

4.1.3.1. *Fences*

Fencing will be permitted where lots abut access roads and along driveways. Fencing between lots may be permitted in appropriate circumstances, where both owners are in agreement and a provision has been made for maintenance and repair of the fence. In general, fences will be approved if they are of split rail design, made of wood or acceptable man-made materials that appear natural. Fences shall be white, of three-rail design, and no more than 4 feet in height. Vertical members may be made from rails, or from stone pillars or columns. **Fences visible from the access roads should have vertical members of stone.**

Modified as follows

4.1.3.1. *Fences*

Fencing will be permitted where lots abut access roads and along driveways. Fencing between lots may be permitted in appropriate circumstances, where both owners are in agreement and a provision has been made for maintenance and repair of the fence. In general, fences will be approved if they are of split rail design, made of wood or acceptable man-made materials that appear natural. **Fences can be either two or three-rail design, and shall be no more than 4 feet in height.** Vertical members may be made from rails, or from stone pillars or columns.

4.1.10. Size

If the residence is one story tall, the minimum interior square footage (not counting garage, attics, basement, storage, deck or porch space) shall be 2800 square feet. If the structure is more than one story tall, the minimum square footage (using the same criterion) shall be 3400 square feet. Square footage shall include closet space, but not include any portion of the structure with less than a six-foot overhead.

4.1.10. Size

If the residence is defined by the Douglas County Assessor's office as a one story structure, the minimum interior square footage (not counting garage, attics, basement, storage, deck or porch space) shall be at least 2800 square feet **on a single level. For the purposes of this document, a "level" is defined as any horizontal walking surface within 18 vertical inches of the door sill of the primary entrance to the house.** If the structure is more than one story tall, the minimum square footage (using the same criterion) shall be at least 3400 square feet. Square footage shall include closet space, but not include any portion of the structure with less than a six-foot overhead.