guidelines, conform to the minimum square footage and/or setback requirements established herein shall be "grandfathered" and shall not be required to conform to the requirements of the revised Architectural Guidelines.
- 3.** Further, in the event that any structure "grandfathered" under this section is later destroyed or damaged, it may be restored in accordance with its original plans notwithstanding the fact that said plans do not conform to the minimum square footage and/or setback requirements established herein. However, prior to the commencement of construction, the owner shall submit the plans to the Architectural Building Committee. The Architectural Building Committee's function in this regard will be to certify that the plans are in fact the plans of the destroyed or damaged structure and that no modifications have been made thereto.
- 4.** Any building in compliance with these Architectural Guidelines before an amendment or revision to the CC&Rs or Architectural Guidelines shall be "grandfathered" with respect to such portion of the building existing at the time of the amendment.

N. DEFINITION OF TERMS

MAIN RESIDENCE and ACCESSORY.

The words "Main Residence " and "Accessory," as used in this Declaration, shall be deemed respectively to include both the main portion of such structures, and all projections therefrom, such as bay, bow, or oriel windows, exterior chimneys, covered porches or porticoes, and the like, but shall not include the eaves of such structures, nor any uncovered porch, stoop or steps the balustrades or sides of which do not extend more than three (3) feet above the level of the first floor of said building. A Main Residence has the same meaning as a Main Structure. Accessory buildings have the same meaning as an Accessory structures.

PORCH - COVERED

INTENT of existing Covered Porch language: A covered Porch is any structure that could easily be enclosed and become an additional room of a house. As such, we count covered porches as square footage in both the MAXIMUM LOT COVERAGE and MAXIMUM FLOOR AREA calculations. The REA enforces rules over covered porches with current owners to prevent additional unsanctioned living areas, as well as to prevent future owners from enclosing the space.

DEFINITION of Covered Porch: A Covered Porch is defined as any area covered by a roof that is supported by posts and/or walls and open on one or more sides. Any ceiling covering, including but not limited to canvas, glass or operable louvers, will constitute a solid roof. The total area is counted as area in both the MAXIMUM LOT COVERAGE and MAXIMUM FLOOR AREA calculations.

PORCH - UNCOVERED

INTENT of existing Uncovered Porch language: An Uncovered Porch is any structure that is "open to the sky" but allows partial protection from the elements. For example, but not limited to, a fixed beam trellis, which allows partial sun and elements to pass through.

DEFINITION of existing Uncovered Porch: An Uncovered Porch is defined as any open beam structure that is supported by posts and/or attached to the house, which is "open to the sky." The structure must be 75% "open to the sky" with this ratio applied consistently throughout the area, except for the perimeter supporting beams. The area of posts supporting the structure is counted as area in both the MAXIMUM LOT COVERAGE and MAXIMUM FLOOR AREA calculations.

SETBACK.

The "setback" of any building, or other structure, as to any line shall be deemed to be the minimum distance between said building, or other structure, and said line. The "setback" of any building, or other structure, as to any street, shall be deemed to be the minimum distance between said building, or other structure, and the nearest boundary line of said street.

