

## PLANNING AREA 2B: ESTUARY FOREST SPECIFICATIONS AND STANDARDS

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

### House Square Footage

Maximum: 3600' – Minimum: 1500'

### Maximum Lot Coverage:

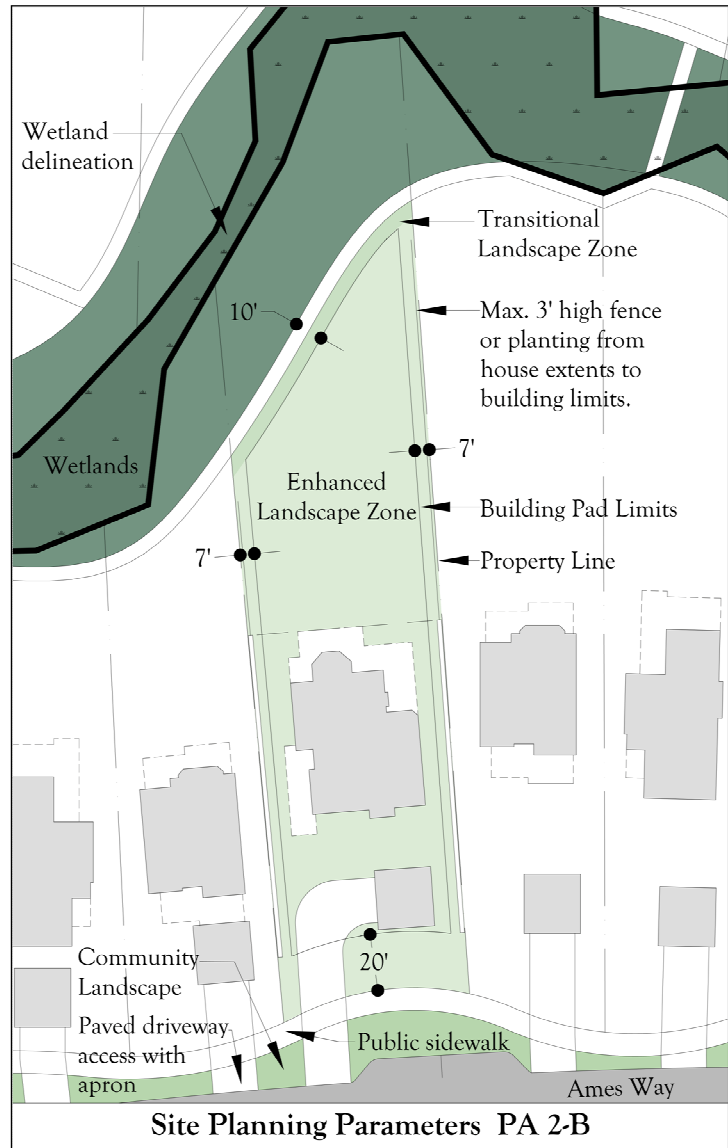
50%

### 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 2B – SPECIFICATIONS AND STANDARDS *continued***

<b>SPECIFICATION ITEM</b>	<b>STANDARD</b>
Garage Driveway	16' maximum width x 25' minimum length with guest parking, wheel ribbons permitted.
Street Access Apron	11' minimum, 16' max. apron width at street.
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	See CC&R's.
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.
Docks	Not allowed (if future water course is created.)