

WOII Covenants and Restrictions, Appendix A: Storage Shed Restrictions

Overview & Summary

Location

- Must be placed **behind the back of your home** in the rear yard.
- Must meet all required **setbacks** (minimum 5 feet from property lines unless city code requires more).
- You **cannot add a driveway or paved extension** to access the shed.

Size & Height

- Maximum height: **9 feet** (from base to roof peak).
- Maximum size: **225 total square footage**.
- Must comply with local building codes.

Foundation

- A **concrete slab (minimum 4")** is required.
- Pre-made sheds on skids are allowed, but the bottom must be properly trimmed or enclosed to prevent pests and gaps.
- No sheds on stilts or elevated supports.
- Sheds must be secured to the slab.

Doors

- Residential-style doors are preferred.
- Shed-style doors are allowed if they **securely close and latch** to prevent pests and weather intrusion.
- Roll-up commercial doors are not permitted.

Appearance & Materials

- Must **match your home's primary exterior color**.
- Roof must coordinate with your home; **metal roofing is allowed** if it complements the house.
- Allowed siding materials: **wood, fiber cement (Hardie-board), or brick**.
- Plastic, metal, or resin sheds are not allowed.
- The style must complement your home — no barn or agricultural-style sheds.

Use & Maintenance

- Storage only — **no living, offices, or businesses**.
- No storing tools, materials, or debris outside the shed.
- Must be kept in good repair at all times.
- No equipment that creates ongoing noise or disturbance to neighbors.

Utilities & Lighting

- Electrical or plumbing must be properly permitted and installed underground.
- Lighting must be directed downward and not spill onto neighboring properties.

Drainage

- Shed placement cannot cause water runoff issues for neighbors.
- Any grading changes must be approved by the HOA before work begins.

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Detailed Restrictions

1. PURPOSE

The purpose of this standard is to maintain neighborhood aesthetics and protect property values while allowing residents the flexibility to add functional, attractive, well-built, and well-maintained accessory storage sheds.

2. DEFINITION & ARCHITECTURAL STYLE

An **Accessory Storage Shed (“Shed”)** is defined as a detached, single-story accessory structure used solely for residential storage (not habitation), constructed on a permanent concrete slab or approved base, and designed to be compatible with the architectural character of the home and surrounding neighborhood.

2.1 Door Style

Residential-style entry doors (single, double, or French-door-type residential entry doors) are preferred. Shed-style doors are permitted; however, they must be constructed and installed in a manner that allows the doors to securely close and latch to prevent pest intrusion and weather infiltration. Roll-up commercial-style doors remain prohibited.

2.2 Architectural Compatibility

The shed’s overall style, roofline, proportions, and finishes must complement the home’s architecture and the surrounding neighborhood character. Agricultural or barn-style structures are not compatible and will not be approved.

3. LOCATION REQUIREMENTS

3.1 Rear Yard Placement

Sheds must be located entirely within the rear yard behind the back of the residence, not to exceed towards the front of the property from the back of the residence.

3.2 Setbacks

Sheds must comply with all local zoning setback requirements and utility easements. Under no circumstance shall a shed be located closer than five (5) feet to any property line unless local code requires a greater setback.

3.3 Access Paving Prohibited

No additional driveway, paved extension, or secondary paved access may be installed to reach the shed. Extending a driveway from the front or side of the home to access the structure is not permitted.

4. SIZE & HEIGHT LIMITATIONS

4.1 Maximum Height

The total structure height, measured from the top of the concrete slab (or approved base) to the highest point of the roof ridge, shall not exceed **nine (9) feet**.

4.2 Maximum Footprint

The shed footprint must comply with local building code requirements and remain proportionate to the lot and home.

The total square footage of the shed shall not exceed **225 square feet** (for example 15’ x 15’, any size combination may be allowed so long as the total square footage does not exceed 225 square feet).

5. FOUNDATION REQUIREMENTS

5.1 Concrete Slab

A permanent concrete slab foundation is required. The slab must be a minimum of four (4) inches thick, constructed on a compacted base, and properly anchored according to applicable city code or manufacturer specifications.

