

## **Play Equipment**

### ***General Considerations***

Permanent play equipment should be selected and located so as to minimize its visual and acoustical impact on adjacent properties. Design and location should visually integrate the structure into its surroundings and should take advantage of any screening provided by existing vegetation.

When considering play equipment, the size of the property, wooded area, equipment size, material, color, relationship to adjacent residences and amount of visual screening are important factors.

Tree Houses are considered play equipment.

### ***Specific Guidelines***

- Play equipment should be located in the rear yard. Side yard play equipment will be considered on a case-by-case basis. Play equipment is prohibited in front yards with the exception of tree swings.
- FRONT YARD TREE SWINGS DO NOT REQUIRE AN APPLICATION AS LONG AS THEY MEET THE FOLLOWING REQUIREMENTS:
  - Provide a sitting surface no larger than 4 square feet.
  - Constructed with wood or plastic/composite materials and rope.
  - No more than one swing.
  - Muted earth-tone colors or white.
- Other play equipment such as ziplines, slacklines, tire swings, rope stairs/climbing ropes, hammocks, playhouses, or climbing wall/obstacle course are prohibited in front yards.
- Play equipment should be sturdily constructed of durable materials (preferably wood) and finished in a dark, muted color or left to weather naturally. Plastic, cloth, or metal equipment, not including wearing surfaces such as slides, poles and climbing rungs, must be finished in muted colors.
- Where in a visible location, play equipment may need to be screened to effectively reduce the visual impact from neighboring properties, and must be located at least 3' from property lines.
- Swings may only be attached to limbs on trees fully located on owners property. Cannot be attached to limbs that overhang from neighbors property or common areas.
- Portable play equipment that is easily transportable, such as hockey/soccer nets, lacrosse nets, baseball nets, bikes, or scooters, does not require approval but must be stored out of open view when not in use.

BROADLANDS  
*Modifications Subcommittee Design Guidelines*

***Play Equipment - continued***

***Specific Additional Guidelines for Tree Houses and Elevated Playhouses***

Because of their size and impact on surrounding neighbors, tree houses and elevated playhouses must conform to the following additional guidelines:

- The construction must be left natural wood or painted/stained in an earth tone of brown or gray.
- Roofs using asphalt shingles or standing seam metal in earth tones will be approved. Other roof materials will be considered on a case-by-case basis.
- The platform structure shall be no more than 80 square feet.
- Intermediate platforms that are not directly under the upper level shall not exceed 20 square feet.
- Any enclosed structures on top of the platform shall be no more than 80 square feet. Only one level may be an enclosed structure, and the maximum height of the enclosed portion shall be 8' 6".
- The maximum height of the structure shall be less than 14' 6" above ground.
- Tree houses shall be at least 10' from adjacent residential properties and right-of ways and at least 3' from common area.
- Railings for platforms greater than 36" above ground are highly encouraged.

***Submission Requirements***

- Signed and dated application form.
- Description of the project.
- A copy of the existing property plat showing the house and any accessory structures, fences, significant vegetation, and property lines. The proposed location of the play equipment must be drawn to scale on the property plat.
- Photographs showing the existing house and site marked with the location of the proposed play equipment.
- A catalogue photograph or manufacturer's "cut sheets" of the play equipment, including dimensions, materials, and colors.
- Include a plan and elevation drawings to scale, identifying dimensions, orientation, materials, and colors.
- Provide property plat with distance measurements from the play equipment to property lines.
- Where applicable, provide a planting plan indicating the proposed type and location of vegetation used for screening.