

Detached Free Standing Buildings

Buildings will require Architectural Review Committee (ARC) approval in accordance with the classifications and building requirements set in these guidelines:

There shall be two (2) classifications of structures:

Custom: Viewable from roadway.

Manufactured: Non-viewable from roadway.

Custom:

Front Entry:

Playhouse design

Front Entry:

Design: Architectural design to conform with front elevation of home.

Size: Minimum: 8'x 8', Maximum: 12'x 14'

Height: From top of finished floor (slab or wood) to top of wall (see example)
Min. 7, Max. 8'6"

Materials: Wood frame or block construction. Exterior wall finish to be stucco hardi-board, brick, stone to match home. On 2 story homes, exterior material based on first floor home design.

Front Door / Window: Minimum 5' double swing, metal 6 panel design.

Overhead Door: max.size 7'x 7' to match home design.

Window: 2'x 3' min.

Roof / Soffit: Roof design to match home, 6/12 pitch, architectural shingles to match home. 6" fascia w / aluminum soffit. Overhang to be proportional with design.

Colors: Paint scheme must be same as home.

Landscape: Compliment scheme of home

Location: Meet setback requirements

Playhouse Design

Design: Front elevation to resemble a small play house for children.

Size: Minimum: 8'x 8', Maximum: 12'x 14'

Height: From top of finish floor (slab or wood) to top of wall (see example)
Min. 6', Max. 8'6"

Materials: Wood frame or block construction. Exterior wall finish to be stucco hardi-board, brick, stone to match home. On 2 story homes, exterior material based on first floor home design.

Front Door / Window: Door and windows to a scale of front elevation. Any entry door for equipment storage must be from rear of building.

Roof / Soffit: Roof design to match home, 6/12 pitch, architectural shingles to match home. 6' fascia w/ aluminum soffit. Overhang to be proportional with design..

Colors: Paint scheme to match home.

Landscape: Compliment scheme of home.

Location: Meet setback requirements

Manufactured (Prefabricated)

Design: Gable or hip roof

Size: Minimum: 8'x 8', Maximum: 12'x 14'

Height: Per manufactures specs

Materials: Wood frame construction

Front Door / Window: Per building design

Roofing / Soffit: Per building design

Shingles: Architectural shingle to match home

Color: Scheme to be same as home.

Location: Meet setback requirements, non-viewable from roadway,
Secluded backyard or fenced.

Following applies to all free standing buildings:

No metal / plastic / barn style allowed.

No living quarters , studios, business offices in buildings.

All buildings to meet country / state codes and requirements.

Setback Requirements:

Side yard: 5'

Back: 5'

Side entry garage: Min. 25' from front corner of home. (see example)

Any buildings with 5' setbacks, required to provide survey to ARC showing
there are no encroachments.

No buildings to be in easements, drainage areas, septic, etc.

Any building found to be in violation of setbacks must be moved to meet
requirements.

Requirements for ARC approval:

Set of plans

Plot survey to show location of building, home, garage, driveway

Type of construction

Landscape plan

Engineering plan if required by county / state.