

Section 2.4 & 4.3 Interior Yard

Adopted: 8-01-07

(Applies to Casitas)

2.4 Interior Yard

The Interior Yard of the Casitas is typically an extension of the interior living space and is enclosed with low walls. This is the main portion of the Casitas site that can be landscaped by the homeowner. In addition, the following restrictions apply to the Interior Yard:

- Wall heights may not be altered except in a small designated area of Plan 1 outside the master bedroom; This wall may be raised to a maximum height of five (5) feet out to the corner of the house to accommodate a spa and privacy.
- Outdoor improvements such as fountains, barbecues, bars, etc., must not exceed a height of 42 inches.
- Overhead structures (such as trellises, pergolas, or shade structures) are not permitted in areas with low courtyard walls.

4.3 Interior Yard

The Interior Yard includes the atrium or interior courtyard, and the garden areas enclosed by low walls attached to the house or external courtyard.

The interior courtyard portion of the Interior Yard is not readily visible from outside the dwelling and can accommodate a wide variety of landscape treatments. However, any projections of landscape above the roofline should be consistent in character with the surrounding landscape.

The exterior courtyard portions of the Interior Yard landscape should serve as an extension of interior living space or entry

court, and may assume a more regular landscape geometry. It may include, pools, spas, decks, and structures. Colorful accent shrubs and groundcovers in these gardens give way to more drought tolerant background shrub and groundcover species compatible in character with the species occurring in the Perimeter Yard. This area may be expanded on a case-by-case basis with the following conditions:

- Expansion of the Interior Yard must be consistent with the overall site planning of the Casita area.
- Expansions must be enclosed by courtyard walls that match the height and finish of existing courtyard walls.
- Expansions may not extend further into the streetscape or front yard areas more than the existing courtyard wall.
- Extended courtyard walls must have a 90 degree change in direction every 30 feet maximum for a distance of 24 inches or more. An exception to this rule could be granted on a case-by-case basis.
- The existing open space corridor between each adjacent Casita may not be reduced by an Interior Yard Expansion.
- Extended courtyard walls must not align with exterior walls of the Casita or existing courtyard walls. A minimum offset of 24 inches is required.

See Casitas Site Planning, Section "2.4 Interior Yard" for additional restrictions on development within the Interior Yard.