

Cottages ADRC Cheat Sheet 1-25-20

- Materials- natural, earth toned
- Setbacks- 35' front, 25' side, 40' rear (See county guidelines)
- Exterior Stone- 30% minimum.
- Grading- 3:1 preferred, 2:1 OK up to 10'
- Driveway-
 - 10' wide minimum 18' maximum
 - 75 (not less than) degree angle to road
 - 12% grade need approval (15% max)
 - First 20' & last 20' 5% grade
 - 18" culvert
- Retaining Wall
 - 6' stepped
 - 4' engineered
- Parking- enable 2 guests
- Satellite dish- 40" max. (2'+ needs ADRC approval)
- Building Size- 2,500 ft² main floor minimum
- Livable space- 8,500 ft² maximum
- Building Height- 35' maximum
- Roof Slope Rec.- 8:12 to 12:12 on primary. 4:12 Minimum. With/approval, flat as a feature.
- Chimneys- 24" above roof maximum
- Foundation- 7' maximum visible height
- Privacy walls- 6' max
- Roof Overhangs- 12"-36"
- Garage Size- 1,000 ft² maximum
- Skylights- 4" height max. & flush/parallel mounted
- Lower 2-4' exterior walls stone or finished concrete
- Horizontal siding laps- 5"-9"
- Lintels- 1-1/2" minimum
- Timbers- 6" minimum
- Gable end fascia's 10" minimum
- Irrigated Landscape- 3,500 ft² maximum
- Outdoor Lamps- 60 watts maximum, LED equivalent.
- Trenching- 8' maximum
- Recommend 6' trees minimum planting
- Construction time- 18 months maximum, including landscaping 24 months
- ADRC after preliminary review fee & application result- 45 days
- Owner has 30 days to respond to notice of non-compliance
- ADRC respond in 20-30 days for final submittal package
- ADRC final approval respond in 30 days after construction
- ADRC- Design review fee- \$500 (2x)
- **Construction Impact Fee \$2500. Instituted 5-22-21.**
- Pre-design validity 6 months max
- Final Design submittal 6-12 months
 - Construction Commencement 12 months after that considered revoked

Recommendations:

- 1,000 gallon minimum propane tank (2,000 gallon recommended)
- Some passive solar recommended w/window placement & overhangs will help heat & cool appropriately