

PLANNING AREA 9: SANDY BEACH SPECIFICATIONS AND STANDARDS

Sandy Beach in Planning Area 9 is proposed as large-lot custom homes with private landscape, built upon single-family detached waterfront homesites. Homes may have private docks subject to joint approval by the Idaho Department of Land, United States Army Corps of Engineers and the DRB.

House Square Footage

Maximum: 4500' – Minimum: 2500'

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.

Special Consideration

Special consideration should be given to diminish the perception of verticality of the home because of the raised BFE condition.

Federal Emergency Management Act (FEMA)

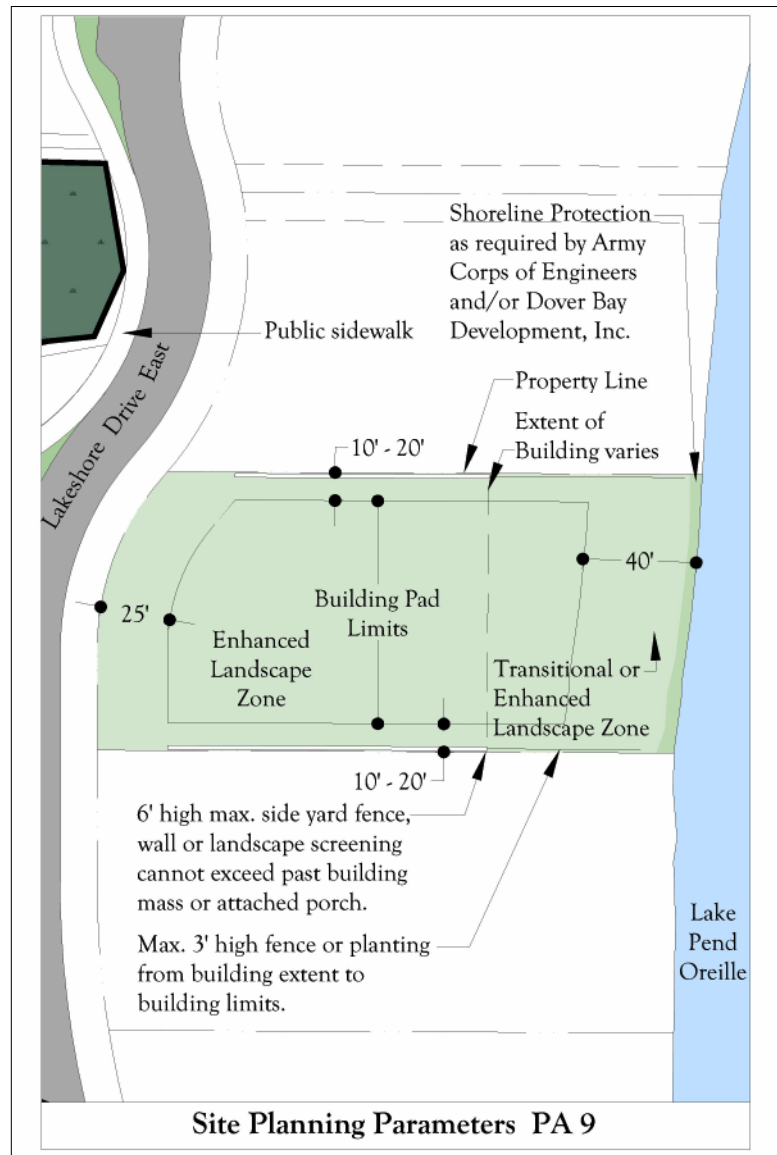
The flood elevation level at Dover is between 2069.2 feet and 2070 feet as depicted on the FIRM map. Refer to the April 27, 2005, FEMA letter in Appendix 3 and current FEMA guidelines for a building elevation determination before you build.

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.

Dock Location and Configuration:

Docks, dock fingers or any structural or architectural projection shall not exceed 560 Square Feet and shall extend from Artificial High Water Mark (AHWM). Refer to Appendix 6.



PLANNING AREA 9 – 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	25' house side, 25' garage; front, rear or side, 25' house front, 25' attached porch front Exceptions: Lots No. 1, 2, 3, 6 + 7 – 20' street yard setback
Minimum Side Building Setback (property line to building)	30' total to wall line; 10' on one side min. 20' min. on the other side, 24' total to projections
Minimum Water Setback (Artificial High Water Mark)	40' building, 40' to projections, 40' detached garages, 40' attached porches
Minimum Setback to Wetlands	10'
Foundations	No exposed concrete foundations walls accepted.
Docks	All docks are subject to a joint application and approval by Idaho Department of Lands, United States Army Corps of Engineers and the DRB. Some restrictions may apply.
Accessory Structures	Gross square footage maximum ground level, not to exceed 1,152. Gross square footage maximum upper level not to exceed 750. Three structures total maximum. No structure exceeds two levels.
Porches	Substantial covered porches are required on front and rear.
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).
Sport Courts, Spas and Pools	Sport Courts, spas and pools are permitted.