



# CORONADO CAYS SPECIFIC PLAN

(EFFECTIVE 4/17/2007)

CITY OF CORONADO  
COMMUNITY DEVELOPMENT DEPARTMENT  
1825 STRAND WAY  
CORONADO, CA 92118  
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## Chapter 90.02 GENERAL PROVISIONS

### Sections:

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### **90.02.010 Effect.**

These provisions with respect to the Coronado Cays constitute a comprehensive plan of development, control and regulation by the City of Coronado, except as may otherwise be provided herein. The City of Coronado recognizes that a master planned community has been developed and that this specific plan is necessary to maintain the unique quality of the Cays, including the right to continue the land uses existing on the effective date of the plan codified in this title.

### **90.02.020 Recreational facilities.**

Recreational facilities may be located in any zone of the Coronado Cays. Recreational facilities may include, but are not limited to, the following: beaches, swimming rafts and floats, launching ramps, dry and wet boat storage, volley ball courts, fire pits and rings; beach club and yacht club buildings, including dining, cooking and bar facilities, locker rooms, sauna rooms, game and club rooms; offices related to management of common areas, playground facilities, badminton and tennis courts, therapeutic pools, swimming pools, and other equipment related to recreational use including buoys and markers, related parking and storage areas and other related recreational facilities constructed, erected, or installed for the benefit and exclusive use of the residents and their guests.

### **90.02.030 Swimming pools.**

Any swimming pool, or decorative pond (including associated equipment) or any other body of water which contains water 18 inches or more in depth for use in connection with any dwelling unit, shall be at least five feet from any side or rear property line and 10 feet from any front property line. No such body of water shall be permitted in any required yard space unless the enclosing fence required by the City of Coronado is permitted under the provisions of walls and fences of the zoning area that is applicable. Pool and decorative pond equipment shall be required to comply with the City of Coronado noise ordinance.

**90.02.040 Greens, commons, malls and parks.**

Facilities and features within these areas may include, but are not limited to, the following: walks and malls, sprinklers and lawns, shrubbery, trees and greenery, rocks, boardwalks, benches, outdoor furniture, outdoor lighting, sculpture, fountains and reflecting pools. All other items related to and a part of the landscape design, including screen walls and fences, shall be permitted, providing no items are detrimental to public welfare or a hazard to traffic safety. Landscape and sprinkler system plans shall be submitted to the City for review and approval.

**90.02.050 Density.**

The maximum allowable density for the specific plan area is the net area of fee lands expressed in square feet and divided by 4,000. Net area shall be the gross area less the areas devoted to commercial use and the street rights-of-way. Waterway areas of fee lands, parks, school site and municipal service areas shall not be deducted. Density shall not exceed one living unit for each 4,000 square feet of land.

**90.02.060 Parking.**

A. Residential Parking Requirements. Each residential unit shall provide a minimum of two conveniently accessible, continuously usable off-street parking spaces to be used exclusively for parking operable motor vehicles. Storage of inoperable motor vehicles in Residential Zones shall be prohibited except for residential units that provide more than two enclosed off-street parking spaces. The net dimensions of each space shall be a minimum of nine feet by 20 feet except for waterfront villas. The parking requirement for waterfront villas is contained in Chapter [90.08](#) CMC, Waterfront Villa Zone.

B. Parking and Storage on Residential Lots. No boats, trailers, motor vehicles, machinery, or other material and equipment may be stored on the exterior areas of residential lots. However, boats, trailers, and motor vehicles in an operable condition may be parked in the driveway of a residential lot not to exceed 72 consecutive hours. Vehicles parked on a driveway, including boats and trailers, shall be parked perpendicular to the street and not block any portion of the adjoining sidewalk.

**90.02.070 Bulkheads.**

Bulkheads shall be concrete installed on all fee lands fronting on waterways, except those areas devoted to beaches. Bulkheads shall not be located within the channel right-of-way. The City shall maintain the causeways including bulkheads. All other bulkheads shall be the responsibility of the homeowners or their association.

**90.02.080 Waterways.**

A. Standards. Docks, rafts, floats, beaches, navigational aids, footings, pilings and related wharfage facilities may be constructed and maintained within a 45-foot easement on each side and each end of the 150- and 170-foot channels and within a 55-foot easement on 200-foot channels. Additionally there will be a mooring encroachment of five feet beyond the 45-foot area and seven feet beyond the 55-foot area.

B. Maintenance. (Reserved).

C. Protection. The City shall provide police and fire protection for the waterways.

**90.02.090 Street lights and traffic signs.**

The City will provide and maintain street lights and traffic signs.

