

PLANNING AREA 2A/2A2: ESTUARY FOREST/WEST BEACH COURT SPECIFICATIONS AND STANDARDS

Estuary Woods in Planning Area 2A is proposed as community production homes built upon single-family detached homesites with private or common landscape.

House Square Footage

Maximum: 3600' - Minimum: 1500'

Maximum Lot Coverage:

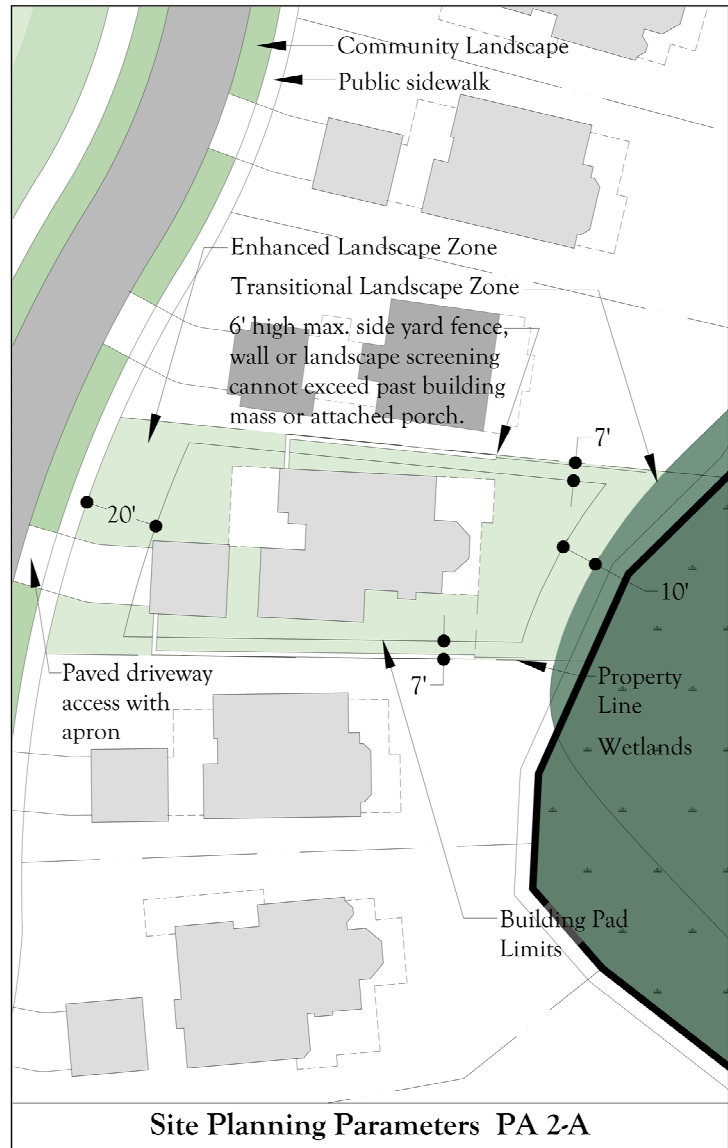
50%

Maximum Building Height

30' 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.



PLANNING AREA 2A/2A2 – SPECIFICATIONS AND STANDARDS *continued*

SPECIFICATION ITEM	STANDARD
Garage Driveway	16' maximum width x 25' minimum length with guest parking, wheel ribbons permitted.
Primary Street, Minimum Building Setback (property line)	20' house side, 20' garage; front, rear or side, 20' house front, 20' attached Porch front
Secondary Street, Minimum Building Setback (property line)	5' building, 5' to projections 5' detached garages, 5' attached porches
Minimum Side Building Setback (property line to building)	7' exterior walls, 5' to projections
Minimum Rear Building Setback (property line)	10' exterior walls or porches, 7' to projections
Minimum Setback to Wetlands	10'
Accessory Structures	Maximum levels of two. Ground level maximum of 872 square feet. Upper level maximum of 400 square feet. Total number of structures not to exceed two.
Open See-through Fencing	48" high maximum for all rear or side yard fencing.
Porches	Porches are required on street side of homes.
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).
Spas and Pools	Spas are permitted. Pools are not.
Automated Irrigation Systems	Not required.
Docks	Not allowed.