

## PLANNING AREA 10: MARINA TOWN SPECIFICATIONS AND STANDARDS

Marina Town in Planning Area 10 is proposed as townhomes and multi-family homes with common landscape.

### Living Unit Square Footage

Maximum: 3000' – Minimum: 750'

### Maximum Lot Coverage:

60%

### Maximum Building Height

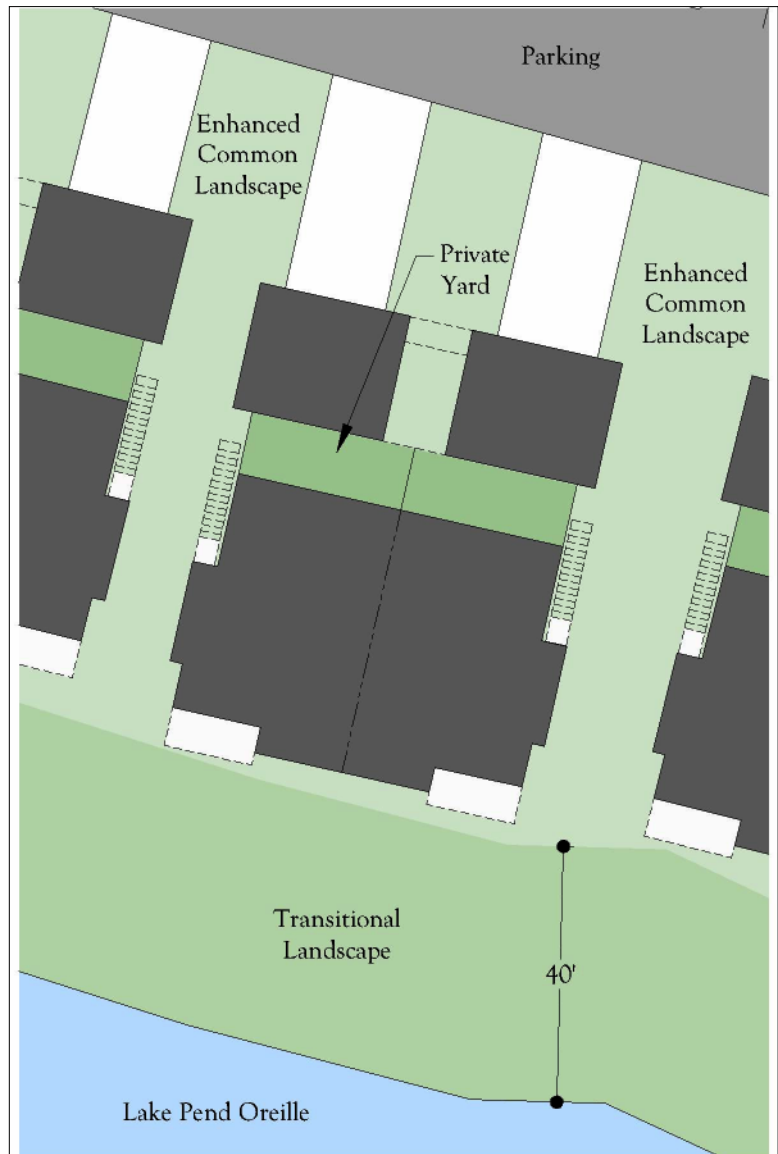
45' as determined by International Building Code; the vertical distance from the grade plane to the average height of the highest roof surface, excluding architectural projections

### Federal Emergency Management Act (FEMA)

The flood elevation level at Dover is between 2069.2 feet and 2070 feet as depicted on the FIRM map. Refer to the April 27, 2005, FEMA letter in Appendix 3 and current FEMA guidelines for a building elevation determination before you build.

### Shoreline Protection

Shoreline protection, as illustrated on page 1-36, may be required by the US Army Corps of Engineers and/or Dover Bay Development, LLC, to prevent erosion of your property.



**PLANNING AREA 10 – SPECIFICATIONS AND STANDARDS** *continued*

| <b>SPECIFICATION ITEM</b>                                 | <b>STANDARD</b>   |
|---|---|
| Garage Driveway   | 12' minimum width x 20' minimum length with guest parking<br>Tenant and guest parking in 9' x 19' stalls as shown   |
| Primary Street, Minimum Building Setback                  | 20' house side, 20' garage; front, rear or side, 20' house front, 20' attached porch front  |
| Secondary Street, Minimum Building Setback                | 5' building, 5' to projections, 5' detached garages, 5' attached porches  |
| Minimum Side Building Setback (property line to building) | 8' exterior walls, 5' to projections  |
| Minimum Rear Building Setback                             | 10' exterior walls or porches, 7' to projections  |
| Minimum Water Setback (Artificial High Water Mark)        | 40'   |
| Open See-through Fencing                                  | 42 inches high maximum fence or railing at all patios or decks  |
| Porches   | Porches are required on front, encouraged on another side   |
| Street and Front Yard Landscape                           | One (1) mature shade tree (3 inch min caliper) per 2,000 sq. ft. of area and one (1) ornamental tree per 1,000 sq. ft. recommended. Ratio of turf to planting beds shall be 2:1 (max) to 4:1 (min).     |
| Side and Rear Yard Landscape                              | One (1) mature shade tree (3 inch min caliper) and one (1) ornamental tree per 3,000 sq. ft. of area recommended. Ratio of turf to planting beds shall be 3:1 (max) to 6:1 (min).                       |
| Docks   | Not allowed.  |
| Accessory Buildings, Sports Courts, Spas, Pools and BBQs  | Common area sport courts, spas and pools are permitted as part of the Association. Other common area structures such as BBQs, Garages, Clubhouses, etc. may be proposed. Individual spas not permitted. |
| Automated Irrigation Systems                              | Required.   |