

ARCHITECTURAL CONTROL COMMITTEE (ACC)

CHECKLIST FOR BUILDING PLAN APPROVAL

All required drawings submitted (two full sized sets):

- **Engineer stamped construction plans**
- **Plan view on surveyed lot**
- **Elevation views of all sides**
- **Calculated square footage**
- **Location of the septic system**
- **Description of exterior construction materials**

		Reference section DOR
	1800 SQ FT living area in main house (one single family home)	3.01
	2 car garage	3.01
	Concrete, asphalt or other improved driveway from road to the house.	3.01
	NOT mobile, modular, manufactured, Yacadome, A-frame, stilt, or other nonconventional style or construction	3.04
	Minimum 50' set back from road	3.05
	NOTE: although not required, the setback from the boulevard has traditionally been 100'	n/a
	Minimum 75' set back from the normal water line/ min. 50' set back from rear property line for non-waterfront lots.	3.05
	Minimum 10' set back from side property line.	3.05
	Space for parking two cars off the street. (parking on the grass not permitted)	3.08
	No interference with utility or water management easements as recorded on subdiv. plat.	7.01
	Exterior material acceptable	Article V
	Exterior colors acceptable	Article V
	WATERFRONT LOTS	
	Septic system located on the road side of the lot	3.17

	Pool, decking and <u>non-opaque</u> screen enclosure minimum 50' from the normal water edge.	3.05
	GUEST HOUSE	
	Exemption by Highlands County Board of Adjustment	3.02
	Same architectural design style and exterior color scheme (including the same roof materials) as the home	3.02
	One, attached to the primary residence	3.02
	Minimum 400 sq ft living space	3.02
	Minimum 50' set back from road	3.05
	Minimum 75' feet rear set back on waterfront lots, 50' set back on all others.	3.05
	Note: Guest house cannot be constructed or occupied until the primary dwelling has been completed. The guest house can not be rented out.	3.02
	DETACHED OUTBUILDING OR WORKSHOP	
	Same architectural design, style and exterior color scheme (including the same roof materials) as the home	3.01
	Minimum 50' set back from road	3.05
	Minimum 75' feet rear set back on waterfront lots, 50' set back on all others.	3.05
	BOAT HOUSE	
	As with the requirements for guest house, the boat house roof matches the roof materials of the home.	3.01

NOTES : _____
