LOCH ERIN PROPERTY OWNERS ASSOCIATION BUILDING REQUIREMENTS

DOES NOT SUPERCEDE LOCH ERIN BY–LAWS OR TOWNSHIP RESTRICTIONS

KM 10/15/03

TYPE OF RESIDENCE	KINGSLEY 1 WATERFORD 1	KINGSLEY 2	BLOCKS 1, 5, 6	WICKLOW	KINGSFORD	WEXFORD	LIMERICK	LIMERICK 2	IRISH MIST	GILGAL POINT	STONEHEDGE
RANCH (ONE FLR.) SLAB ON GRADE	1200 ag	LAKEFRONT = 1160 finished living area DIRECTLY BEHIND= 1000 finished living area ALL OTHERS = minimum local codes	960	1200	1500	1500	1500 ag	1500 ag	1800	SEE GILGAL POINTE RESTRICTIONS	1600 agogf
RANCH (ONE FLR.) CRAWL SPACE	[1200 ag]		960	1200	1500	1500	[1500 ag]	1500 ag	1800		1600 agogf
RANCH (ONE FLR.) BASEMENT	[1200 ag]		960	1200	[1500]	1500	[1500 ag]	1500 ag	1800		1600 agogf
RANCH (ONE FLR.) WALKOUT BASE.	1200 ag		[960]	[1200]	* 960 agogf + 3/4 lower level *		1500 ag	1500 ag	1800		1600 agogf
RAISED RANCH	[1200 orf]		[960 raised flr]	[1200 raised flr]	[1500 raised flr]	[1500 raised flr]	[1500 orf]	[1500 orf]	[1800 orf]		1600 agogf
A – FRAME	860 agogf (1200 tot)		720 agogf	850 agogf	[960 agogf]	[960 agogf]	[1500 agogf]				
1 1/2 STORY	860 agogf (1200 tot)		720 agogf	850 agogf	960 agogf	960 agogf	1500 agogf	1500 agogf			
BI–LEVEL	860 agogf (1200 tot)		720 ea. flr.	850 ea. flr.	960 agogf	960 agogf	1500 agogf	1500 agogf			1600 agogf
TWO LEVEL	860 agogf (1200 tot)		720 agogf	850 agogf	960 agogf	960 agogf	[1500 agogf]				
TRI LEVEL	1200 living area		960 living area	1200 living area	2000 living area	2000 living area	2000 living area	2000 living area	2400 living area		2800 living area
TWO STORY	[860 agogf (1200 tot)]		[720 agogf]	[850 agogf]	960 agogf	960 agogf	1500 agf (lots 1–5 only)	1500 agogf	2200		2400 agogf
2 1/2 STORY	[not permitted]		[not permitted]	[not permitted]	[not permitted]	[not permitted]	1500 agf (lots 1–5 only)				
MIN. DIST. BETWEEN PORCH OR BUILDING PROJECT AND:											
ROAD RIGHT OF WAY (ALL)	35'	35'	25' w/ zon. var.	50' (note A)	35' (note B)	35' (note D)	50' (note E)	SEE FRANKLIN TOWNSHIP CODE	35'	SEE GILGAL POINTE RESTRICTIONS	
NORMAL HIGH WATER LINE	50'	50'	50'	100' (note A)	50' (note C)	50' (note D)	40' (note F)		50'		
ONE SIDE PROPERTY LINE	10' on any side	10' on any side	10' on any side	25' (note A)	15'	15'	15'		10' on any side		
OTHER SIDE PROPERTY LINE	25' tot. b.s.	25' tot. b.s.	25' tot. b.s.	25' (note A)	15'	15'	15'		25' tot. b.s.		
REAR PROPERTY LINE	35'	35'	35'	50' (note A)	35' (note B)	35' (note D)	40' (note F)		35'		
IF BLDG. <927.75' ABOVE SEA LEVEL	W. 1: if<930.1' see Sects. 3b–3f			see Sects. 13–16	see Sects. 13–16	see Sects. 14–17	see Sects. 14–17				
MIN. NUMBER OF BATHROOMS	[1]	[1]	[1]	2	2	2	2				
ATTACHED GARAGE REQUIRED	[not required]	[not required]	2 bay min.	2 bay min.	2 bay min.	2 bay min.	2 bay min.				

KEY:
[...] = interpretation by LEPOA Board
ag = above grade
orf = on raised floor
ogf = on ground floor
b.s. = both sides

Notes: Height limitations: 26' above grade, except: Limerick 1 – 5, 35' (2 1/2 story) above grade
Additional Township requirements on roof pitch < 4/12
Minimum 8' ceiling height over at least 80% of 1st floor
Complete all bldg. exteriors < 6 mo. of construction start

Notes:
A. Township zoning setbacks for lots 1 – 3, 21.
B. 25' for lots 24 – 28 (Zoning variance may be required).
C. 25' for lots 16, 24 – 28 (Zoning variance may be required).
D. 25' for lots 10 – 18, 21 – 23 (Zoning variance may be required).
E. 40' for lots 10, 11, 22, 23 (Zoning variance may be required).
F. 35' for lots 10, 11, 22, 23
No wells or buildings allowed in flood plain.
50" minimum spacing from well to septic & press. line
Blocks 1 & 6 on septic systems, Block 5 & subdivisions on sewer.
Driveway surfacing required in Kingsford, Limerick & Wexford; see Sect. 9 of respective By–law Restrictions.