



# SHED INFORMATION

## ARC Application

Sheds are considered an Accessory Structure and are subject to review by the Architectural Review Committee (ARC) and require a building and impervious surface permit.

- Architectural Review Committee Application and application fee.
- Property Survey – Mark on the survey the proposed location of the shed and the distance from the shed to property lines.
- Picture of the proposal – Samples or brochures of material, colors, and design.
- Impervious Surface Permit – Include plans and measurements of the shed, print and sign your name, date, and submit payment with permit.
- Building permit – include estimated cost, print and sign your name, and date

## Aesthetic Requirements

The aesthetics of new sheds shall aesthetically match the main structure on the property in architecture and color. Painting and residing of existing sheds is a minor repair and does not require a permit or approval by ARC

## Setback Requirements

All sheds must comply with rear and side yard setbacks provided by the zoning ordinances.

Sheds shall be located to the rear of the extended rear line of the home. For corner lots, the shed shall be located behind the extended rear and side lines adjacent to the street.

## Impervious Surface

Please refer to the zoning map to determine your zoning designation and the chart below for the maximum impervious surface allowed. An Impervious Surface Permit is required for projects adding over 50 square feet.

A	25%
B	35%
C	40%

## Size Restrictions

A shed may not...

- exceed 15' in height
- exceed two stories in height
- be more than 35' above normal grade

A structure does not need to be permanently fixed in the ground to be considered an accessory structure.

More than one accessory structure is permitted but the combined square footage may not exceed the maximum allowed as per the size chart below.

< 22,000 sq. ft.	150 sq. ft.
22,000 sq. ft - 1 acre	200 sq. ft.
Between 1-2 acres	250 sq. ft.
Between 2-3 acres	350 sq. ft.
Between 3-4 acres	450 sq. ft.
Between 4-5 acres	500 sq. ft.
> 5 acres	550 sq. ft.