



## Shop lots

For the first time, we are offering lots that can accommodate a future shop. These home sites along Okanogan Avenue range from 14,400 SF to 21,500 SF

## Proposed Montrose Shop Lot Guidelines

### Materials:

- Siding Material: Metal, vinyl or Cement Fiber
- Roofing Materials: Metal or asphalt shingles
- Colors to compliment house
- Shop driveway to be concrete or asphalt
- 12 inch minimum eave

### Setback requirements:

- Minimum from back property: 25 feet
- Minimum from side: 7.5 feet

### Dimension parameters:

- Maximum shop width: 36 feet
- Maximum shop height: 25 feet (should be shorter than main house)
- Maximum sidewall height: 14 feet tall (may be some exceptions)
- Maximum shop depth: to be determined by what will fit on the lot

### Shop doors:

- If a door is wider than 12 feet, it is limited to 12 feet tall
- Single wide garage doors, maximum height: 12 feet
- Only one single wide garage door is allowed to be taller than 10 feet

## What Greenstone offers for prep of future shop:

### Rough-in Option 1: \$750

- Run electrical conduit to back home and size main panel large enough to have a 60 amp load.

### Rough-in Option 2: \$3,150

- Same as Option 1, and add a water and sewer line, as well.



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## Examples of what future Shop Lots could look like:



## Following are considerations for Future Shop Approaches

(Information provided by City of Post Falls; Please reach out to City with questions/concerns).  
Please note, Greenstone will only provide the one approach for the home/garage driveway.

- Two separate approaches (one for home/garage driveway & one for future shop driveway) may be allowed
- Approaches must have a minimum 5 ft setback from property lines
- If two separate approaches, there must be 10 ft separation between two driveways
- If two separate approaches, one is allowed up to 32 ft wide and the other up to 20 ft wide, as long as the above conditions are met (these must be two separate approaches; City will not allow one approach of 52 ft wide)

