

## 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.

### *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 or privacy fence and should not extend above the wall or fence.
- Storage sheds shall be located in rear or side yards. Location of any storage shed in front yards is prohibited.
- Free standing sheds 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". Any shed that is not permanently attached to the home are considered free standing.
- Free standing 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 and be minimal in height to elevate the shed off the ground or provide a level foundation. The height restrictions above are as measured from the top of the base to the peak of the shed.
- 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.
- Sheds that are permanently attached to the home and have a height exceeding the free-standing shed limits will be considered on a case-by-case basis. Such sheds must be fully integrated with the architecture and style of the home with matching siding, trim, shingles, and doors. Windows will be considered on a case-by-case basis.

BROADLANDS  
*Modifications Subcommittee Design Guidelines*

**Storage Sheds - *continued***

***Submission Requirements***

- Signed and dated application form
- Description of the project
- A copy of the property plat site plan showing the house and any deck, patio, fencing, accessory structures, significant vegetation, and property lines. The shed location must be drawn on the property plat.
- Photographs showing the house and the exact location of the proposed shed.
- If the storage shed is pre-constructed, provide a catalogue photograph or manufacturer's "cut sheets" of the shed, all dimensions (length, width, and height at the peak of the roof), exterior materials and colors must be provided.
- If the storage shed is to be constructed, include a plan and elevation drawings to scale, including all dimensions (length, width, and height of the peak of the roof), exterior materials and colors must be provided. If the shed is built against the side or rear wall of the house, also include this elevation incorporating the proposed shed.
- Provide setback distances from property lines
- If the shed sits on a base provide a detailed description including materials
- Vegetation plan for screening if needed