**90.02.100 Underground utilities.**

All utilities shall be located underground.

**90.02.110 Median strips and parkways.**

Maintenance within the median strips on the 86- and 90-foot rights-of-way, as well as tree pruning in the median, shall be the responsibility of the City of Coronado. All parkway maintenance, trees in wells within the dedicated streets, parking islands and planters on the causeways is the responsibility of the homeowners' association.

**90.02.120 Corner lots.**

Fences, walls or hedges on corner lots may not be closer than 25 feet to the property line for traffic safety vision.

**90.02.130 Land use plan.**

A. Map. The boundaries of the specific plan area are depicted on a map entitled the Coronado Cays Specific Plan Map, initially dated March 23, 2001, adopted by resolution of the City Council, as may be amended from time to time, likewise by resolution of the City Council, and which shall at all times be on file in the Office of the City Clerk. The specific plan area is divided into village areas whose boundaries are also depicted on that map.

B. Both the City zoning ordinance and the specific plan applies to the Coronado Cays.

C. If a conflict arises between the terms and conditions of the specific plan and the zoning ordinance, the specific plan shall prevail.

D. Any more stringent requirements will be the responsibility of the Coronado Cays homeowners' association by inclusion in its member handbook.

**90.02.140 Signs.**

All signage will comply with the City's sign ordinance as modified from time to time.

**90.02.150 Height measurement of fence or wall.**

The height of a fence, a wall or hedges shall be measured from the lowest adjoining side.

**90.02.160 Visibility across rear yards of waterfront dwellings.**

The rear yard of dwellings adjoining either a channel or the bay must be kept sufficiently clear of plants and trees to allow good visibility across that portion of the lot within 10 feet of the bulkhead wall.

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## Chapter 90.04 DEFINITIONS

### Sections:

<a href="#">90.04.010</a>	General.
<a href="#">90.04.020</a>	Architectural features.
<a href="#">90.04.030</a>	Basement.
<a href="#">90.04.040</a>	Building height.
<a href="#">90.04.050</a>	Developer.
<a href="#">90.04.060</a>	Ell.
<a href="#">90.04.070</a>	Garage, one-story.
<a href="#">90.04.080</a>	Garage, private.
<a href="#">90.04.090</a>	Green area.
<a href="#">90.04.100</a>	Hedge.
<a href="#">90.04.110</a>	Story.
<a href="#">90.04.120</a>	Sun shade or patio structure.
<a href="#">90.04.130</a>	Waterway.
<a href="#">90.04.140</a>	Wing or ell.
<a href="#">90.04.150</a>	Yard.

#### **90.04.010 General.**

For the purpose of this specific plan, certain terms used herein are defined as follows. Where this specific plan is silent the Coronado Municipal Code shall prevail.

#### **90.04.020 Architectural features.**

“Architectural features” may include eaves, rakes, fireplace chimneys, bay windows, corbels, copings, abutments, veneers, caps, cornices, awnings, hoods, canopies, planters, oriels, and unenclosed balconies.

“Architectural features” shall not extend to the ground or increase the gross floor area.

#### **90.04.030 Basement.**

“Basement” means a story partly underground and having one-half or more of its height below the average level of the adjoining ground. A basement occupied only for parking storage or heating or other building accessories shall be designated as a cellar and shall not be considered to be a story.

#### **90.04.040 Building height.**

The height of a building shall be measured vertically from the top of the crown in the street at mid-point of building, as constructed by the original developer in front of the building, to the highest point of the structure, excluding chimneys, except for custom homes described in Chapter 90.06 CMC, which shall be measured from the top of the coping or cap on the bulkhead, as constructed by the original developer, to the highest point of the structure excluding chimneys.

#### **90.04.050 Developer.**

“Developer” means the original grantee of the Coronado Cays from the City of Coronado and/or his successors and assigns.

**90.04.060 Ell.**

See “Wing or ell.”

**90.04.070 Garage, one-story.**

“One-story garage” means that portion of a private garage between the upper surface of any floor and the upper surface of the ceiling or roof above.

**90.04.080 Garage, private.**

“Private garage” means an accessory to, or a portion of, a main building, used or designed for use only for the shelter and/or storage of operable passenger vehicles or trucks of not more than one ton rated capacity, owned or operated by occupants of the main building, including usable space (including storage areas, workshops, and similar areas, as long as the area is not more than 50 percent separated by a wall) and convenient ingress and egress thereto.

