

# **HOME OWNER ASSOCIATION RULES & RESTRICTIONS FOR DETACHED STORAGE BUILDINGS**

## **SUBMISSIONS**

All home owners wishing to install a detached storage building shall provide the following at a minimum: A description and plans to scale that are to be approved by the home owner's association board prior to construction. This information to be provided and attached drawings shall include at a minimum, a plot plan, elevations of all sides and if there are any internal partitions a floor plan. Any storage building over 120 Sq. Ft. shall also have to provide plans as required to receive a building permit from the city who's approval is needed for structures that size and larger and drawings that will meet all applicable Zoning and Building Codes applicable at the time of submittal. Maximum Size Shall Be not more than 150 Sq. Ft.

Please Note that local under ground utility locaters shall be called and the ground marked for the locations of existing utilities for the home shall be provided for the home owners board review upon submission of plans. In addition corner marker flags shall be provided at each corner of the new detached storage building.

## **USES**

All detached structures shall be used for storage, and operational uses around the existing home. Storage of yard care equipment, or storage of homeowners possessions as needed including but not limited to the following: mowers, snow blowers, trimmers and other lawn, bush and tree trimming equipment. Minor shop usage is allowed but no use or storage of any business related items or any living spaces of any type of use shall be allowed for any detached building.

## **SIZE**

### **Area**

The maximum area for any detached storage building shall be limited to not more than 150 Sq. Ft. set within the rear set back behind the existing home. Any new storage building over 120 Sq. Ft. Shall be provided with a footing that is not less than 36" below Finish grade.

### **Height**

All buildings shall be provided with side walls not to exceed 9' and to be not less than 7' unless approved by the home owner's association board. Maximum height shall not exceed 12' unless a variance is given by the HOA. NOTE: NO flat roofs shall be approved and multi slope roofs matching the adjacent house is preferred.

## **Foundations**

Shall not be less than 6" above finish grade or exceed 8" above finish grade and all foundations shall extend to not less than 36" below finish grade. All New Storage buildings less than 100 Sq. Ft. Shall be Allowed to sit on a floating concrete slab or conc. and or brick pavers . Building slab shall not be less than 4" Thick with #4 Bars running @ 24"oc. Each way typical. All detached buildings shall be secured to the foundation with 1/2" diameter anchor bolts extended not less than 24" into the foundation wall. All Concrete shall be a minimum of 3500 PSI Concrete, air entrained with optional Fibermesh (a brand name) or equal reinforcing as well as typical rebar reinforcing.

## **MATERIALS**

All materials shall blend into the color, texture and general construction and or layout of the existing home. Pre-engineered buildings

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| Wood    | -All wood shall be rot resistant treated lumber.   |
| Metal   | - In Reference to hinges, doors and all galvanized metal shall be painted  |
| Plastic | -All plastic shall be hidden and shall be used as water and vapor barriers hidden by shingles or by exterior sheathing |
| Roofing | - All Roofing shall match the type used on the adjacent home.  |
| Colors  | - To match colors of existing home.  |

Buildings over 120 Sq. Ft. shall be provided with a foundation meeting local building codes which require a minimum of an 8" in width, a depth of not less than 36" below the lowest point on the grade of the structure and that the base of the footing be level. All concrete shall be not less than 3500 PSI Concrete as noted above with #4 Reinforcing bars placed at not more than 24" on center horizontally and 12" on center vertically with double bars placed at the top and bottom of every wall of the footing.

## **LOCATION**

### **General Location Restrictions**

All detached storage buildings shall be located in the rear yard behind the main home on any lots within this home owner's association. There shall be a minimum of 20' Space between the existing home and any new storage structure unless otherwise approved by the Home Owner's Board. No storage building shall be located less than 10' from any property line and or over the edge of any utility easement . There Shall Be NO attached Storage Structures.

### **Building Zoning Set Backs, City & Utility easements.**

No new storage building shall be located on any of the existing lot side or rear setback restrictions imposed by the city or any of the applicable utility easements by

existing providers as shown on the plot plan for the existing house. In addition, it shall be required that the owner shall provide information on all NEW underground utilities associated with the new storage building so that no storage structure lines be not noted on your plot plan .

## **VISIBILITY**

All efforts shall be made to limit the visibility of the new storage structure from the street. If located on either side of the lots set back where visible from the street the building shall be screened with landscaping shrubs that will grow to at least 80% of the width and height of the new storage building side exposed to the road, Landscape screening between New storage shed and adjacent land owner's property shall be considered and recommended but not required. Conifer, flowering or other plants shall meet this requirement.

## **UTILITIES**

No Gas, Water or Sanitary plumbing shall be permitted to any storage facility. Any Electrical lines shall be supplied off of the power panel of the existing home with a maximum of (1) one 20 Amp circuit with all exterior electrical lines buried not less than 12" below finish grade using conduit or cables designed for such a purpose. At least one exterior grade wall mounted interior or exterior plug outlet shall be provided. That outlet box shall meet all current applicable NEC code requirements. An exception of this is for any power and signaling underground lines that are the requirements for security cameras installed to protect the storage building and the associated house. All electrical work shall be provided by journeyman workman who are licensed to work within the city of Lee's Summit and are able to provide bonding and insurance as required by the city.