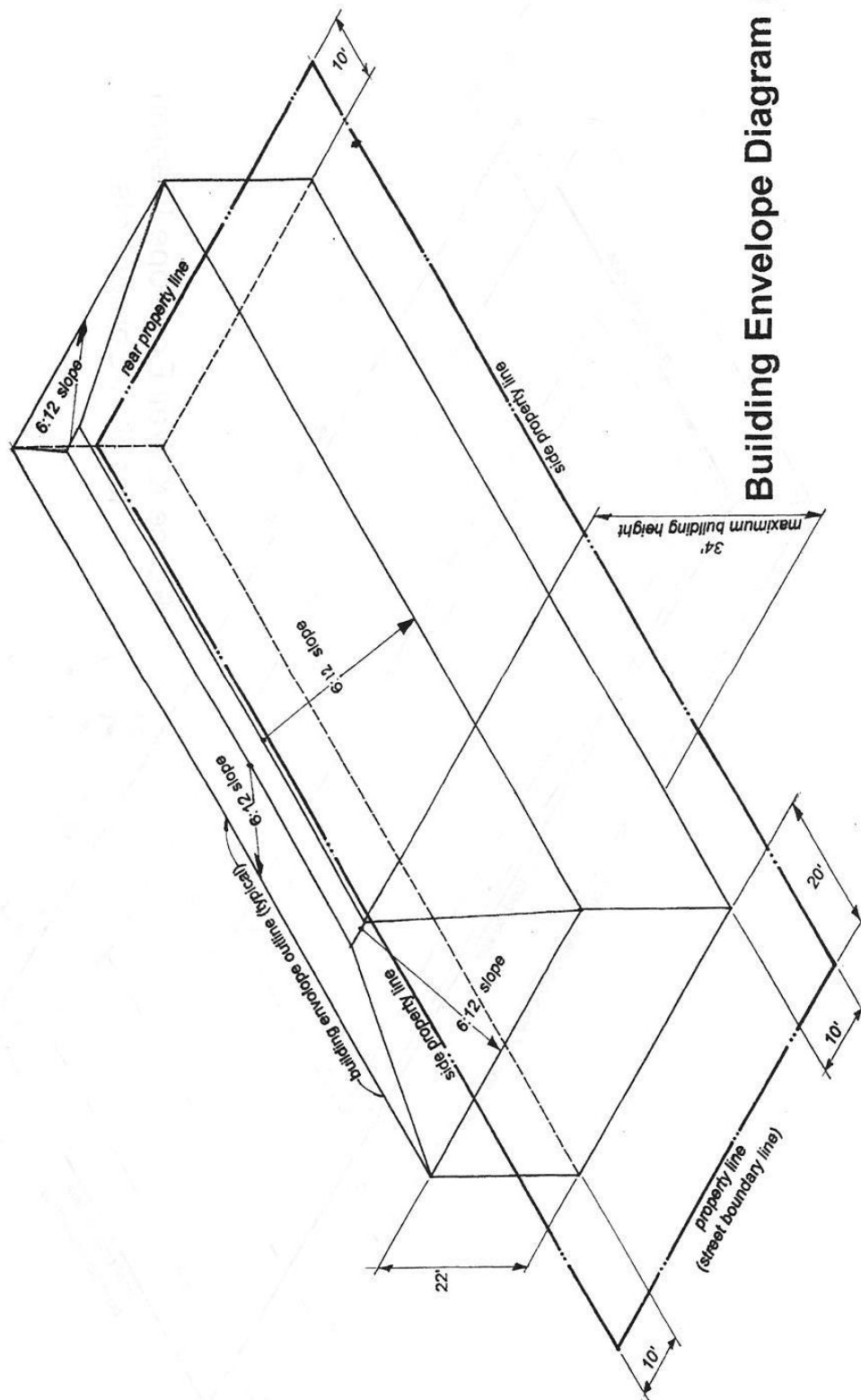
STREETS:

FRONT STREET.

