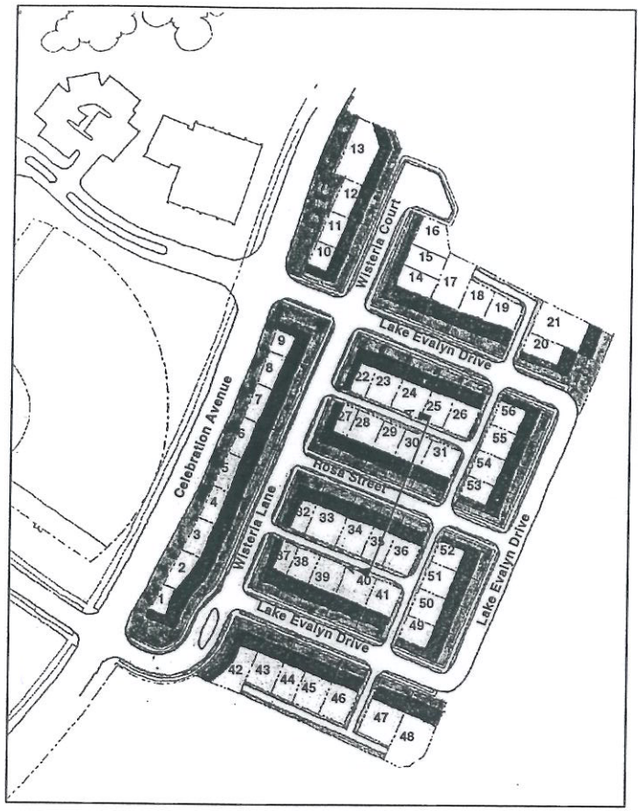
CELEBRATION
PATTERN BOOK

LAKE EVALYN
COMMUNITY PATTERNS

© Disney



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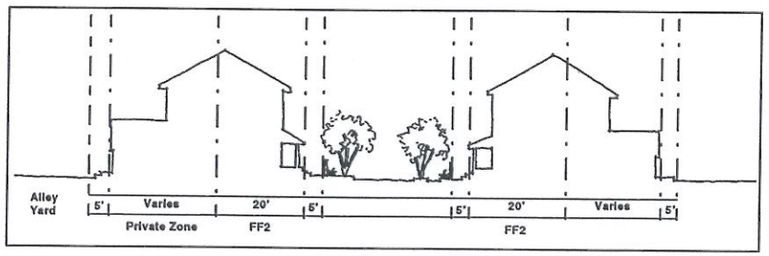
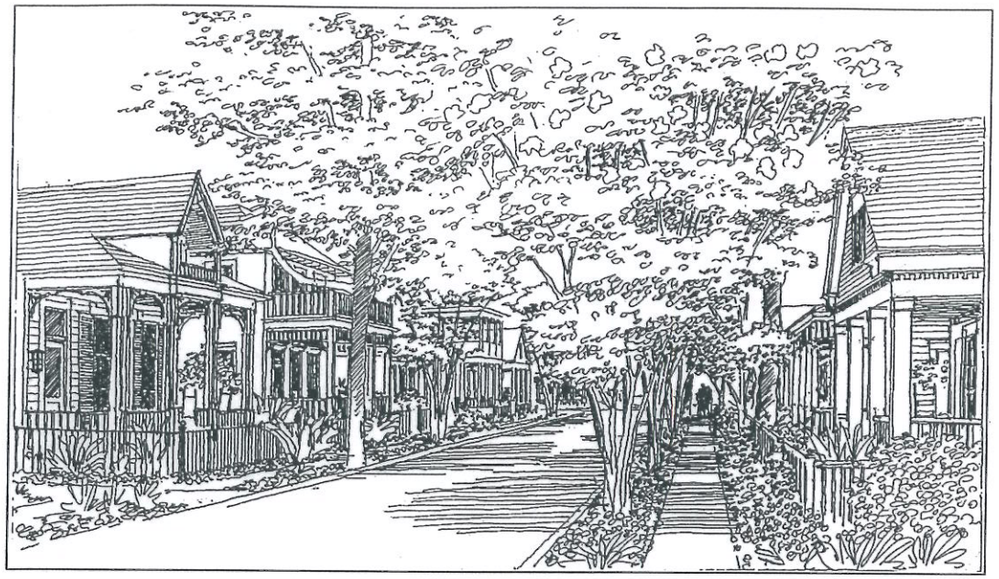


