

Autumn Ridge Development

Shed Guidelines

Background

Sheds are visible to the public and can affect the relationships between neighbors. A failure to develop some guidelines can create problems within our development in the form of misunderstandings among neighbors, inconsistencies, and unfairness in treatment as well as an excessive number of violations.

In the Winter of 2021, an official neighborhood vote established that sheds will be conducted in The Autumn Ridge Development. If the vote carries, the new sheds would require the approval of a governing body, such as ***The Autumn Ridge Shed Committee***, based on a set of official guidelines.

To determine guidelines that would ensure a fair and consistent approval process for all future sheds, the ***HOA Board of Directors*** sought input from the Shed Committee to create the set of guidelines presented in this document. If there is a unanimous decision of the Homeowners to allow Garden Sheds in the development, the protective covenants will be changed to include these guidelines.

In addition to these Shed guidelines, the Homeowner is also responsible to meet the requirements of The City of North Liberty, IA General Code and Planning and Zoning Department requirements.

Here is a link: [North Liberty Zoning Department & Building Department Requirements](#)



Zoning application
for Accessory Use.pc

STORAGE SHED

- A prefabricated or on-site constructed enclosure that is *less than 10 feet high, less than 80 square feet in area* and is used for the storage of lawn tractors, garden implements, bicycles and other common household commodities.
- No more than one storage shed having a cumulative area of up to 80 square feet can be placed in the rear yard on any lot of 10 acres or less under the exclusion contained in the definition of "structure" in this section.
- Such sheds shall not be placed within the front yard, and must meet the City of North Liberty's requirements for setbacks

Guidelines

Sheds added to a homeowner's property after January 1, 2021, must adhere to the following guidelines.

1. QUANTITY
 - Only one shed per lot will be approved.
2. USE
 - Sheds shall not, under any circumstances, be used as a living space.
3. LOCATION
 - Sheds may be located only within the building setback lines per the City of North Liberty's requirements and must be in the backyard.
 - An effort should be made to screen the shed from the view of neighbors and from the road.
 - Sheds shall be in a location on the lot that does not impede the natural flow of drainage water from the lot.
4. SIZE
 - Maximum footprint shall be 80 square feet (i.e. 8' X 10' or 8' X 10'h).
 - Maximum allowable height shall be 10 feet.

5. STRUCTURE

- Shed must include a solid floor composed of one of the following:
 - 3-1/2-inch-thick concrete slab.
 - Plastic floors for Manufactured sheds will be allowed.
 - An integrated floor of suitable building material (e.g. pressure treated lumber)
- The area around the foundation must be backfilled; no exposed space under the shed will be permitted.
- A suitable barrier must be in place to prevent burrowing animals from making a habitat under the shed.
- No dirt or gravel floors will be permitted.
- Exterior walls must be of wooden framed (e.g. 2 X 4) construction, with *vinyl siding to match the home on the property.*
- Roof must be sloped to compliment the primary residence. (*Flat roofs will not be approved.*)
- All sheds must have a door that latches.
- High Quality Plastic Manufactured Sheds with integral plastic floors will be allowed with approval of the Shed Committee
- All Sheds are subject to approval by the Autumn Ridge Shed Committee

MATERIALS

- Exterior cladding should match that on the primary residence in both style and color.
- Exterior cladding shall be wood, vinyl, or aluminum. (*No metal sheds will be approved.*)
- Roof shingles should match as closely as possible those on the primary residence in both style and color.
- Windows should match as closely as possible to those on the primary structure in both style and color.

UTILITIES

- 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.*)

MAINTENANCE

- Property owners are responsible for the maintenance of all structures on their property, including the shed and any landscaping included, and approved, in the initial request.
- No items may be stored outside of, or attached to the outside of, the shed.
- Shed doors should be kept closed and latched when not in use.
- Sheds are subject to routine inspections by the Autumn Ridge Shed Committee to determine maintenance compliance