**90.04.090 Green area.**

“Green area” means a lot within a subdivision, used for landscaping and/or recreational purposes, owned by an association and/or residents of the subdivision or project. Green areas are created for nonresidential use for the benefit of the residents, and shall be maintained by them.

**90.04.100 Hedge.**

“Hedge” means a fence or boundary formed by a dense row of shrubs or trees.

**90.04.110 Story.**

“Story” means that portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floor and the ceiling next above it.

**90.04.120 Sun shade or patio structure.**

A “sun shade or patio structure” is a one-story structure partly or completely covered by a roof, and with a least one-half of its perimeter walls completely open on one or more of its sides, and which is designated to be used as a shelter for recreational or outdoor living purposes accessory to a single-family dwelling. The structure shall not include vehicle or other storage structures. It may be either freestanding or attached to a main or accessory building.

**90.04.130 Waterway.**

“Waterway” means a navigable body of water from the face of a bulkhead to the face of any other bulkhead.

**90.04.140 Wing or ell.**

“Wing or ell” means apart or feature projecting from and subordinate to the main or central part of the main dwelling, containing one or more rooms of the dwelling.

**90.04.150 Yard.**

“Yard” means an open space on a lot on which a building is situated and, except as otherwise provided in applicable provisions of this specific plan, is unoccupied or unobstructed from the ground to the sky. When a yard dimension is given, it represents the minimum horizontal distance between the lot line from which the distance must be measured and a line parallel to said lot line.

A. Front Yard. A yard across the full width of the lot, and extending from the front lot line to a line parallel thereto, which passes through the nearest portion of that main building which is closest to said front lot line, excepting those projections of a main building permitted in a front yard by other sections of these provisions.

B. Rear Yard. A yard extending across the full width of the lot, and measured between the rear lot line of the lot and the nearest rear portion of that main building which is closest to said rear lot line, excepting those projections of a main building permitted in a rear yard by other sections of these provisions.

C. Side Yard. A yard on each side of the building and extending from the front yard to the rear yard of said lot, and located between the side lot line and the main buildings; the measured distance of which yard shall represent the shortest distance between the side line of the lot and that portion of the main building nearest said side line from which measurement is taken, excepting those projections of a main building permitted in a side yard by other sections of these provisions.

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## Chapter 90.06 CUSTOM HOMES ZONE

Sections:

- [90.06.010](#) Application – Purpose.
- [90.06.020](#) Uses permitted.
- [90.06.030](#) Development standards.
- [90.06.040](#) Width determination.
- [90.06.050](#) Maximum density.
- [90.06.060](#) Lot coverage.
- [90.06.070](#) Distance between main and accessory buildings.
- [90.06.080](#) Maximum building height.
- [90.06.090](#) Minimum floor area.
- [90.06.100](#) Yard requirements.
- [90.06.110](#) Yard setback exceptions.
- [90.06.120](#) Fences, walls or hedges.
- [90.06.130](#) Garages.

**90.06.010 Application – Purpose.**

The Custom Waterfront Homes Zone provides an area of medium density for custom-built, single-family homes to promote and protect those special amenities associated with waterfront living. The provisions of this chapter apply to the following villages: Green Turtle and Blue Anchor.

**90.06.020 Uses permitted.**

Detached single-family dwellings, including customary accessory uses and structures.

**90.06.030 Development standards.**

A. Minimum Lot Area. The minimum lot area shall be 4,000 square feet for interior lots and 4,500 square feet for corner lots.

Any three or more contiguous lots of record, under one ownership, may be divided into two or more lots by the filing of record of survey or parcel maps, subject to City ordinances and/or State law. All lots thus created shall conform to all minimum standards of area, frontage and setbacks, as elsewhere set forth in this chapter.

B. Minimum Lot Width and Frontage. The minimum lot width shall be 40 feet for interior lots and 45 feet for corner lots. The minimum street frontage shall be 25 feet. The minimum water frontage shall be 25 feet, measured at the bulkhead.

**90.06.040 Width determination.**

A. Rectangular-Shaped Lots. Lot width shall be measured along a line equidistant to, and 10 feet from, the front property line.

B. Cul-de-Sac, Knuckle or Similar Lots. Lot width shall be measured 30 feet from the front property line along a curve concentric with the street line.

C. Cul-de-Sac Lots Abutting Another Street, Channel, Bay or Similar Properties. Lot width shall be measured 30 feet from the front property line along a curve concentric with the street line.