Section A

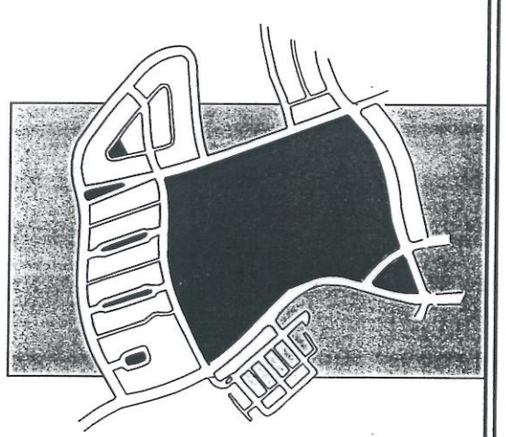


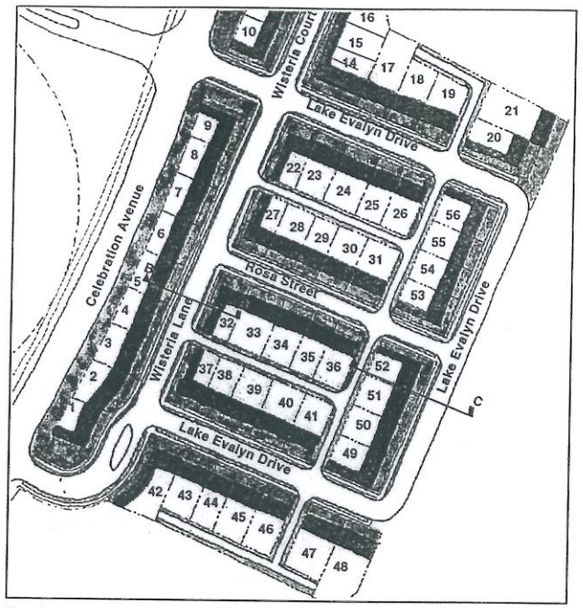
Streets in Lake Evalyn are designed as extensions of front yard gardens.

For typical Garden Lots in Lake Evalyn with Rear Alleys (Lot Type A), Lots 17-19 and Lots 22-48, the minimum Front Facade Setback to any built structure is 5 feet. For lots 25, 35, 39 and 44, the minimum Side Yard Setback for the non-zero side is 6 feet for portions of the house that are greater than one story. At a minimum, the house on Lot 48 shall have a one-story side porch which is at least 8 feet deep and 25 feet long, but it is recommended that this house have a two-story porch. For lots 19, 26, 31, 36, 41, & 46 the minimum Side Alley SetBack is 0 feet. It is recommended that the maximum obtainable set back from the Side Alley is achieved.

For typical Garden Lots in Lake Evalyn without Rear Alleys, Lots 1-16, the minimum Front Facade Setback to any built structure is 5 feet. The houses on these lots shall be placed on the lot to maximum the depth of the front drive.

For Lots 49-56 and Lots 20 and 21, the minimum Front Facade Setback to any built structure is 5 feet. These houses shall have two story Main Bodies with a full facade front gable facing Lake Evalyn. At a minimum, these houses shall have a one-story full facade front porch, but it is recommended that these houses have two-story full facade porches. For these lots, identical houses with different body colors may be built on adjacent lots. Lots 20 and 21 shall have a front walk from Lake Evalyn Drive up to the side of the porch.





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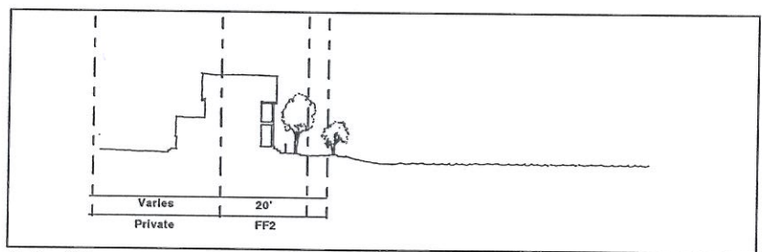
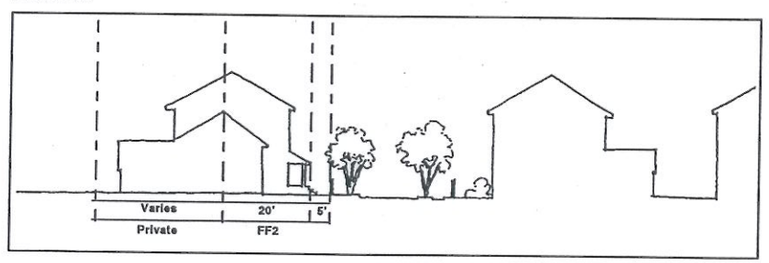


Section CC

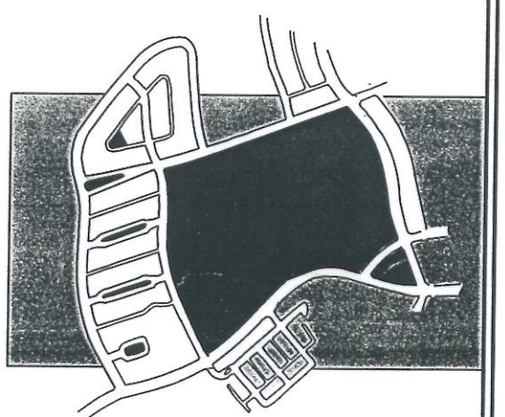


Section BB

Two-Story garden houses facing Lake Evalyn create a dramatic image along the water's edge.

