

Shed Guidelines for the Graysdale Community

Background

Sheds are visible to the general public and can affect the relationships between neighbors. A failure to develop some guidelines can create problems within our development in the form of misunderstandings among neighbors, inconsistencies and unfairness in treatment, and an excessive number of violations.

In the summer of 2008, an official neighborhood vote established that sheds will be allowed in Graysdale. A follow-up vote that fall further concluded that new sheds would require the approval of a governing body, such as the GHA Board of Directors, based on a set of official guidelines.

To determine guidelines that would ensure a fair and consistent approval process for all future sheds, the GHA Board of Directors sought neighborhood input in order to create the set of guidelines presented in this document. As of April 15, 2009, these guidelines became part of the official covenants governing all phases of the Graysdale development.

Obviously anything done in our neighborhood must also meet Patton Township General Code:

STORAGE SHED: A prefabricated or on-site constructed enclosure that is less than 12 feet high, less than 150 square feet in area and is used for the storage of lawn tractors, garden implements, bicycles and other common household commodities. No more than two storage sheds having a cumulative area of up to 150 square feet can be placed in the side or rear yard on any lot of 10 acres or less under the exclusion contained in the definition of "structure" in this section. Such sheds shall not be placed within the front yard." (Article 1, Section 175-6: Definitions; interpretations of regulations)

Guidelines

Sheds added to a homeowner's property after April 15, 2009, must adhere to the following guidelines:

QUANTITY

- Only one shed per lot will be approved.

USE

- Sheds shall not, under any circumstances, be used as a living space.

LOCATION

- Sheds may be located only within the building setback lines and must be in the backyard.
- An effort should be made to screen the shed from the view of neighbors and from the road.
- On lots that back up to other homeowner's lots (i.e., where a backyard backs up to another backyard), the requestor shall either:
 1. Place the shed directly against the house, or
 2. Obtain written "buy in" from their neighbor as to the placement of their shed elsewhere in their backyard.

SIZE

- Maximum footprint shall be 150 square feet (i.e., 10' X 10' or 8' X 12').
- Maximum allowable height shall be 12 feet.
- Storage containers of less than 16 square feet and placed against the house are exempt from these guidelines

STRUCTURE

- Shed must include a solid floor composed of either:
 - A 4-inch thick concrete slab.
 - An integrated floor of suitable building material (e.g. pressure treated lumber)
 - The area around the foundation must be backfilled; no exposed space under the shed will be permitted.
 - A suitable barrier must be in place to prevent burrowing animals from making a habitat under the shed.
- No dirt or gravel floors will be permitted.
- Exterior walls must be of wooden framed (e.g., 2 X 4) construction.
- Roof must be sloped to compliment the primary residence. Flat roofs will not be approved.
- All sheds must have a door that latches.

MATERIALS

- Exterior cladding should match that on the primary residence in both style and color. Exterior cladding shall be wood, vinyl, or aluminum. No plastic, rubber, fiberglass, or all-metal sheds will be approved.
- Roof shingles should match as closely as possible those on the primary residence in both style and color.
- Windows, if present, should match as closely as possible those on the primary structure in both style and color.

UTILITIES

- Any utilities servicing the shed must be underground. No above-ground utilities of any type will be permitted.
- Exterior lighting (if installed) shall not exceed one 75 watt light bulb enclosed in a permanent fixture attached to the shed. Efforts must be taken to shield neighbors from light overrun.

MAINTENANCE

- Property owners are responsible for the maintenance of all structures on their property, including the shed and any landscaping included, and approved, in the initial request.
- No items may be stored outside of, or attached to the outside of, the shed.
- Shed doors should be kept closed and latched when not in use.

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