**90.06.050 Maximum density.**

Maximum density shall not exceed one dwelling unit for each 4,000 square feet of lot area. In no case shall there be more than one dwelling unit located on any one parcel of land or lot. No building other than the main building shall be used for living purposes. Where a main building crosses the boundary line(s) between two or more lots, those lots shall be considered as a single parcel, and an additional main building may not be constructed thereon.

**90.06.060 Lot coverage.**

The ground floor area of all roofed structures on lots shall not occupy more than 55 percent of the lot area. Sun shades and/or patios, roofed or trellised, shall not be considered roofed structures.

**90.06.070 Distance between main and accessory buildings.**

The minimum distance between the exterior walls of a main dwelling and an accessory building on the same lot shall be 10 feet.

**90.06.080 Maximum building height.**

The maximum building height shall not exceed two stories or 35 feet.

**90.06.090 Minimum floor area.**

Each dwelling, constructed or erected, shall have a minimum living floor area of 2,000 square feet, including walls but exclusive of garage.

**90.06.100 Yard requirements.**

A. Front Yard. The minimum front yard shall be 10 feet, except that on cul-de-sacs the minimum front yard may be reduced to five feet. Planters not to exceed 24 inches above grade shall be allowed in the front yard. For those lots that front partially on a cul-de-sac, the setback shall be five feet on the cul-de-sac portion and 10 feet on the remaining street frontage.

B. Interior Side Yard.

1. The minimum interior side yard shall be five feet, except for a one-story garage the side yard of which on one side shall not be less than three feet. A garage may not be split for purposes of this section.
2. For a wharfage lot or an easement area in a waterway, the minimum side yard shall be five feet from the sides of the wharfage lot or water easement area to the dock, wharf or ramp in this area. Planters not to exceed 24 inches above grade shall be allowed in the interior side yard.
3. Exterior Side Yard. The minimum exterior side yard of a corner lot shall be 10 feet.

4. Rear Yard. The minimum rear yard shall be 15 feet, measured from the bulkhead wall to the main dwelling, or furthestmost projection of the cantilevered wall, balcony or deck; however, sun shades may project to within five feet of the exterior wall of the bulkhead. Lots bounded on two sides by channel waterways shall maintain a minimum of 15 feet from bulkhead to main dwelling on both sides.

a. Structures other than the aforementioned sun shades shall be limited to planter walls, seats, benches, fountains, spas or pools including equipment for same, or barbecue facilities not exceeding three and one-half feet in height measured from top of the coping or cap on the bulkhead in the rear yard of the property as constructed by the original developer.

b. Patio slabs, decks or other surface materials shall be limited to 12 inches in height, measured from the top of the bulkhead as constructed by the original developer, but shall not exceed seven inches on the bulkhead.

**90.06.110 Yard setback exceptions.**

A. Architectural Features. Architectural features may project 30 inches into the required side yard and three feet into the required front and rear yard. Architectural features of one-story garages may project to within 18 inches of the side lot line.

Architectural features are limited to a maximum of 25 percent of the length of each ground floor side and each second story side.

B. Unenclosed Stairways. Unenclosed stairways may extend four feet into the required rear yard and may extend into the required side yard to within three feet of the property line.

**90.06.120 Fences, walls or hedges.**

A. Fences, walls or hedges may not be located in the required front yard.

B. Fences or walls located in the required side yards shall not exceed eight feet in height; provided, that fences or walls in the required side yard located within one foot of the rear yard shall comply with subsections (B)(1) and (B)(2) of this section.

1. No other portion of the rear yard shall have a fence or wall, over three and one-half feet in height, other than a clear, shatterproof glass windscreen with no top rail, or wrought iron or aluminum fence with balusters not exceeding one-half inch in thickness and five feet in height.

2. Pilasters not exceeding four and one-half feet in height with a ball light mounted on each pilaster, not exceeding eight feet in height measured from top of bulkhead to top of globe, may be located in the rear yard. These regulations for fences or walls in required rear yards shall apply to both sides of the lot or lots, which have a bulkhead on two sides of the lot.

3. Fences, walls or hedges not exceeding eight feet in height may be erected in the exterior side yard of a corner lot, provided they are not closer than 25 feet to the front property line for traffic safety vision. (Ord. 1956 § 12, 2004)

**90.06.130 Garages.**

Each dwelling unit shall maintain a fully enclosed garage capable of providing at the minimum two residential off-street parking spaces as set forth in Chapter [90.02](#) CMC, General Provisions. Garages shall be equipped with an operable garage door to provide for its complete enclosure when not in active use by occupants.

