



Piper Glen Development Corp.
3900 Wood Duck Drive, Suite A
Springfield, Illinois 62711

Piper Glen 10th addition Construction Guidelines

Single-family Residences

Setbacks:

- ❖ Front yard: 25 ft minimum
- ❖ Rear yard: 20 ft minimum
- ❖ Side yards: 12 feet total minimum (4 ft min on one side)

Square footage requirements:

- ❖ 1600 sq ft minimum for ranch
- ❖ 1700 sq ft minimum for 1.5 story (min 1000 sq ft on main level)
- ❖ 1800 sq ft minimum for two-story (min 900 sq ft on main level)

Duplexes

Setbacks:

- ❖ Front yard: 25 ft minimum
- ❖ Rear yard: 20 ft minimum
- ❖ Side yards: 12 feet total minimum (4 ft min on one side)

Square footage requirements:

- ❖ 1500 sq ft minimum on each side (ranch)
- ❖ 1700 sq ft minimum on each side (1.5 story or 2 story)

Architectural approval required

- ❖ House plans and plot plan must be submitted to Architectural Control Committee prior to the start of construction
- ❖ Brick and/or stone must be present in some capacity on front elevation
- ❖ Foundation elevation must be approved prior to breaking ground