

## **Section 2.6, Interior Yard Expansion**

**Adopted: 2-14-07**

**(Applies to Hacienda Sur, Posada, and Custom Homesites)**

### **2.6 Interior Yard Expansion**

2.6.1 The Interior Yard area may be expanded into the Perimeter Yard when the size and conditions of the lot will allow for expansion, subject to approval by the Aesthetics Council.\* The perimeter of this area will become the new Interior Yard line for building setbacks. A portion of a house may project into an Interior Yard expansion subject to City setback and approval by the Aesthetics Council. A 5 foot minimum building setback dimension is required whenever an Interior Yard expansion creates a new Interior Yard line. Interior Yard expansions must meet the following requirements:

- The Interior Yard expansion will not negatively impact prominent or visual slopes.
- The Interior Yard expansion will not interrupt the consistency of the streetscape design in the immediate area.
- Contour grading design will be used to adjust the existing grading as much as possible.
- The Interior Yard expansion is consistent with the overall design intent of the Design Book.
- Additional landscaping will be required to mitigate the effects of the expansion.

2.6.2 This expansion may require the use of retaining walls. It is recommended that a soil engineer review any proposed expansion of the interior yard area.

- Maximum height of retaining wall: 6-7 feet. See Stepped Wall Exhibit, Page 5-12.
- Maximum length of a single retaining wall segment: 60 feet.
- Minimum offset between retaining wall segments: 6 feet.

Open railings up to 3 feet are not included in the height of retaining wall.

2.6.3 Fencing may be located outside of the Interior Yard area under the following conditions:

- The location of the fence improves the visual effect to the community.
- The area between the fence and the Interior Yard is considered Perimeter Yard area and is landscaped accordingly.

\*Note: if proposed expansion affects SMA or Santaluz Club areas, a separate encroachment application and approval will be required.