All Garden Lots in Lake Evalyn shall have front fences. For lots with front sidewalks, the front fence should be set 1 foot off the sidewalk. For lots without front sidewalks, the front fence should be set 2 foot off the front property line. Identical fences may not be repeated within 2 lots on the same side of the street. All fences should wooden and painted white.

A 1 foot wide strip of ground cover shall be planted adjacent to the street side of the front yard fence. Adjacent lots on a street shall use the same species of ground cover. The ground cover will be selected by the builder at a later date.



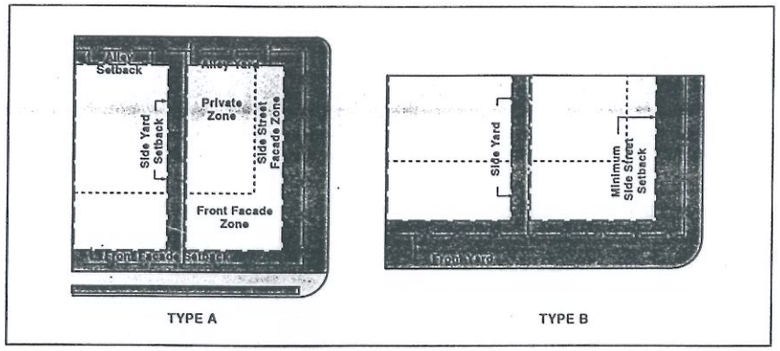
Garden Lots vary in size and shape, but are generally either 39 feet wide by 75 feet deep for lots with Rear Alleys (Lot A), or 48 feet wide by 54 feet deep for lots that do not have Rear Alleys (Lot B). The location and dimensions of the zones indicated on this page are typical ones. The specific location and dimensions of the zones vary and are defined in the guidelines for each of the community spaces (Community Space Guidelines).

Building setbacks and criteria for buildings and fences along Alleys are defined on Page B19.

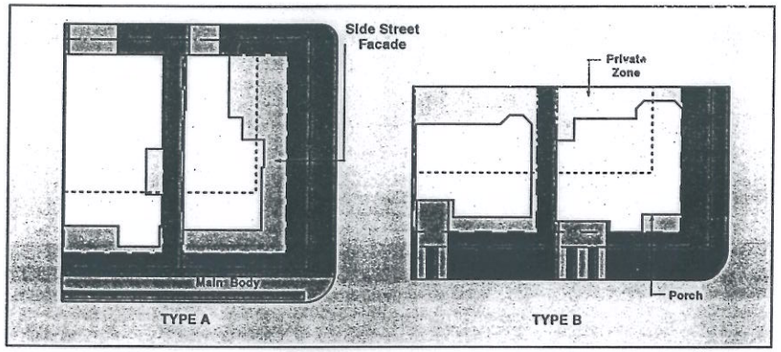
Porches shall be between 6 feet and 10 feet deep and may not be built closer than 5 feet to the front property line except where noted in the Community Space Patterns. Front porches may be no wider than the Main Body of the house.

Classical, Colonial Revival, Victorian, Coastal & Craftsmen styles may be built within Garden Lot Districts. Identical houses may not be repeated on adjacent lots on the same side of street except where noted in the Community Space Guidelines. Identical houses may not be built directly across the street from one another.

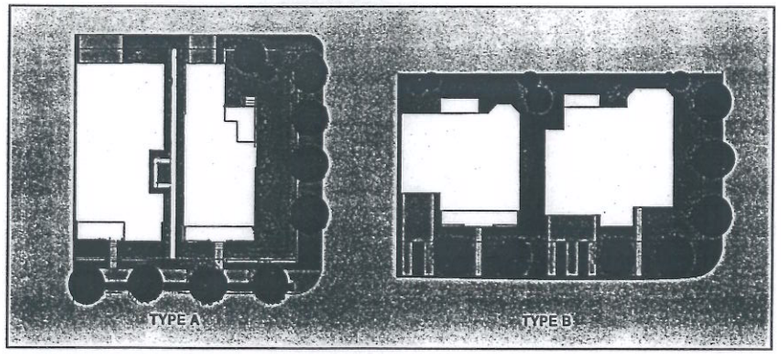
The landscape guidelines for Garden Lots are the same as those for Cottage Lots which may be found on Page B21. Additional landscape guidelines may be indicated in Community Space Guidelines.