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## Chapter 90.08 WATERFRONT VILLA ZONE

Sections:

- [90.08.010](#) Application – Purpose.
- [90.08.020](#) Uses permitted.
- [90.08.030](#) Development standards.
- [90.08.040](#) Yard requirements.
- [90.08.050](#) Setback exceptions.
- [90.08.060](#) Parking requirements.

**90.08.010 Application – Purpose.**

The regulations contained in this chapter establishing the Waterfront Villa Zone apply to the following association villages: Antigua, Kingston and Montego.

**90.08.020 Uses permitted.**

Residential buildings containing four or more attached dwelling units, and the customary accessory uses and structures.

**90.08.030 Development standards.**

A. Lot Coverage. The total ground floor area of all roofed structures shall not occupy more than 60 percent of the lot area.

B. Maximum Building Height. The maximum building height shall not exceed three stories or 40 feet.

C. Minimum Floor Area. Each dwelling unit, constructed or erected, shall have a minimum living floor area of 1,400 square feet, including walls but exclusive of garage or carport.

**90.08.040 Yard requirements.**

A. Waterway Setback. The minimum setback shall be 20 feet, measured from the face of the bulkhead to the building wall at the center of each building.

B. Street Setback. The minimum setback shall be four feet, measured from the property line to the wall of a building.

C. Garage/Carport Setback. The minimum setback from the property line to the building wall of a garage/carport shall be two feet on the interior street and zero setback on the exterior street.

**90.08.050 Setback exceptions.**

A. Architectural Features. Architectural features may project 30 inches into the setback from the waterways, the setback from the street, or the courtyard. Second floor balconies or building wing walls may project 10 feet into the required setback from the waterways.

B. Unenclosed Stairways. Unenclosed stairways may extend from the second floor balcony to within five feet of the face of the bulkhead wall, between patios.

C. Fences, Walls or Hedges. Masonry walls at the perimeter of a waterfront villa development or erected as part of the entry detail, or as a garage/carport wall, shall not exceed 10 feet in height. Fences used as screening, patio area or trash area enclosures may be located from the building face to a court or street elevation walk, and shall not exceed eight feet in height. Hedges not exceeding eight feet in height may be located on any part of the lot, provided they are not closer than 25 feet to the entrance property line for traffic safety vision.

**90.08.060 Parking requirements.**

Each dwelling unit shall be provided with a minimum of two reasonably accessible, continuously usable, off-street parking spaces. The net dimensions of each space shall be a minimum of nine feet by 18 feet. Space may be provided by either garage or carport. The minimum width of the required parking may be reduced to 17 feet and four inches when two spaces assigned to a particular unit are enclosed.

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## **Chapter 90.10 VILLAGE RESIDENCE ZONE**

Sections:

- [90.10.010](#) Application – Purpose.
- [90.10.020](#) Uses permitted.
- [90.10.030](#) Development standards.
- [90.10.040](#) Width determination.
- [90.10.050](#) Maximum density.
- [90.10.060](#) Lot coverage.
- [90.10.070](#) Distance between main and accessory buildings.
- [90.10.080](#) Maximum building height.
- [90.10.090](#) Minimum floor area.
- [90.10.100](#) Yard requirements.
- [90.10.110](#) Yard setback exceptions.

**90.10.010 Application – Purpose.**

The Village Residence Zone is designed as an integrated community of single-family, water-oriented housing and recreational facilities. The Village Zone includes the following villages: Jamaica, Bahama, Trinidad, and Port Royale.

**90.10.020 Uses permitted.**

The following uses are permitted in this zone:

- A. Detached single-family dwellings and the customary accessory uses and structures.

**90.10.030 Development standards.**

A. Minimum Lot Area. The minimum lot area shall be 3,600 square feet for interior lots and 4,050 square feet for corner lots, providing said lots are adjoining a green area or mall. Lots not adjoining a green area or mall shall be 3,800 square feet for interior lots and 4,275 square feet for corner lots.

B. Minimum Lot Width and Frontage. The minimum lot width shall be 40 feet for interior lots and 45 feet for corner lots. The minimum street frontage shall be 25 feet.

**90.10.040 Width determination.**

A. Rectangular-Shaped Lots. Lot width shall be measured along a line equidistant to, and eight feet from, the front property line.

B. Cul-de-Sac, Knuckle or Similar Lots. Lot width shall be measured 30 feet from the front property line along a curve concentric with the street line.

C. Cul-de-Sac Lots Siding onto Another Street, Channel, Bay, or Similar Properties. The lot width shall be measured along a line 30 feet from the front property line along a curve concentric with the street.

