

DRAFT SHED GUIDELINES

Disclaimer: These are not official or approved ARC Guidelines. These are drafted guidelines being used to provide visibility during the voting process.

General Requirements

- **Size:** Sheds must not exceed 120 square feet in total floor area.
- **Height:** Sheds should not exceed 8 feet in height, measured from the ground to the peak of the roof.

2. Location

- **Visibility:** Sheds should be located in a way that minimizes visibility from the street and minimizes visibility from neighboring properties to the maximum extent practical.

3. Design and Aesthetics

- **Style:** Sheds should complement the architectural style of the main dwelling. Acceptable styles include:
 - Gable or A-Frame roof: a roof with two sloping sides that meet at the top to form a triangle shape.
 - Shed roof: a roof that slopes down in one direction, giving it a single slope or pitch.
 - Flat roof (with appropriate drainage): a roof with a low pitch that's partially flat.
- **Materials:**
 - Sheds must be constructed from durable materials. Preferred options include wood, vinyl, or metal. A property's shed must consist of the same material for roof, sides, and doors.
 - Exterior finishes should be compatible with the design characteristics of the applicant's home and with the general neighborhood setting.
- **Roofing:**
 - All sheds must have proper drainage to avoid water accumulation.

4. Construction and Maintenance

- **Foundation:** Sheds should be constructed or placed on a suitable foundation based on the size of the shed.
- **Maintenance:** Sheds must be maintained in good condition. This includes regular painting, repairs, and removal of any debris.

6. Approval Process

- County Permits: Homeowners must obtain any necessary permits from local authorities before construction.
- Homeowners must submit a completed application form along with a site plan and any necessary drawings to the Architectural Review Committee (ARC) for approval prior to construction.
- The ARC will review submissions within 30 days and notify the homeowner of the decision.