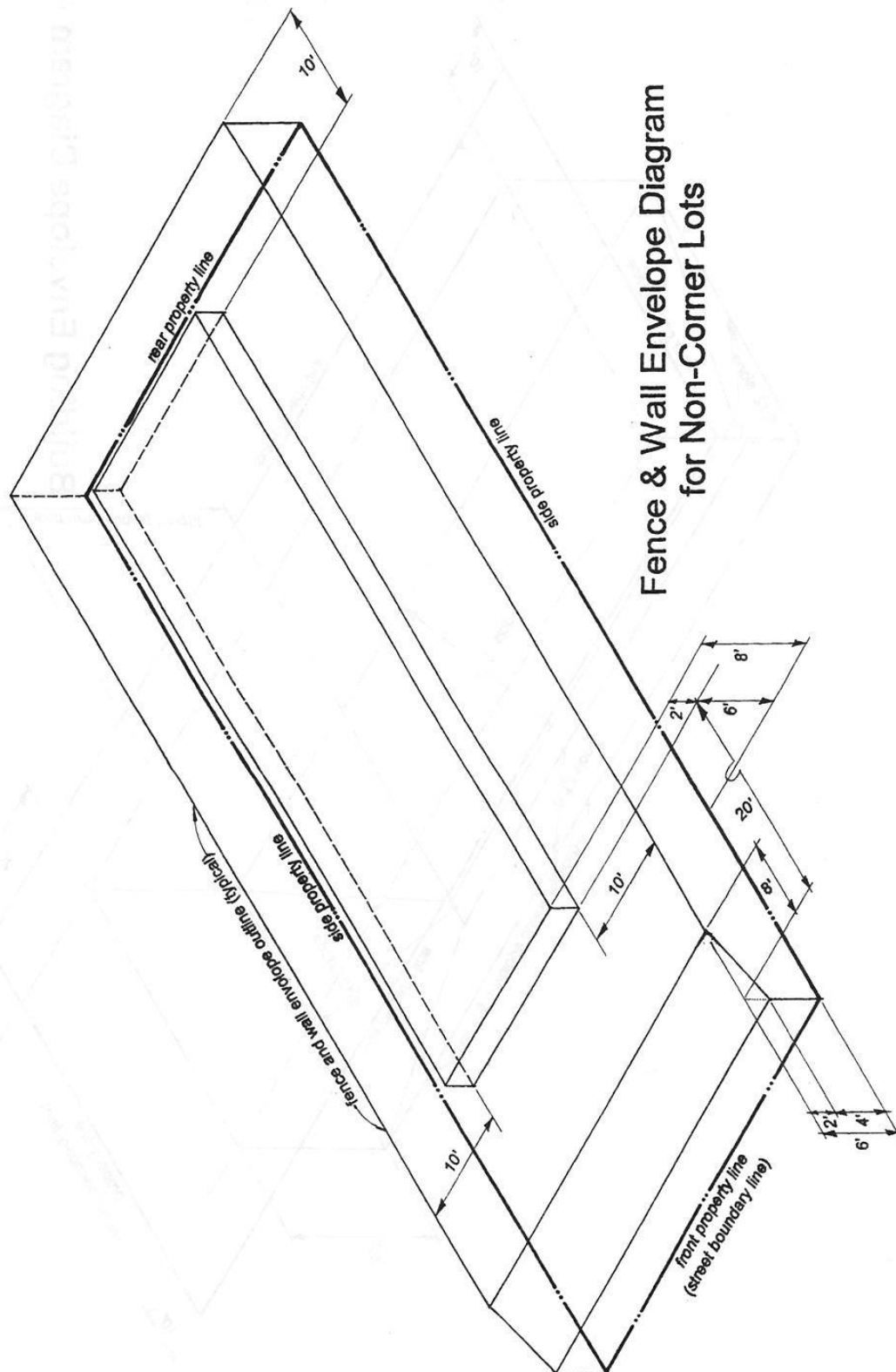
A "front street" shall, as to any lot other than a corner lot, be deemed the streets upon which the said lot abuts. Front Street, as to any corner lot, shall be deemed to be those streets, upon which said corner lot abuts.

STREET BOUNDARY LINE.

