

## PLANNING AREA 2D: REEDWALK SPECIFICATIONS AND STANDARDS

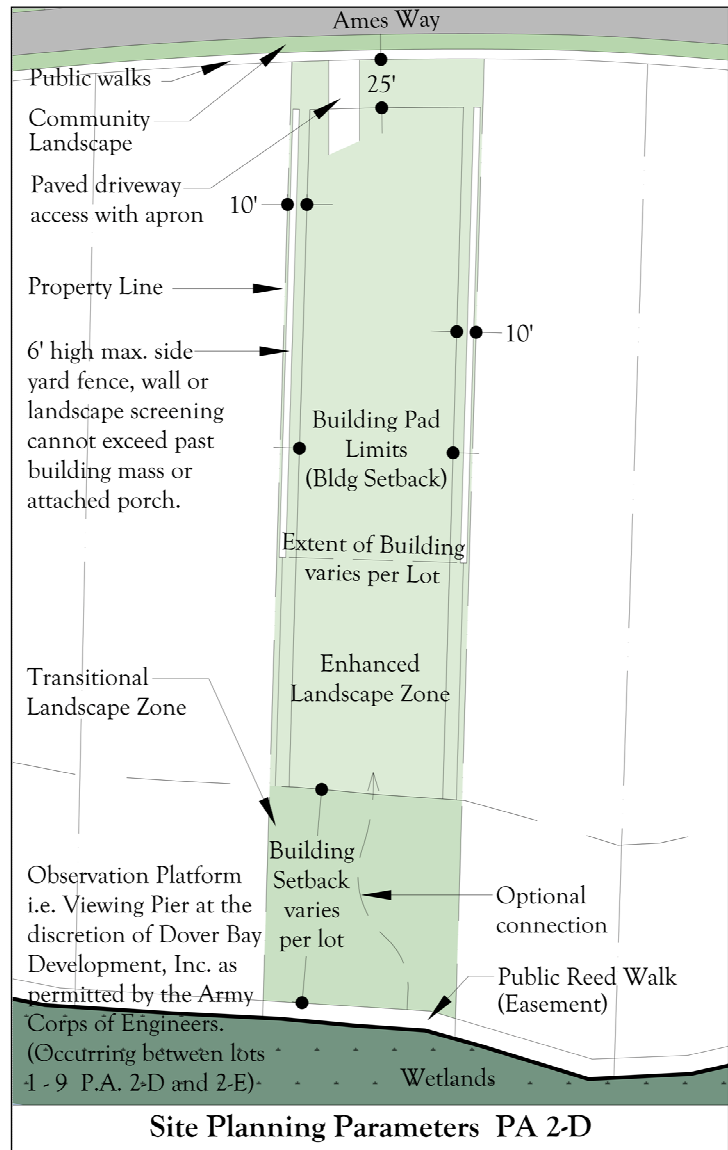
Reedwalk in Planning Area 2D is proposed as large-lot custom homes built upon single-family detached homesites with private landscape.

**House Square Footage**  
Maximum: 4500' – Minimum: 2000'

**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 2D – 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.
Primary Street, Minimum Building Setback (property line)	25' house side, 25' garage; front, rear or side, 25' house front, 25' attached porch front
Minimum Side Building Setback (property line to building)	10' exterior walls, 7' to projections
Minimum Setback to Wetlands	10'
Minimum Water Setback (Artificial High Water Mark)	Lot No. 1 – 190' setback, Lot No. 2 – 170' setback, Lot No. 3 – 150' setback, Lot No. 4 – 130' setback, Lot No. 5 – 120' setback, Lot No. 6 – 105' setback, Lot No. 7 – 85' setback, Lot No. 8 – 65' setback
Accessory Structures	Gross square footage maximum ground level, not to exceed 864. Gross square footage maximum upper level not to exceed 400. Three structures total maximum. No structure exceeds two levels.
Docks	Not allowed.
Porches	Substantial porches are required on front and rear. Side porches are encouraged.
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). Yard area shall maintain a 60' minimum natural landscape zone at inlet bay edge as wildlife corridor and Stormwater Biofiltration.
Sport Courts, Spas and Pools	Sport courts, spas and pools are permitted. Only kiddie blow-up pools are permitted above ground.