



Summary of Fallbrook’s Legal Lot Requirements

Protective Covenants, Conditions & Restrictions (CCRs), Design Code, and Planned Unit Development (PUD) requirements have been put in place at Fallbrook for the purpose of enhancing and protecting the value and attractiveness of property and to set the stage for a positive experience for all home owners in the neighborhood. To assist you in becoming familiar with those items required by the covenants and those considered common practice¹, the chart below has been provided as a quick reference summary of key provisions that apply most directly to your home plan development and review.

REQUIREMENT / PROHIBITION ¹	LOT TYPES (not including Townhome and Transitional Properties)			
	New Urbanism	Standard	Parkway	Cottage
Review fee required prior to start of construction	\$500			
Landscape plan	yes	yes	yes	yes
Minimum floor area	1,400 sf	1,700 sf	3,000 sf	950 sf first floor
Set backs - Front Yard	15 ft	25 ft	25 ft	15 ft
Set backs - Side Yard	5 ft	7.5 ft	7.5 ft	5 ft
Set backs - Rear Yard	10 ft	Smaller of 30 ft or 20% of depth	Smaller of 30 ft or 20% of depth	10 ft
Front porches may extend up to 10 feet into front yard setback	yes ²	no	no	yes
Minimum use of brick or natural stone - Front or Street ¹	encouraged & varies by style ¹	40%	60%	encouraged & varies by style ¹
Minimum use of brick or natural stone - Side ¹	encouraged ¹	encouraged ¹	30%	encouraged
Minimum use of brick or natural stone - Rear (walkout lot) ¹	encouraged ¹	encouraged ¹	encouraged ¹	encouraged
All exterior windows and doors must be trimmed	yes	yes	yes	yes
Exterior finish of chimneys ³	all brick or stone	all brick or stone	all brick or stone	all brick or stone
Maximum height of exposed foundation permitted	none	none	none	none
Minimum roof pitch	6:12 or as dictated by architectural style	6:12 or as dictated by architectural style	6:12 or as dictated by architectural style	6:12 or as dictated by architectural style
Roofing materials	Asphalt shingles	Asphalt shingles	Asphalt shingles	Asphalt shingles
Rear deck columns must be either masonry, minimum 6x6 column, or combination of both. ³	yes (walkout lots)	yes (walkout lots)	yes (walkout lots)	yes (walkout lots)
Maximum building and landscaping height for Capitol View Lots	none	none	see covenants	none
Maximum time to commence construction	12 months	12 months	12 months	12 months
Maximum time to complete construction	12 months	12 months	12 months	12 months

(chart continued, over →)

REQUIREMENT / PROHIBITION ¹	LOT TYPES (not including T and TR)			
	New Urbanism	Standard	Parkway	Cottage
Front entry door must be 2 feet forward of any street facing 2-car garage door	N/A	yes	N/A	N/A
Floor plan includes regularly occupied rooms facing a public street ⁴	yes	yes	yes	yes
Connect front walkway directly to public sidewalk	yes	yes	yes	yes
Garages and Access - attached or detached ³	either	attached	attached	either
Garages and Access - vehicle entry orientation ³	rear / alley only	any	side only	rear / alley only
The home must be at least 1.5 stories in height ⁴	yes	no	no	yes
Lawn irrigation	required	required	required	required
Fencing	refer to Fallbrook Design Code: Fencing Code			
Accessory Buildings ³ (detached)	allowed only by prior written approval	allowed only by prior written approval	allowed only by prior written approval	allowed only by prior written approval
Swimming Pools	permitted; height is limited to 1 ft above grade	permitted; height is limited to 1 ft above grade	permitted; height is limited to 1 ft above grade	allowed only by prior written approval
Lighting - Exterior	photoelectric lighting in the alley required	no requirements	no requirements	photoelectric lighting in the alley required

¹ Declarant may require additional consideration dependant upon style, location, or materials of home.

² Applies only to New Urbanism Lots on Blue Sage from Stonebrook Parkway to Tallgrass Parkway.

³ See Fallbrook Design Code: Architectural Styles for Residential Construction. Written approval required by Design Review Committee.

⁴ Refer to the "Overlay of Requirements for NU-lots" for additional information.

The CCRs have a companion document called the Fallbrook Design Code. The design code is intended to provide more specific guidance on design decisions and is meant to pave the review path for home owners and their builders when preparing plans for approval. The design code is organized into four distinct sections indicated below.

- 1. Fallbrook Architectural Styles for Residential Construction.**
- 2. Fallbrook Residential Landscape Guidelines.**
- 3. Fallbrook Collection of Color Palettes.**
- 4. Fallbrook Residential Fencing Code.**

To receive a copy of Fallbrook's Covenants for your own review, or any portion of the Design Code, please contact the Fallbrook Development Office and we'll gladly provide them to you.



DEVELOPMENT OFFICE
 570 Fallbrook Boulevard, Suite 110
 Lincoln, NE 68521
 402.434.7444 • fallbrookusa.com