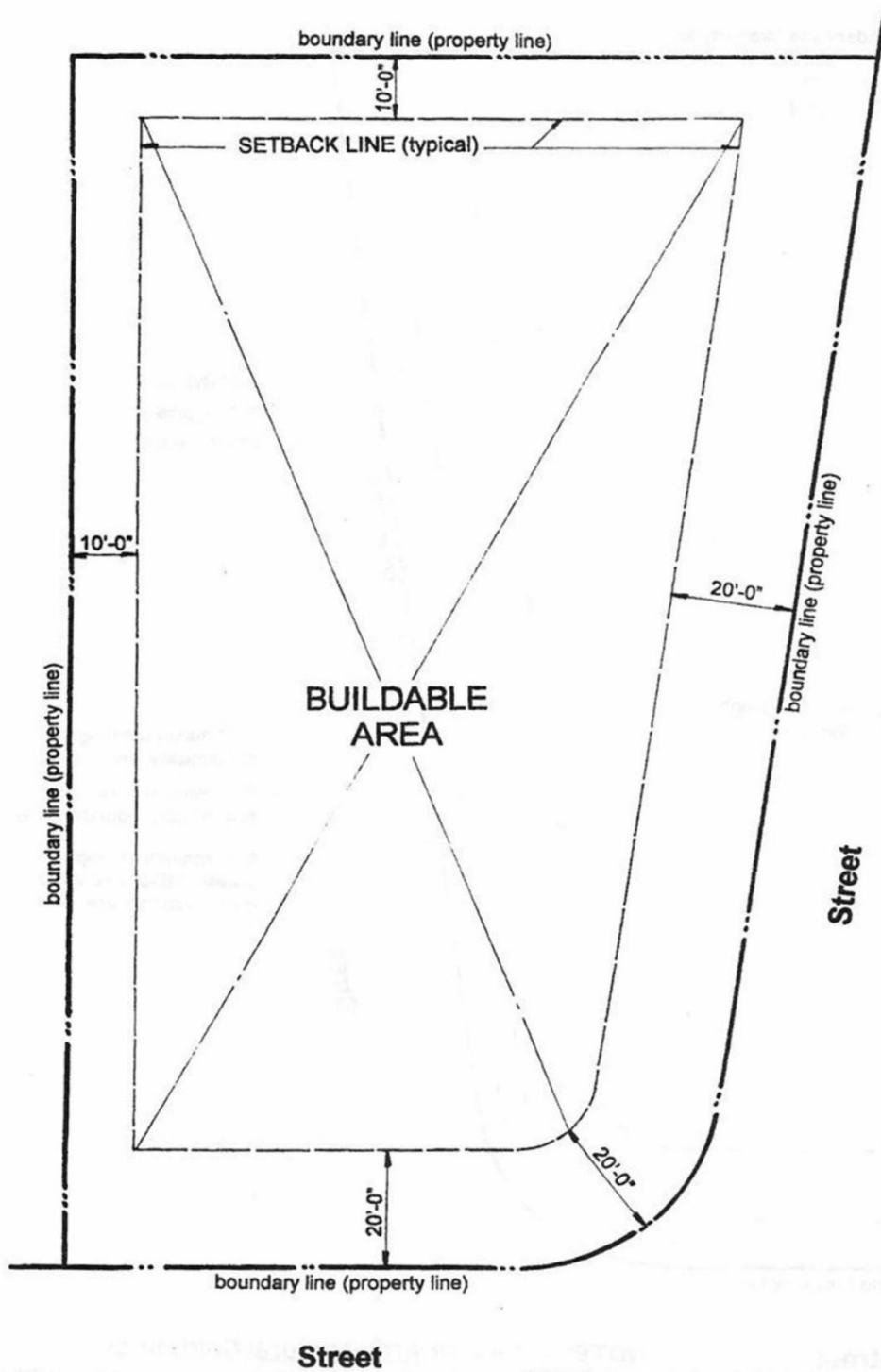
A "street boundary line" is the boundary between a lot and a street as shown on The Map.



