

## **When do I need HOA approval?**

Maintaining compliance with the Harris Ranch Design Guidelines is important to ensure the neighborhood keeps the look and feel of the community we all enjoy and call home. All exterior improvements (such as fences, front yard sitting areas, landscape modifications) and painting need to be reviewed and approved by the HOA Design Review Committee (DRC) prior to starting any work.

If a permit is required, additional approval is required by the Harris Ranch Review Board (HRRB) with a \$100 fee. If approved, a 3<sup>rd</sup> party architect will write a letter to the City of Boise to accompany your permit application.

## **What is the Design Review Committee (DRC)?**

We are a group of volunteer homeowners that review your application for compliance with the Harris Ranch Design Guidelines.

Unless painting, applications must include a site plan, dimensions, setbacks, property lines, design details, and materials. Painting applications should include a color photo of the house, color selection(s), and locations (e.g. trim, body, etc.).

Applications are reviewed every 2 weeks. If there is missing information or additional questions, review will take longer.

Please make sure you know where your property line is and your setbacks.

## **How can I find my property line?**

Most property lines may be found by locating a pin in the sidewalk or landscaping. Typically, the front yard will have a pin in the sidewalk, denoted with a “PL” for property line nearby.



The actual corner is the pin. This pin is also seen in the alley pavement at corner lots.



A similar pin may be visible in the landscaping along the alley pavement. Typically, it has an



orange cap that reads “PLS” for property line stake with a number.

### **What is a setback?**

A setback is the minimum distance from the property line to the new structure (including sheds and outdoor hot tubs/saunas).

### **Where can I find my setback?**

Setbacks are found in the City of Boise Zoning Code. SUB 1 is in Harris Ranch Specific Plan (SP-01) zoning district.

### **Are there exceptions to the setback requirements?**

Yes, if the new structure is attached to the house, it may protrude into the setback no more than two feet.

### **Does everything need a permit?**

Although the City may not require a permit, design review approval by the HOA conforming to the Harris Ranch Design Guidelines as well as setbacks are still required to be maintained.

Typically, applications that require a permit include solar installations and pergolas/awnings attached to the house. As always, you should confirm specific permit requirements with the City of Boise.

The following exemptions have been adopted by the City of Boise:

**9-1B-8: IRC ONE-AND-TWO-FAMILY DWELLING BUILDING CODE AMENDMENT, SECTION R105.2,**

**WORK EXEMPT FROM PERMIT:**

**R105.2 Work exempt from permit.** Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

**Building:**

1. One-story detached accessory structures, provided the floor area does not exceed two hundred (200) square feet (18.58 square meters).
2. Fences not exceeding seven (7) feet (2134 mm) in height.
3. Retaining walls not exceeding four (4) feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways not more than thirty (30) inches (762 mm) above adjacent grade and not over any basement or story below.
6. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
7. Prefabricated swimming pools that are not greater than four (4) feet (1219 mm) deep.
8. Swings and other playground equipment accessory to a one-or two-family dwelling.
9. Window awnings supported by an exterior wall which do not project more than fifty-four (54) inches (1372 mm) from the exterior wall and do not require additional support.
10. Decks that are not more than twelve (12) inches above grade at any point and do not serve the exit door required by Section R311.4.
11. Flag Poles.

(Ord. 44-17, 12-19-2017, eff. 1-1-2018; amd. Ord. 40-20, 12-1-2020, eff. 1-1-2021)

**What are the requirements for a fence?**

- 3' tall fences or shorter must be set back 1' from any sidewalk
- 4' tall fences must be set back 1'-8" from any sidewalk
- 5' tall fences must be set back 2'-4" from any sidewalk
- 6' tall fences must be set back 3' from any sidewalk
- Any fence above a retaining wall, must be set back 3'
- Any fence at a rear alley must be set back 6'

Planting between side yard alley pavement and fence is required.

No fences shall be longer than  $\frac{3}{4}$  the length of the lot.

Fences shall be stepped (not sloped) and have a flat top (no spikes).

Materials shall be black metal tube (powder coat finish, e.g. wrought iron) with openings closer than 4" or wider than 8". Other materials may be approved if facing the rear alley or do not go past of the front of the house. Fences made of wood must be stained "chestnut" color by Behr.

Refer to the latest version of the Harris Ranch Single Family Detached Residential Design Guidelines for requirements for lots along E Barber Road, lots on the west side of Warm Springs Road, and lots facing Hardesty.

**I have a corner lot along the alley and want to fence it and/or provide some privacy to my side yard. What can I do?**

Perimeter fencing alongside yard and rear alleys must be black metal tube (powder coat finish, e.g. wrought iron).

Fencing setbacks are typically as follows:

- 6' along rear alley
- 3' from rear edge of retaining wall
- 1' from side yard alley pavement after retaining wall

Planting between side yard alley pavement and fence is required.

Privacy enclosures/screens must be inside the perimeter fencing. Alternatively, with approval, 2-3 sections of perimeter fence may be privacy panels at the side yard patio.

Any privacy enclosures/screens made of wood must be stained "chestnut" color by Behr.

**What are the requirements for a privacy enclosure or screen?**

Privacy enclosures/screens must be inside the perimeter fencing. Alternatively, with approval, 2-3 sections of perimeter fence may be privacy panels at the side yard patio.

Privacy enclosures/screens cannot be taller than 6'.

Any privacy enclosures/screens made of wood must be stained "chestnut" color by Behr.

**What are the requirements for a pergola, retractable awning, or similar shade device?**

Any pergola attached to the house or awning attached to the house that extends 54" or more may extend into the setback 2 feet and will require a permit.

Any permanent pergola or similar shade structure not attached to the house must abide by the setback requirements with no exceptions.

If the shading device is not permanent (e.g. easily movable and not attached to footings or hardscape), it may be situated within the homeowner's property.

**What are the requirements for a sitting area at the front of my house?**

Permanent sitting areas in front of the house must be enclosed with a site wall, no taller than 3' and set back at least 1' from the sidewalk.

Planting between site wall and sidewalk is required.

Materials must match the front of the house.

A site wall is not required for front porches or similar as part of the house.