

Architectural Review Committee (ARC) Evaluation Guideline

January 9, 2014

Storage Sheds

CCR Guidelines

Although the CCRs do not specifically address the construction of storage sheds, they are quite specific regarding the location and screening of these outbuildings.

Section 5.13 (CCRs 2001) amended in April 2007

Outbuildings, firewood piles, material storage piles, storage facilities, mechanical equipment (e.g., pool equipment), clotheslines, and other peripherals (e.g., propane tanks and antennas) on a Lot must be located near the rear of the Lot and/or screened, so that they are not readily visible from neighboring street and Lots.

- a. Screening shall be constructed and maintained in a neat and attractive condition at all times.*
- b. The Association, acting through its board and/or the Architectural Review Committee, shall have the sole authority and discretion to establish such location and screening requirements.*

General Considerations

Storage/Garden/Hobby sheds must be located so as to minimize their impact on neighboring properties. Therefore, the location of these sheds should take advantage of screening provided by existing structures, fences and/or vegetation as not to be readily visible from neighboring street and lots. (See Peripheral Screening Guidelines)

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

In order to maintain the open character of Sierra West, it is rare that more than one shed per lot will be approved.

Guidelines

- Size: Sheds can be no larger than 400 square feet,
- Foundation: Sheds generally have wooden floors and are mounted on cinder blocks. Setting a shed on a concrete pad is permissible as long as the pad does not constitute a building foundation on which the shed is integrated, i.e. a permanent

structure,

- Location: Storage sheds shall be located in the rear or side yards only and should take advantage of existing structures or vegetation to screen them from view.
- Material: Sheds are to be made of wood siding, wood shake or Hardiplank. No aluminum or plastic/rubber sheds are allowed. Roofing material should match the home in both quality and color. No aluminum, metal or plastic/rubber sheds are allowed.
- Sheds should be either finished to match the house, sealed with a wood preservative or painted/stained in a color that blends with existing structures or immediate surroundings,
- Utilities: Sheds can be equipped with electricity, water, gas and septic connections. However, built-in HVAC, toilets or bath/showers are not permitted,
- Please note: No shed may be used as living quarters.

Submission Requirements

A Plan Review Application must be submitted which includes:

- A copy of the existing 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 dimension, material 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,
- Description of the foundation to be used,
- Where the use of screens is proposed, include a drawing with dimensions, details, material and color, or in the case of vegetation, what plantings and where they will be located in relation to the shed.