

## **Prairie Gardens Detached Shed Guidelines**

These guidelines are hereby established to create consistent, fair, and equitable requirements for residents of Prairie Gardens who wish to construct an outdoor accessory or storage building, hereafter referred to as a “shed” on their property. These guidelines are based largely on the City of Basehor Municipal Code. Note that receiving approval for constructing a shed which meets the requirements herein does not relieve the property owner from their obligation to make sure all other building and codes requirements are met. Where the requirements herein are in contradiction to or are less restrictive than City of Basehor Municipal Code requirements, the City requirements shall control.

### **Disclaimer**

The Prairie Gardens “Property Modification Review Committee” (PMRC) review of a shed proposal is for aesthetic purposes only. The requester should have the plans reviewed by a local professional architect or engineer before starting construction. Prairie Gardens HOA accepts no liability for inaccuracy of plans or construction that is non-compliant with all applicable statutes, regulations, or codes.

### **Approval Process**

**No shed, of any type shall be constructed without the approval of the “PMRC”**

The property owner must complete and submit formal request to “PMRC” including all of the following:

1. An accurate, scaled plot plan showing all existing buildings on the property and the proposed location of the shed. The plot plan should indicate the distance from the proposed shed to all property lines, existing buildings and setbacks on the lot. The plot plan should show the size of the lot, and the size of the required “rear yard”. A recent survey may be required if the proposed shed is very close to a maximum sized or setback restriction.
2. A set of construction details which show a plan view and profile view from all sides of the structure; including foundation details, framing member size, spacing exterior cladding material, specifications on all window, doors, roofing and exterior colors.
3. Type/size and location of plumbing or electrical service to the shed.

4. Any additional landscaping around the shed.

Submittals will be pre-screened. Submittals will be rejected if the existing property is not in a well-maintained condition, has existing violations of Prairie Gardens HOA restrictions or Basehor Municipal Codes. Example of reason for rejecting a shed submittal include, but are not limited to the following: dilapidated primary structure, fence, driveway or landscaping; faded, chipping, or peeling house paint; other accessory structures in poor condition, or not previously approved by “PMRC”.

The “PMRC” will reject all incomplete or unintelligible submittals. Review and approvals of complete submittals will be on a case-by- case basis. Each submittal shall specifically adhere to and/or address all of the following construction requirements.

**Construction Requirements:**

- Quantity. Only one shed per lot approved.
- Use and Access. Sheds shall not, under any circumstances, be used as living space.
- Location. Sheds must be in the backyard. The shed shall be located where it will be least visible from the road.
- Size. Maximum footprint shall be 120 square feet. Maximum height shall be twelve (12) feet, measured from the tallest peak of the roof to the lowest elevation of adjacent grade. (See Image A)

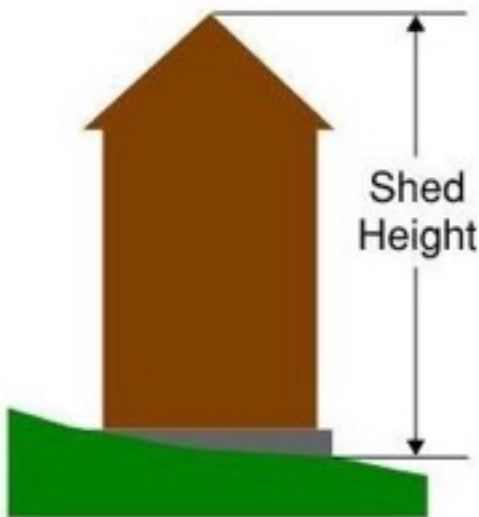


Image A

- Structure.

The shed shall be constructed as required by the current International Building Codes with the following requirements: Shed shall be placed on a suitable foundation such as a four (4) inch thick (minimum) concrete slab or a solid perimeter wall/footing of cast-in-place concrete or decorative masonry blocks. No exposed space under the shed will be permitted. Sheds not placed on concrete slabs must have a solid integrated floor, no dirt or gravel floors will be permitted. These guidelines are established to prevent burrowing animals and other varmints from making habitats beneath the shed while maintaining an aesthetically appealing structure. Alternate designs may be approved provided they address these goals.

Roof must be sloped to compliment primary residence (your home); flat or common shed roofs (single slope), will not be allowed. The roof shall be a 4/12 pitch.

- Shed construction must be completed within 90 days from approval.

- Materials:

Exterior cladding shall match that on primary residence in both style and color. (Wood or engineered wood paneling)

Roof shingles shall be asphalt composite material and match those on primary residence in both style and color.

Doors & Windows: If desired one window will be allowed and shall match windows on the primary residence in both style and color. The shed shall be equipped with no more than two (2) doors with a minimum of one standard entry door and no more than one overhead door. All doors and windows must close and securely latch.

- Utilities:

Any utilities servicing the shed shall meet all Municipal codes and permit requirements (Responsibility of the homeowner).

Any utilities servicing the shed must be underground. No aboveground utilities of any type shall be permitted.

Exterior lighting (if installed) shall not exceed one (1) 75-watt light bulb enclosed in a permanent fixture attached to the shed. Efforts must be taken to shield neighbors from light overrun.

Required Agreement:

- Each resident requesting a shed will consent to enter an agreement with the HOA prior to constructing or placement of shed. Failure or refusal to enter the agreement will result in rejection of the shed application.
- You must be current on your dues to be approved for construction.

Image A – Shed Height

### **Maintenance Requirements:**

Residents who own property with a shed will agree to abide by the following maintenance requirements.

General:

- Property owners are responsible for the maintenance of all structures on their property including shed any landscaping around shed approved in the initial property modification request. No Items may be stored outside of the shed, whether they attached to or detached from the shed.
- Shed doors shall remain closed and latched when not in use.

Foundation:

- The foundation elements shall support the structure at all points. Any repair or replacement necessitated by this section shall be accomplished with materials that are compatible with the remaining foundation.

Exterior Wall Surface:

- All exterior wall surfaces shall be free of; holes, breaks, loose, or damaged construction materials and any other conditions that might admit rain, insects, or animals to the interior portion of the wall or space of the structure.

- All exterior wall surfaces shall be maintained and kept in good repair, using materials compatible with the remaining undamaged wall surfaces and recognized as acceptable pursuant to city building code. Where an existing painted wall surface has areas of chipping, peeling, scaling or missing paint, such surface shall be repainted.

Trim:

- All trim shall be maintained in sound condition free of holes, breaks, loose, or damaged construction materials. Areas that are damaged as described herein shall be repaired or replaced with materials compatible with the remaining undamaged trim. Where trim has been previously painted and any trim surface contains areas of chipping, peeling, scaling or missing paint, such surface shall be repainted.

Windows and Doors:

- Every exterior opening shall be fitted with a window or door, which shall be tight within it's frame and maintained in a sound condition and in good repair to prevent possibility of entrance of animals or rain. Doorways shall be fitted with a door, equipped with hardware capable of ensuring security and privacy to the structure.
- Every window shall be in good condition and fit tightly within it's frame.

**Setback Lines:**

No building, structure or out building shall be located closer than the setback requirements set forth in the subdivision plat.