5.2 Pre-Manufactured Structures & Skids

Pre-manufactured sheds installed on skids are permitted.

However, appropriate accommodations must be made along the bottom perimeter of the structure — such as trim, skirting, or other finished enclosure methods — to prevent pest habitation, moisture intrusion, and visible gaps beneath the shed.

Accessory structures may not be elevated on stilts, blocks or similar supports.

Shed must be secured to the concrete slab foundation.

6. ARCHITECTURE, MATERIALS & COLORS

6.1 Color Requirement

The shed must match the home's primary exterior color. Trim and accent colors must complement the existing home trim. Brick matching is not required; however, all colors must be harmonious with the home's exterior palette.

6.2 Roofing

Roofing must coordinate with the home in color and overall residential appearance. **Metal roofing is permitted**, provided the color complements the home and maintains a residential aesthetic.

6.3 Exterior Materials

Exterior wall materials may include **wood, hardie-board siding (fiber cement), or brick**; provided the structure presents a finished residential appearance and complements the architectural style of the home. Vinyl or resin plastic siding is not permitted.

All wood siding must be properly sealed, painted or finished, and protected against rot, moisture damage, and deterioration.

Plastic, metal, or resin storage structures are not permitted.

6.4 Windows (Optional)

If windows are included, they must reflect the home's window style and finish.

7. APPEARANCE & MAINTENANCE

7.1 Exterior Storage Prohibited

Construction supplies, tools, lawn equipment, materials, or debris may not be stored or left outside of the shed structure.

7.2 Ongoing Maintenance

Sheds must be maintained in good repair at all times. This includes maintaining paint, finishes, roofing, structural integrity, and overall appearance free from deterioration, mold, rust, or damage.

7.3 Clean Surrounding Area

The area surrounding the shed must remain neat and free of clutter, debris, or accumulated materials.

8. PROHIBITIONS & RESTRICTIONS

8.1 Temporary Structures

Fabric, tent, metal carport-style, or prefabricated plastic shelters are not permitted.

8.2 Noise-Producing Equipment

No installation or ongoing use of machinery, compressors, generators, large ventilation systems, or similar equipment that creates sustained noise, vibration, or disturbance detectable from neighboring properties is permitted.

Brief, occasional residential use of hand or power tools for normal homeowner activities is allowed, provided it does not create a nuisance.

8.3 Utilities

Sheds shall not be used for habitation or residing of any kind.

Any electrical or plumbing installations must be properly permitted, inspected, and installed underground in accordance with local code.

8.4 Lighting

Exterior lighting must be shielded, directed downward, and comply with existing Covenants & Restrictions regarding exterior lighting. Light spillover onto neighboring properties is not permitted.

8.5 Permitted Use

Sheds are for **storage purposes only**. Use as an office, commercial space, business operation, or residence is prohibited.

9. DRAINAGE & GRADING

Sheds must be positioned and graded to ensure that stormwater runoff does not negatively impact neighboring properties.

Any grading or drainage modifications must be submitted to and approved by the HOA in accordance with existing Covenants & Restrictions prior to commencement of work.

10. APPROVAL PROCESS

10.1 Prior Approval Required

Written HOA approval is required prior to construction or installation.

10.2 Submission Requirements

Homeowners must submit:

- Site plan showing proposed shed location behind the residence
- Elevation drawings showing overall height and dimensions
- Exterior materials and color selections
- Door specifications
- Roofing specifications
- Foundation or base details

10.3 Permits

Any required city or county building permits (i.e. electrical, plumbing) must be obtained in addition to HOA approval.

- Per the City of Jeffersonville: A permit is required for any shed over 120 square feet or if it includes plumbing, electricity, or a permanent foundation.

11. NON-COMPLIANCE

Any shed installed without approval or not in compliance with these standards may be subject to enforcement action, including fines, required modification, or removal at the homeowner's expense.