Building Envelope Diagram

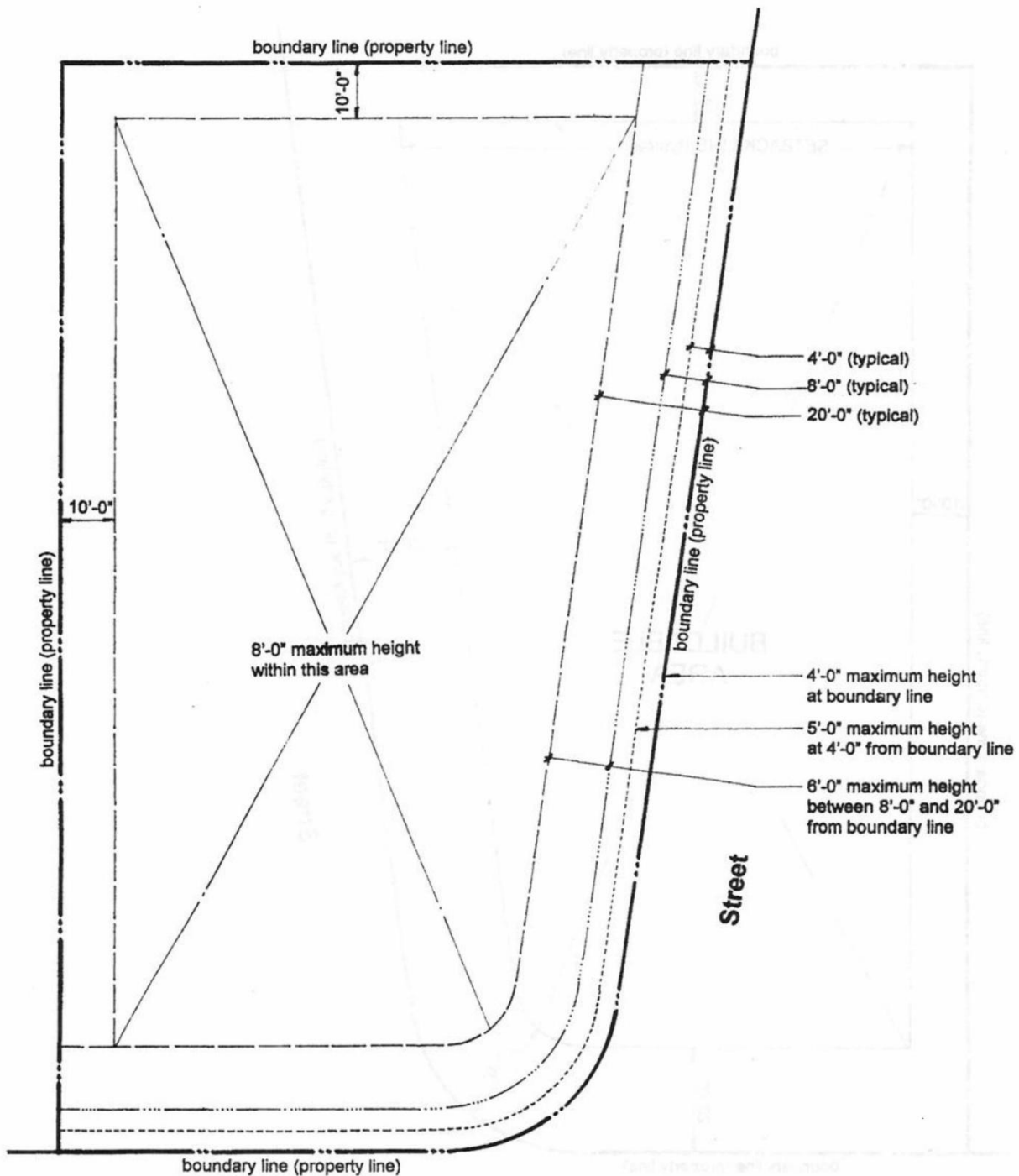


Fence & Wall Envelope Diagram
for Non-Corner Lots



NOTE: "The street boundary line is a legal property line of the particular lot, not the curb. The applicant must determine and include in the plans the property lines in relation to the buildings and the physical edge of the streets."

Corner Lot Setbacks



Street

NOTE: "The street boundary line is a legal property line of the particular lot, not the curb. The applicant must determine and include in the plans the property lines in relation to the buildings and the physical edge of the streets."

Fence and Wall Heights - Corner Lots