

OUTBUILDING PROVISIONS Q&A

Q: How big can my outbuilding be?

A: 168 sq. feet maximum, about an 11X15 or 12X13 footprint. No taller than 11ft from ground.

Q: Can the shed be in my front yard?

A: No. It must be behind the front of your home, well removed from the street.

Q: Can I remove trees to make room?

A: The island tree policy is in effect for all outbuilding placement. Contact the ACC for tree removal approval.

Q: Can this be a small living quarters/"tiny house"?

A: No. The outbuilding may have certain utilities, but may not be used as living quarters.

Q: Can I run electricity to the outbuilding for lights, tools, etc.?

A: Yes, subject to county regulations (approved electrician/subpanel). Lights, a small window A/C unit, and use of power tools is a permitted use.

Q: Can I run a water line to the outbuilding?

A: Yes, for a utility sink or hose outlet; but no sewage connection can be made.

Q: Can I buy a pre-built shed and just put it in place?

A: Generally, no. On-site construction is highly preferable. "Pre-fab" sheds will generally not be acceptable for either aesthetics or construction standards.

Q: Does my shed need to be on a poured foundation?

A: No, although this may be a good choice, however, it MUST be firmly ground-anchored (substantial screw anchors) if not permanently attached to a poured foundation.

Q: Can I place my outbuilding on adjoining property?

A: If you own a lot directly adjoining your home, the shed may be placed there subject to ACC approval. The adjoining lot must be recorded as a single lot with the house per county plat.

Q: Does this have to be licensed and permitted construction?

A: Structures under 400 sq. ft. are not required to be contractor-licensed, BUT they must be structurally sound, properly anchored and able to withstand a strong storm. Let's keep this shed on your property!

Q: Does my shed have to look exactly like my home?

A: Every effort should be made to match the general character and style; including siding, roof, etc. where possible. Not approved, "lean-to" or "pole barn" type outbuildings. Regarding brick houses, the ACC will consider shed styles and colors that will complement your home.