**90.10.050 Maximum density.**

The maximum density shall not exceed one dwelling unit for each 3,600 square feet of lot area. In no case shall there be more than one dwelling unit located on any one parcel of land or lot under single ownership. No building other than the main building shall be used for living purposes.

**90.10.060 Lot coverage.**

The total ground floor area of all roofed structures shall not occupy more than 55 percent of the lot area.

**90.10.070 Distance between main and accessory buildings.**

The minimum distance between the exterior walls of a main dwelling and an accessory building on the same lot shall be 10 feet.

**90.10.080 Maximum building height.**

The maximum building height shall not exceed two stories or 35 feet.

**90.10.090 Minimum floor area.**

Each dwelling unit constructed or erected shall have a minimum living floor area of 1,600 square feet, including walls but exclusive of garage.

**90.10.100 Yard requirements.**

A. Front Yard. The minimum front yard shall be eight feet, excepting that on a cul-de-sac the front yard may be reduced to zero setback.

B. Interior Side Yard. The minimum interior side yard shall be five feet, except for a one-story garage, the side yard of which shall not be less than three feet. One interior side yard of any lot may be reduced to zero setback in accordance with subsection C of this section, Special Side Yard.

C. Special Side Yard. One side yard of any lot in Village Residence areas may be reduced to zero setback, providing that the remaining, opposite, side yard (a "special side yard") is increased from five feet to 10 feet, except that the special side yard for the "Egret" model dwellings in Port Royale Village may be six feet, and further except that any corner lot shall be subject to subsection D of this section, Exterior Side Yard. Development of homes with a special side yard shall be subject to the following standards:

1. The special side yard for a one-story garage shall not be less than five feet. The wall of the main dwelling and/or garage erected upon the property line shall have no door or window openings. The eave or rake of the first-story roof along the zero setback may project 30 inches beyond the property line; provided, that the roof shall not drain upon the adjoining property; and provided further, that the deed to said property shall contain an easement right for said encroachment.

2. Any modification, addition, reconstruction or replacement of a home constructed utilizing the special side yard may be expanded only on the first floor, and only within a rectangular area formed by a projection of the outermost exterior walls of the home as constructed by the original developer.

The "Egret" models referred to herein are located on lots 591, 596, 599, 601, 605, 607, 609, 611, 614, 616, 618 of Map 11557, lots 794, 797, 799, 801, 804, 808, 810, 812,

814, 817, 819, 821, 823, 824, 830 of Map 11913, and lots 871, 873, 877, 880, 882, 884, 885, 888, 890, 891, 895, 898, 901, 905, 907, 912, 915, 918, and 920 of Map 12317.

D. Exterior Side Yard. The minimum exterior side yard of a corner lot shall be 10 feet. When the interior side yard of a corner lot is reduced to zero feet, the exterior side yard shall be increased to 15 feet.

E. Rear Yard. The minimum rear yard shall be 20 feet; however, a wing or ell of the main dwelling or a deck may project to within 10 feet of the rear property line, providing a usable rear yard of not less than 800 square feet remains. (Ord. 1987 § 2, 2007)

**90.10.110 Yard setback exceptions.**

A. Trellis. A trellis or sun shade may be installed in the required rear yard provided it is not less than 10 feet from the rear property line and does not encroach into the required 10-foot side yard; it may abut the side property line at the zero lot line side of the residence. Height of said trellis or sun shade shall be limited to nine feet six inches above the first floor house slab, as constructed by the original developer. Posts or columns may extend a maximum of one foot above top of trellis or sun shade.

B. Decks. For those properties which rear upon public property or common association space, decks or balconies may be installed in the required rear yard provided they are not less than 10 feet from the rear property line and do not encroach into the required side yards. The maximum height, including any projections, guardrails, walls, or windscreens, shall be limited to 13 feet above the first floor house slab as constructed by the original developer. Rear yards with such decks or balconies shall be exempt from providing the minimum 800 square feet usable rear yard. Said guardrails, walls or windscreens shall be constructed only of clear shatterproof glass with no top rail, or wrought iron or aluminum fence with balusters not exceeding one-half inch in thickness and no closer to each other than the minimum building code requirement.

C. Other Structures. Other structures in the rear yard shall be limited to planter walls, barbecue facilities, pools or spas, including equipment for same, benches or seats, fountains whose height shall be limited to three feet six inches above the first floor house slab as constructed by the original developer.

