

## **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)