

# Exhibit R - Ridley Village Court PUD Performance Standards

11/7/2027

The purpose of the standards below is to enable a degree of long-term flexibility for future homeowners and to minimize administrative burdens on the city while maintaining the vision, integrity, and expectations of the city and surrounding property owners. Standards not specified below shall be governed by the City of Sandpoint Municipal Code, Idaho’s Local Land Use Planning Act (LLUPA), and, as applicable, by codes, covenants, and restrictions (CC&Rs) that shall be maintained and administered by the Ridley Village Court Homeowner’s Association (HOA). In no case shall the below standards override current editions of the International Building Code (IBC) or the International Fire Code (IFC) as adopted by the City of Sandpoint or conflict with utility plans, including stormwater.

Minimum Lot Size	1000 SF
Minimum Street Frontage per Lot	None
Maximum Building Height	Directly adjacent to Block 8, Maplewood Village: 26’ All other Buildings: 35’
Maximum Lot Coverage	None
Accessory Dwelling Units (ADUs)	May be allowed internally, subject to allowance and standards by CC&Rs and City of Sandpoint Code, including minimum off-street parking requirements.
Accessory Structures	Shall be limited to one story, subject to allowance and standards by CC&Rs, and setback requirements of City of Sandpoint code.
Front Porches	Must remain unenclosed, including those porches fronting the common area.
Minimum Setbacks of primary units	Street facing (public or private): 0’ Internal side and rear setbacks: 0’ Garages, public street facing: 8’ Ridley Village Court Common Area Facing: 0’ From Block 8, Maplewood Village: 15’ From Lot 1, Vallerie Acres: 5’
Additional standards for units directly adjacent to Block 8, Maplewood Village	Eastern facing windows on upper stories shall be privacy windows Upper story decks shall not be oriented to the East