D. Architectural Features. Architectural features may project 30 inches into the required side yard and three feet into the required front and rear yard or common area. For zero side yards the eave or rake of the roof may project 30 inches into the adjoining lot or common area, provided the roof does not drain upon the adjoining property; and provided further, that the deed to said property shall contain an easement right for said encroachment. Architectural features of one-story garages may project to within 18 inches of the nonzero side lot line.

E. Unenclosed Stairways. Unenclosed stairways may extend four feet into the required rear yard and may extend into the required side yard to within three feet of the property line, where five-foot side yards are required, and to within five feet of the property line where 10-foot side yards are required.

F. Fences, Walls or Hedges.

1. Front Yard. Fences, walls and hedges may not be located in the required front yard.

2. Rear Yard. Fences, walls and hedges, not exceeding six feet in height, may be located in the required rear yards, and not exceeding eight feet in height in the required side yards; however, when common side yards of two lots are reduced to zero setback, fences, walls or hedges, not exceeding eight feet in height, may be located in the required front and rear yards, and remaining side yard.

3. Corner Lots. Fences or walls, not exceeding six feet in height, may be erected in the exterior side yard of a corner lot, provided they are not closer than 25 feet to the front property line. When a corner lot and the adjoining lot have a common side yard with a zero setback, fences or walls, not exceeding eight feet in height, may be erected in the exterior side yard of the corner lot, provided they are not closer than 25 feet to the front property line to preclude impairment of traffic safety vision.

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## Chapter 90.12 VILLAGE TOWNHOUSE ZONE

Sections:

- [90.12.010](#) Application – Purpose.
- [90.12.020](#) Uses permitted.
- [90.12.030](#) Development standards.
- [90.12.040](#) Yard requirements.
- [90.12.050](#) Yard setback.

**90.12.010 Application – Purpose.**

The regulations contained in this chapter establishing the Village Townhouse Zone apply to attached homes in the following association villages: Jamaica, Bahama, Trinidad and Port Royale Villages.

**90.12.020 Uses permitted.**

The following uses are permitted in this zone:

- A. Attached dwellings and the customary accessory uses and structures.

**90.12.030 Development standards.**

Single-story townhouses as constructed by the original developer cannot be converted to two stories.

A. Minimum Lot Area. The minimum lot area shall include the area occupied by the residence and garage, plus a minimum rear yard of 500 square feet, excepting that when an entry court or atrium of a least 150 square feet is provided, the rear yard may be reduced to 400 square feet; provided, that there are common areas as shown on the land use plan.

B. Lot Coverage. The ground floor area of all roofed structures may occupy up to 100 percent of the lot area, less required front and rear yards.

C. Distance between Main and Accessory Buildings. The minimum distance between the exterior walls of a main dwelling and an accessory building on the same lot shall be 10 feet.

D. Distance between Main Buildings. The minimum distance from the end exterior wall of a two-story building to the end exterior wall of an adjacent one- or two-story building shall be 25 feet clear.

E. Maximum Building Height. The maximum building height shall not exceed two stories to a maximum height of 35 feet.

F. Minimum Floor Area. Each dwelling constructed or erected shall have a minimum floor area of 1,400 square feet, including walls but exclusive of garages.

**90.12.040 Yard requirements.**

A. Front Yard. The minimum front yard shall be four feet, excepting that on a cul-de-sac the front yard may be reduced to zero setback.

B. Interior Side Yard. All interior side yards are zero setbacks with common walls.

C. Exterior Side Yard. The minimum distance from the exterior wall of an end unit of a building, siding onto another street shall be 20 feet to the face of the curb.

D. Rear Yard. The minimum rear yard shall be 20 feet; however, a wing or ell of a main dwelling may project to within 10 feet of the rear property line, providing a usable rear yard of not less than 500 square feet remains. When an entry court or atrium of at least 150 square feet is provided, the usable rear yard may be reduced to 400 square feet.

1. Structures permitted in rear yards other than fences and walls described in CMC 90.12.050(B) shall be planter walls, barbecue facilities, pools or spas including equipment for same, benches or seats and fountains whose height shall be limited to three feet six inches above the first floor house slab as constructed by the original developer. (Ord. 1956 § 13, 2004)

**90.12.050 Yard setback.**

A. Architectural Features. Architectural features, including eaves and fireplaces, may project 30 inches into the adjoining lot or common area and two feet into the required front and rear yard or common area, providing that the roof shall not drain upon the adjoining property; and provided further, that the deed to said property shall contain an easement right for said encroachment.

B. Fences or Walls. Fences or walls may not be located in the required front yard. Fences or walls not exceeding four feet in height may be located in the required rear yard of homes in Bahama, Trinidad and Port Royale Villages. Homes in Jamaica Village may have fences not exceeding eight feet in height.

