

## **Shed Review Policy**

Application for installing a shed can be done by using the general alteration form. In your application include a survey (showing the proposed location of the shed), shed dimensions (height, width, and length), a picture of the proposed shed and color(s), and wind load design. Approval may take up to 30 days.

### **General Shed Restrictions under Article IX Section Q: A shed may be constructed upon a lot provided:**

1. Prior to installation the property owner must submit an alteration form and wait for approval.
2. Only one (1) shed may be placed on any Lot.
3. The shed must be placed in the rear yard of the Lot
4. The shed can only be placed at a location on the lot where the shed cannot be seen from the street when observing the lot while standing on either side property line.
5. The shed must be secured to a concrete slab.
6. The shed may not exceed eight feet by ten feet (8' x 10').

### **Restrictions under Article X SECTION 2:**

The shed project will also be reviewed under Article X SECTION 2., which provides that "... The Architectural Control Committee shall evaluate all plans and specifications utilizing standards of the highest level as to the aesthetics, materials and workmanship and as to suitability and harmony of location, structures and external design in relation to surrounding topography, structures and landscaping..."

Under this consideration a wood premanufactured shed is preferred and painted to match the house colors. Most metal and plastic sheds do not comply with design and aesthetics of the neighborhood. The sheds should also be designed to meet high wind loads.

### **Applicable Restrictions under Pinellas County Code Sec. 138-3505:**

1. Three foot rear property setback, OR
  2. Zero-foot rear setback with a six-foot high opaque fence. (If a fence is not already on the property, a fence alteration form must also be submitted.)
  3. Setbacks standards shall not supersede or allow easement encroachment. The following shall apply, No portion of any structure shall be located within the area of a recorded public easement unless authorized by the county and/or other easement holder.
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### **Lots on Drainage Lake or Pond in addition to the General Shed Restrictions above:**

1. The shed must be located against the back of the house.
2. The shed must be painted to match the house colors.
3. The shed must not interfere with the maintenance of the lakes and ponds.
4. The shed must not interfere with proper drainage.

### **Lots on Natural Preserve Areas Option**

1. The shed must be located against the back of the house.
2. The shed must be painted to match the house colors.
3. The shed must not interfere with proper drainage.

### **Interior Lots**

1. Sheds to be placed in back yard.
2. Sheds along back property line must have some fencing/screening to shield rear neighbor.
2. Zero-foot rear setback with a six-foot high opaque fence. (If a fence is not already on the property, a fence alteration form must also be submitted.)
3. Setbacks standards shall not supersede or allow easement encroachment. No portion of any structure shall be located within the area of drainage easement unless authorized by the county and/or other easement holder.

### **Corner Lots**

1. The shed must be located against the back of the house.
2. The shed must be painted to match the house colors.
3. The shed must not interfere with proper drainage.