

12. STORAGE SHEDS/OUT BUILDINGS

Definition: A shed/out-building is defined as a detached enclosed (solid walled), temporary structure, and intended for the storage of garden tools and equipment (i.e. garden tractors, tillers, weed eaters etc., pool equipment, and other outdoor equipment. Motor vehicle garage, garages or structures used for human or animal habitation are prohibited under this guideline,

- a. It is solely the homeowner's responsibility to ensure that any structure and foundation comply with local building codes and that all necessary permits are obtained.
- b. Each homeowner may maintain no more than one (1) shed per lot.
- c. Sheds must be located a minimum of seven (7) feet from all property lines, or as otherwise limited by Anne Arundel County.
- d. Structures must be located in the rear yard, unless an exception is approved by the ACC given consideration regarding lot size, equipment size and design, amount of visual screening, etc.
- e. Sheds may not exceed 100 square feet in size.
- f. Sheds may not exceed 10 feet in height to the peak of the roof.
- g. Foundations will be constructed of landscape timbers and a number seven stone, which is properly netted and leveled. Poured concrete foundations and other foundation materials of any sort are not permitted.
- h. Sheds must be constructed to include trim, shutters, roof, composite shingles, and horizontal siding, and may include windows, all of which must be similar to the principal structure in color, material and architectural design.
- i. The area in and around the shed must be maintained in a tidy state, to include not storing materials around or on the shed, no ladders, bikes, wheelbarrows or other similar objects may be hung nor stored behind, adjacent or in front of shed. Shed doors should be kept closed and latched when not in use.
- j. Flat roofed structures are not permitted. All roofs must be of an a-frame design.
- k. Plastic and tin (metal) sheds are not permitted
- l. Exterior lighting (If installed) shall not exceed one 75 watt light. Efforts must be taken to shield neighbors from light overrun.
- m. All utilities lines to the shed must be buried.