C. End or Corner Lot. The end lot or unit of a building siding onto another street may have a fence or wall not exceeding eight feet in height, located in the required rear yard, but no fence or wall on the exterior side of an end lot or unit shall be closer than 25 feet to the front property line for traffic safety vision.

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## Chapter 90.14 VILLAGE CONDOMINIUM ZONE

Sections:

- [90.14.010](#) Application and purpose.
- [90.14.020](#) Uses permitted.
- [90.14.030](#) Development standards.
- [90.14.040](#) Yard requirements.
- [90.14.050](#) Parking requirements.
- [90.14.060](#) Exclusive use common areas.

**90.14.010 Application and purpose.**

The Village Condominium Zone provides a medium density area in the Mardi Gras Village for statutory condominium structures meeting the social, economic, and aesthetic requirements of the Coronado Cays community.

**90.14.020 Uses permitted.**

Residences of one- and/or two-story structures containing four or more living units or one- and two-story unattached structures, each providing a single living unit including the customary accessory uses and structures.

**90.14.030 Development standards.**

A. Lot Coverage. The ground floor area of all roofed structures shall not occupy more than 55 percent of the lot area.

B. Maximum Building Height. Buildings and/or dwelling units may be either one or two stories but may not exceed a maximum height of 35 feet.

C. Minimum Floor Area. Each dwelling unit shall have a minimum floor area of 1,300 square feet of living area, including walls, but exclusive of garage or carport.

**90.14.040 Yard requirements.**

A. Setback Requirements. The minimum setback from any private street shall be four feet from curb face, excepting that on a cul-de-sac the setback may be reduced to zero. The minimum setback from any property line shall be 25 feet, except that the minimum setback from the property lines adjacent to Lots 849, 850, 855, and 926 shall be 10 feet. The minimum setback from any property line within Lot 853 shall be 10 feet.

B. Architectural Features. Architectural features may project 30 inches into the required setback.

C. Fences, Walls or Hedges. Masonry walls at the west property lines shall not exceed seven feet in height. Masonry walls erected as part of the entry detail, or as a garage/carport wall, shall not exceed 10 feet in height. Fences used as screening for a patio area or trash enclosure area shall not exceed seven feet in height. Fences, wall, or hedges may not be closer than 25 feet to the entrance property line to preclude impairment of traffic safety vision.

**90.14.050 Parking requirements.**

Each dwelling unit shall be provided with a minimum of two reasonably accessible, continuously usable, off-street parking spaces. The net dimensions of each space shall be nine feet by 20 feet. Space may be provided by either garage or carport.

**90.14.060 Exclusive use common areas.**

Front, rear and side yards shall be for the exclusive use of respective units as defined in the condominium plan.

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## Chapter 90.16 NONRESIDENTIAL ZONES

Sections:

- [90.16.010](#) General.
- [90.16.020](#) Lot 926, association maintenance facility.
- [90.16.030](#) Lot 855, wetlands.

**90.16.010 General.**

The regulations contained in this chapter shall apply to Lot 926 and Lot 855.

**90.16.020 Lot 926, association maintenance facility.**

A. In addition to other uses permitted in the Village Condominium Zone, a maintenance facility is an additional permitted use in Lot 926. Uses permitted in use area(s) designated "maintenance facility" shall be limited to use by the homeowners' association and City of Coronado maintenance crews and/or their subcontractors in connection with the maintenance of Coronado Cays subject to conditions set forth in the final paragraph of this section. One or more buildings may be constructed upon the site but total first floor building coverage shall not exceed 50 percent of the lot. Maximum overall height of any building(s) or structure(s) on the lot shall not exceed 23 feet. Setback requirements for buildings shall be a minimum of 10 feet from all property lines. The site use shall be limited to the following: (1) storage and maintenance of equipment such as trucks and rolling stock, (2) landscape and building maintenance supplies and equipment, and (3) an office from which maintenance personnel may gather for assignment and dispatch.

B. The areas shall be completely screened from outside view by walls, screen fences and/or landscaping so as not to impair the use and enjoyment of the adjacent residential areas. Walls and fences shall not exceed eight feet in height.

**90.16.030 Lot 855, wetlands.**

A. Lot 855 was created by dredging to create a wetland as an ecological site under an agreement with the State Department of Fish and Game and the United States Department of Fish and Wildlife.

B. Maintenance of the wetlands will be in accordance with said agreement and will be the responsibility of the Coronado Cays homeowners' association.

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