

# Shed Standards 2021



After extensive conversation with homeowners, like kind HOA Associations in Georgia, and consultation from local legal counsel the KOA board of director has decided to take prudent “fair” action in addressing property impact concerns and request.

Last summer a “Pulse Survey” was conducted with the results fairly split among the homeowners for and opposed. As your KOA board of directors, we have the authority to move forward without a vote by the association or potential costly amendment rewrite of the CC&R. Based on the input from many of you, the BOD has decided to take the following action in conjunction with Article 6 Architectural Standards. The effective date will be March 1, 2021.

## Description

***All proposed sheds must be approved by the Advisory Members & the BOD prior to build.***

- Shed height requirements, dimension requirements, must be submitted in a written plan showing the **footprint & placement** to include the landscape concept. No sheds can be entirely visible to frontage of street address.
- Min/Max size (8’~10’~12’) width by (8’~10’~12’) in length
- All proposed sheds must be addressed in advance with neighbors effected by potential sight-lines locations, i.e., fence, visually obtrusive, any structure must blend into the backyard surroundings. ***Each neighbor will be contacted by a board member within 15 days of submittal.***
- Must meet all zoning regulations/electrical permits for both city and county.
- All four sides options: Wood/Brick/Hardy Plank (no aluminum/vinyl siding).
- Paint colors, and roof materials to match the home.
- Sheds shall not, under any circumstances, be used temporary as living space.
- No “roll-up” garage doors or cars storage of any kind.
- Sheds may be located only within the building setback lines and must be in the backyard, no visual sideyards.
- Sheds cannot be use as shelter for animals at any time, to include during vacation travel times.
- Shed coverage of homeowner’s insurance, if required (obligation of the homeowner to verify with their insurer) and must be noted on AR Modification form submitted.
- An effort should be made to screen the shed from the view of neighbors and from the road.
- 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. Down lighting does not apply, only naked bulb.
- Shed doors should be kept closed, latched, and locked when not in use. Protection for young kids, potential theft, or unwanted animal intrusion

## Design/Build (examples) options in **BLUE**

- Gable roof design only, flat/lean-to roofs will not be approved
- One window on sheds less than 12 feet long required by visual code (fire department)
- Foundations of 6” packed stone or concrete required (*base joist cannot have direct contact with soil*)
- 2” x 4” roof trusses/walls (*insulation preferred not required*).
- 2” x 6” floor joist (pressure treated) 16” OC
- 2” x 4” framing 16” OC throughout.
- 8/12 pitch roof.
- 12” overhangs on gables 10” overhangs on eaves.
- **Transom glass in doors. Option vs. window**
- **12" strap hinges on doors with L handle lock**
- **6' double Door.**
- **1~ 3' standard single door.**
- Architectural shingle to closely match home.
- Shutters (closely match home) if part of the design **wooden shutters optional.**

## Example: Crushed Stone Foundation



A **4-inch slab** (min) is generally a good thickness for a typical shed. This type of concrete floor can be poured in most locales on a **4-inch base of compacted gravel**.



Raised platform (no ground contact) 2" x 6" Pressure treated ([wood sealer optional](#)) *Directional water run off must be considered by ARC advisory members if installed on slope.*

