

Architectural Review Committee
Evaluation Guideline
April 11, 2013

Rain Barrels & Tanks

General Considerations

Rain Barrels and Tanks should be designed to be unobtrusive in location and appearance and must not cause drainage problems to the property or its neighbors. Their locations should take advantage of screening provided by existing or proposed structures and/or vegetation.

Generally speaking there are two types of holding vessels used in rainwater harvesting systems; the “Rain Barrel” which holds a few tens of gallons of water and the much larger “tank” which can hold hundreds or even thousands of gallons. This evaluation guideline addresses both.

Guidelines

These guidelines were derived from the “Overview of Legislative Reform” and the “Sierra West CCR Policy Amendment dated 12/30/2011”, both of which are available in the Governing Documents section of the Sierra West website.

POAs may:

- *Prohibit owners from installing a rainwater harvesting system on (1) property owned by the POA, (2) common elements, or (3) an owner’s property between the front building line and the street;*
- *Prevent owners from installing devices that are a different color than or inconsistent with the home’s color scheme;*
- *Prohibit devices that display language or other content that is not typically displayed as manufactured; and*
- *Regulate the size, type, shielding of, and materials used in the construction and/or installation of the devices(s) if located on side of house or visible from the street, another lot or common area. However, the regulations cannot make it economically impossible to install the devices(s) and there is reasonable sufficient area on the owner’s property to install the device.*

Interpretive Guidelines

- The Architectural Review Committee must review and approve all rain harvesting devices before work can begin.

- Rain Barrels and Tanks should be located in the rear or side yard; Rain Barrels and Tanks are prohibited between the front building line and the street.
- The color of the Rain Barrels and Tanks should be consistent with the color of the home or landscaping.
- Rain Barrels and Tanks should not display language or other content that is not typically displayed as manufactured.
- Rain Barrels and Tanks must be screened if visible from the street or other properties.
- The Rain Barrel and Tank must be designed or repurposed for the purpose of collecting rainwater; a converted trashcan is not an acceptable alternative.
- The Rain Barrel and Tank must be sturdily constructed of durable plastic in black, brown, green, simulated wood, wood or galvanized metal and must be equipped with a screened cover. Other colors which match the trim or siding will be reviewed on a case-by-case basis.
- The Rain Barrel and Tank should be set into a landscaped area, so that its appearance will be softened by plant material. For Tanks, additional landscaping or screens may be required to diminish the visual impact on other properties or from the street.
- The Rain Barrel or Tank should be maintained so that it does not create a visual or environmental nuisance.

Submission Requirements

A “Plan Review Application” must be submitted which includes:

- A copy of the existing site plan showing the house, any accessory structures, significant vegetation, property lines, and the location of the proposed Rain Barrel or Tank.
- A photograph of the Rain Barrels or Tanks, including dimensions, material and color.
- A plan indicating the type and location of vegetation or other screening, existing or proposed.