

## General Outbuilding Requirements

**Outbuilding definition** - A portion of the premises which is separated from the main structure but is a part of the premises like gazebos, playhouses, sheds, or any other form of storage place (excludes Greenhouses).

1. Rust-resistant hardware shall be used to assemble the outbuilding or storage unit.
2. Outbuildings that mimic the appearance of wooden planks or siding shall be considered provided they closely match the materials of the home.
3. Storage boxes less than 30 cubic feet in volume are considered personal property and are outside the scope of these Standards.
4. Only gable, shed, hip, or gazebo style roofs will be considered.



5. Outbuildings should respect the "visual rights" and aesthetic interests of neighboring properties.
6. The outbuilding must be designed to appear as a part of the house, landscape or fence theme, or it may be part of a deck.
7. Outbuildings must be screened from view (street or adjacent properties), six feet from grade level. Six foot Board on Board fences will be considered adequate screening.
8. Concrete slab, concrete pier blocks, or Pressure treated timber sleepers are permitted for foundations. Foundation cannot be more than 4" above grade as measured from the lowest point of grade.



9. All outbuilding applications require full ARB review for approval.
10. Upon project completion, all outbuildings will be inspected for compliance with the requirements listed in this document.
11. All shed applications utilizing a landscaping plan as screening must include a landscaping plan with the application.

\* The outbuilding requirement guidelines apply to ALL outbuildings: including but not limited to sheds, play houses, dog houses, and gazebos.

## Additional Requirements

### **All Property**

The outbuilding or storage unit will be compatible in color and style with the house, deck or adjacent fence.

Compatibility is defined as a outbuilding or storage unit made from a material consistent with the siding and trim of the existing house and matching the color of the house, deck or adjacent fence. Roofs atop outbuildings must be constructed from a material consistent with the roof of the existing dwelling in color and material. Consideration will be given to outbuildings or storage units made from man-made materials, in earth tones of green, gray, brown, tan, colors that are consistent with surrounding area or with the approved color scheme of the existing house, deck and/or fence.

***Detached Property***

1. The outbuilding or storage unit footprint will not exceed 80 square feet with no single dimension exceeding 10 feet. Outbuildings or storage units shall not exceed eight (8') feet four (4") inches in overall (peak) height. Peak height is defined as the measurement from the bottom of the floor platform to the highest point of the roof line. For outbuildings, a minimum slope of (3/12 pitch) is to be maintained.

2. Outbuilding/Storage Unit Location

a. Adjoining to the House – Outbuildings shall be compatible with the primary structure on the lot. Compatibility is defined as an outbuilding made from a material consistent with the siding and trim of the existing house and matching the color of the house, deck or adjacent fence. The roof slope of the outbuilding must be identical to the roof slope of the existing house. The roof of the outbuilding must be constructed from a material consistent with the roof of the existing dwelling in color and material. Shed style roofs are only allowed for outbuildings attached to the house.

b. Under Deck Storage – If a outbuilding is installed beneath a deck and screened from view using wooden lattice (for lattice guidelines, see the Lattice section), this outbuilding will not be considered in the total outbuilding count.

c. Detached or Free Standing Outbuildings – Free standing outbuildings or storage units must be located in the rear yard and cannot be located within 18 inches of a property line. Consideration will be given to the lot configuration and the visual impact of the outbuilding on adjacent properties.

d. Plant material used as screening must be evergreen in nature and at time of installation must be within two feet of the height of the outbuilding walls.

e. The size of the outbuilding must be scaled to the lot and dwelling.

***Attached Property – Except Sunset Ridge***

1. The outbuilding or storage unit footprint will not exceed 36 square feet with no single dimension exceeding seven (7) feet. Outbuilding shall not exceed seven (7) feet in overall (peak) height, with a sloped roof.

2. Under Deck Storage – If a outbuilding is installed beneath a deck and screened from view using wooden lattice (for lattice guidelines, see the Lattice section), this outbuilding will not be considered in the total outbuilding count.

***Attached Property – Sunset Ridge***

Outbuildings were provided by the builder/developer for all properties in Sunset Ridge. Additional outbuildings are **prohibited**.