

WHISKEY CREEK
DEVELOPMENT STANDARDS AND REGULATIONS
March 2015

1. – Building size.

A single-family dwelling unit shall have a ground floor living area of not less than sixteen hundred (1,600) square feet for a single story dwelling and twelve hundred (1,200) square feet for a multi-story dwelling.

2. – Garages.

Each single-family dwelling shall be constructed with an attached and enclosed garage, accommodating not less than two (2) vehicles, which shall be constructed with the same kind of materials as, and shall architecturally conform with, the dwelling unit. Garages shall not be converted into one or more living or habitable areas, and no construction shall be permitted to change the exterior so as to interfere with the use of a garage as a storage place for vehicles.

3. – Driveways and parking areas.

Driveways shall be constructed of concrete, pavers or bricks. Circular driveways may be constructed between the side setback lines and between the dwelling unit and the street.

4. – Outdoor lighting.

Each improved lot shall be illuminated from dusk to dawn by either a pole lantern or front sidewall lighting. A pole lantern shall be constructed adjacent to the driveway on the lot within twenty-five (25) feet of the street.

5. – Unsightly objects.

Garbage, recycling and yard waste containers (except when placed at the curb for scheduled collection), outside clotheslines, bottled gas tanks, water softening equipment, generators and composting facilities shall be placed underground or in areas which are walled-in, fenced, or landscaped so as to not be visible from the street. Composting facilities shall be maintained so as not to become a nuisance.

6. – Easements for golfers.

Lots bordering the Whiskey Creek Golf Course shall be subject to an easement of access for all golfers lawfully using the golf course to retrieve any and all errant golf balls, provided such retrieval shall be done without damage to the landscaping or the property in general. Such access shall be gained only by pedestrian entrance.

7. – Lake.

Use of boats with motors, other than electric trolling motors, is not permitted on the lake adjoining the west side of a portion of the Whiskey Creek subdivision.

8. – Parking.

Parking of any vehicle, other than on streets and driveways and in garages, shall not be permitted. Parking of commercial vehicles and equipment, including automobiles or trucks with commercial signage or racks for commercial purposes, trailers, boats and/or boat trailers, buses, racing vehicles, and recreational vehicles shall not be permitted on streets and driveways with the following exceptions:

a) Parking of commercial vehicles and equipment is permitted during the performance of construction, repair, or service functions; and

b) Parking of boats and/or boat trailers and recreational vehicles is permitted on streets and driveways not exceeding twelve (12) times a calendar year and not exceeding a period of forty-eight (48) hours each time. No recreational vehicle shall be used or occupied as a residence or living space.

9. – Permitted uses.

Permitted uses shall be those specified in Sec. 34-694 and Sec 34-622(c)42 except for the following:

a) “Accessory uses, buildings and structures” and “Residential accessory uses” shall not include carports or car covers, unattached garages, garden sheds, and fences or walls located between a street right-of-way and the minimum required street setback line; and

b) “Recreational facilities, personal” shall not include above-ground pools.

10. – Building permit extensions.

Building permits may not be extended beyond one year from the date of issuance, nor may a new permit be issued after such time, unless the Building Official finds:

a) Demonstration of a good-faith effort with respect to completion of construction during the effective period of the building permit; and

b) The delay in completing construction was due to factors outside of the builder, developer, or property owner’s control.

Send comments on this draft language to whiskeycreekcode@gmail.com