

PLANNING AREA 6A: BAYSIDE SOUTH SPECIFICATIONS AND STANDARDS

Bayside South in Planning Area 6A is proposed as attached townhomes and multi-family homes with common landscape.

House Square Footage

Maximum: 2500' – Minimum: 750'

Maximum Lot Coverage:

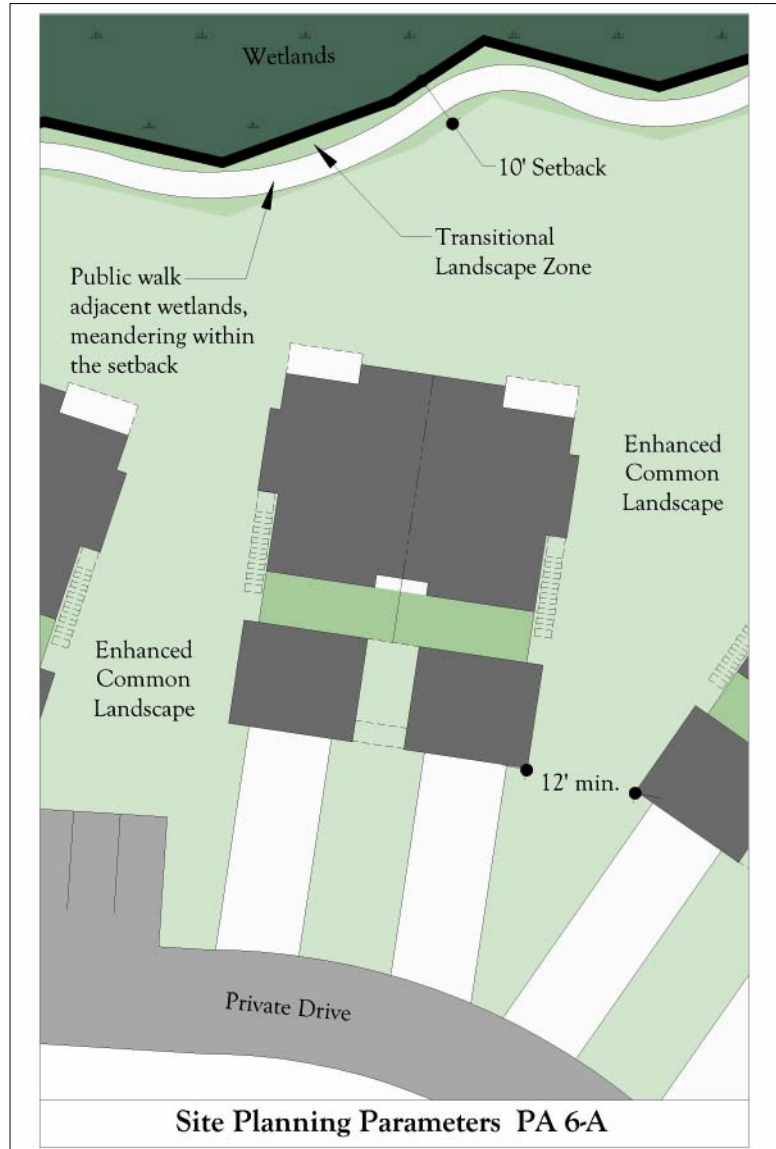
50%

Maximum Building Height

35' 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 6A – SPECIFICATIONS AND STANDARDS *continued*

SPECIFICATION ITEM	STANDARD
Garage Driveway	12' minimum width x 20' minimum length with guest parking 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)	5' exterior walls, 3' to projections
Minimum Rear Building Setback	12' exterior walls or porches, 10' to projections
Minimum Setback to Wetlands	10'
Open See-through Fencing	42 inches high maximum fence or railing at all patios or decks
Porches	Substantial porches on front and rear waterfront
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 Structures, Sport 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.