

Storage Sheds

General Considerations

Storage sheds must be located so as to minimize their impact on neighboring properties. The location should take advantage of screening provided by existing or proposed structures, fences and/or vegetation.

Whenever possible, storage sheds should be visually integrated with the existing house through the complementary use of materials, colors and details.

The addition of storage sheds in **attached housing** shall be in accordance with the approved project standards established by the builder for location, screening, etc. In the absence of defined project standards the following *specific guidelines* shall apply.

Specific Guidelines

- Generally, no more than one storage shed will be permitted on any property.
- Wherever possible, built-in sheds should be integrated into the architecture of the house, walls or fencing. In **attached housing**, the storage shed must be located against the rear wall and/or privacy fence and should not extend above the wall or fence.
- Storage sheds shall be located in rear or side yards. Location in front yards is prohibited.
- Generally, size shall not exceed 80 sq. ft. and the roof shall be no higher than 8'6". Lots larger than 20,000 sq. ft. in size may be approved for sheds up to 120 sq. ft. and height up to 9'6".
- Sheds should be either finished to match the house, sealed with a wood preservative or painted or stained in a color that blends with the immediate surroundings.
- Free-standing sheds should be located in areas of vegetation to screen the shed from neighboring properties and streets.
- Any proposed base or foundation for the shed must be included in the application.
- Storage sheds in a visible location will require screening to effectively reduce the visual impact from neighboring properties. Fences are sufficient for screening sheds. Sheds located in fenced yards must be a minimum of 2 feet from the fence. Otherwise, sheds must be 4 feet from the property line to allow for vegetative screening.

BROADLANDS
Modifications Subcommittee Design Guidelines

Submission Requirements

- A copy of the property plat site plan showing the house and any deck, patio, fencing, accessory structures, significant vegetation, property lines and the proposed location of the shed
- Photographs showing the house and the exact location of the proposed shed
- If pre-constructed, a catalogue photograph or manufacturer's "cut sheets" of the shed, including dimensions, materials and colors
- If the storage shed is to be constructed, include a plan and elevation drawings, to scale, with dimensions, materials and colors; if built against the rear wall of the house, also include this elevation incorporating the proposed shed
- Where the use of fencing is proposed, include a drawing with dimensions, details, material and color
- Vegetation plan for screening