ZONES WITHIN THE SITE



PLACING THE CELEBRATION HOUSE ON THE SITE



LANDSCAPE AND ANCILLARY STRUCTURES

Alley SetBack: Minimum 5 feet for all structures at Rear Alley. Refer to the Community Space Guidelines for Side Alley SetBack.

Side Yard SetBack: For Lot Type A, the minimum Side Yard SetBack for adjacent lots are 0 feet on one side and 6 feet on the other for one story portions of the house and 10 feet for portions of the house that are greater than one story except where noted in the Community Space Guidelines. For Lot Type B, the minimum Side Yard SetBack for adjacent lots are 0 feet on one side and 6 feet on the other except where noted in Community Space Guidelines.

Side Street SetBack–Corner Lots: 5 feet except where noted in the Community Space Guidelines.

Side Street Facade Zone–Corner Lots: 10 feet deep except where noted in Community Space Guidelines.

Front Facade SetBack (FFS): 5 feet to front porches or 5 feet to front facades for houses where the front porches that are in line with the front of the Main Body of the house except where noted in Community Space Guidelines

Front Facade Zone (FFZ): 20 feet deep except where noted in Community Space Guidelines

Garages: For Lot Type A, garages shall be placed within the Private Zone. For Lot Type B, the garage should be set back at least at least 2 feet from the front of the Main Body of the house. It is highly recommended that the garage is placed so that there can be a full parking space between the front property line and the garage. For Lot Type B, garage doors shall be no wider than 10 feet and shall be set back at least 2 feet from the front face of the garage.

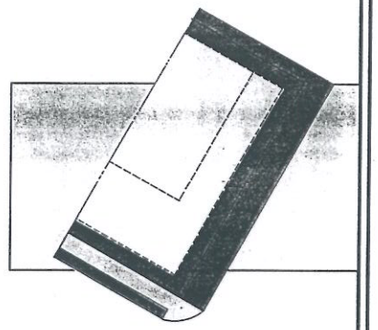
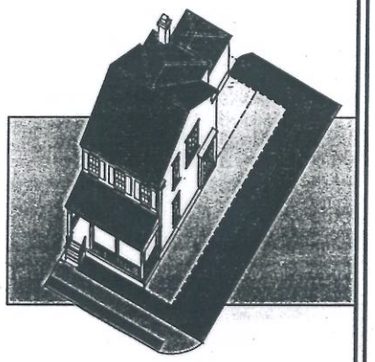
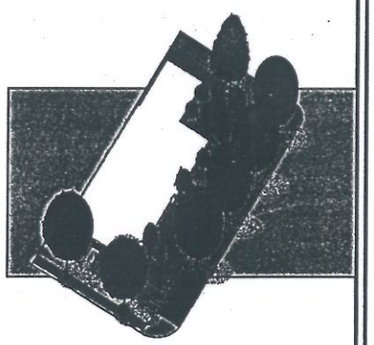
On corner lots, Side Wings and garages should be placed on the zero lot line. Fences should form a continuous structure within the Side Street Facade Zone to screen the Private Zone from public view.

The Main Body of the front facade for Lot Type A shall be no wider than 32 feet for one and one and one-half stories and 26 feet for two stories. The Main Body for Lot Type B shall be no wider than 26 feet.

Private Zone Fences shall be a maximum of 6 feet high measured from the outside face of the fence. They may be 100% opaque except along the Alley. They may extend to and be placed on property lines between lots, but shall be within the rear and front setbacks for the Private Zones.

For Lot Type A, **Front Driveways** are not permitted. For Lot Type B, Front Driveways should incorporate the use of paving strips.

Front Walks shall be a minimum of 3 feet wide and be perpendicular to the Main Body of the house.

Front Yard Fences and Hedges shall be a maximum height of 3 feet measured from their outside face. Maximum opacity for fences or low walls within this 3 foot 6 inch high plane is 60%. Front Yard Fences and Hedges should be continuous across the front of the lot, set between 6 inches to 2 feet from the sidewalk, except where noted in the Community Space Guidelines, and should have a gate or opening at the Front Walk. For Lot Type B, the Front Yard Fences and Hedges should continue across the driveways with gate or openings at the curb cuts.

Impervious Surface Area shall not exceed 75% of the total lot area.