

# Outbuilding Approval Form R12

Fill out and email this form along with the required documents to [deedrestriction@elcpoa.org](mailto:deedrestriction@elcpoa.org)

Outbuildings are structures detached from the main dwelling such as (not a comprehensive list) storage sheds, workshops, greenhouses, gazebos, cabanas, and pergolas.

Your name is \_\_\_\_\_ Are you the owner \_\_\_\_\_ Submittal Date \_\_\_\_\_

Property address is \_\_\_\_\_ Your address if different \_\_\_\_\_

Your email is \_\_\_\_\_

Your phone number is \_\_\_\_\_

The purpose of the outbuilding is \_\_\_\_\_

Type of outbuilding from "Acceptable Outbuilding Chart" is number \_\_\_\_\_

The dimensions of the building are: length \_\_\_\_\_ ft, width \_\_\_\_\_ ft and height \_\_\_\_\_ ft

The roofing material, manufacturer (mfg) and paint mfg/color are \_\_\_\_\_

The siding material, mfg and paint mfg/color number are \_\_\_\_\_

The eave material, mfg and paint mfg/color are \_\_\_\_\_

Please initial to indicate your agreement to each of the following requirements below that pertains to your lot;

(\* ) is LCPOA and City requirement

1. The cumulative Sq Ft of outbuildings does not exceed 400 Sq Ft\* \_\_\_\_\_
2. The cumulative Sq Ft of storage sheds/workshops will not be greater than 200 Sq Ft \_\_\_\_\_
3. The cumulative Sq Ft of gazebos/cabanas/pergolas will not be greater than 400 Sq Ft \_\_\_\_\_
4. The cumulative Sq Ft of storage greenhouses will not be greater than 200 Sq Ft \_\_\_\_\_
5. The maximum height is no greater than 12 ft\* \_\_\_\_\_
6. No door opening width will be greater than 6 ft\* \_\_\_\_\_
7. The location is behind the front facades of the dwelling\*. \_\_\_\_\_
8. The location on a corner a lot is completely behind the side facades of the dwelling\* \_\_\_\_\_
9. The location is 15 ft from the side property line if any part of the building is in front of the back of the dwelling \_\_\_\_\_
10. The location is at least 5 ft from the side and back property lines for height 10 ft, 7 ft for 11 ft and 9 ft for 12 ft\* \_\_\_\_\_
11. The location on corner lots will be in the corner of the lot diagonally opposite the street intersection. \_\_\_\_\_
12. The location is at least 75 ft from the front property line\* \_\_\_\_\_
13. The location is at least 10 ft from the greenbelt \_\_\_\_\_
14. The location is at least 25 ft from Tract A (the golf course) \_\_\_\_\_
15. The location shall not be prominently visible from the street and should be an integral part of the landscape plan and shall not obstruct any adjacent property Owner's view or public open spaces or greenbelts.
16. The style and architecture will correspond to the main dwelling \_\_\_\_\_
17. The roofing material and color match the dwelling \_\_\_\_\_
18. The roofing material on a greenhouse may be a transparent plastic or glass \_\_\_\_\_
19. The siding material will be cement board or better and paint color will match the dwelling \_\_\_\_\_
20. The roof style (typically gable or hip) shall match the dwelling type \_\_\_\_\_
21. The roof eave structure will match the style of the dwelling eaves \_\_\_\_\_
22. Carports will not be approved \_\_\_\_\_
23. Metal building will not be approved \_\_\_\_\_
24. No building of any character shall be moved to the lot \_\_\_\_\_

**Required Documents** (The application will not be processed without the following documents)

1. An accurate fully-dimensioned to scale drawing with 4 side views of the outbuilding \_\_\_\_\_
2. A complete set of material specifications. \_\_\_\_\_

3. A survey of your property will be provided accurately showing to scale the footprint of your home and proposed outbuilding and the location of setback requirements from above that apply to your lot. \_\_\_\_\_
4. A copy of the City permit will be provided (including drawings and supporting specifications) \_\_\_\_\_
5. An images of your main dwelling and any other existing structures \_\_\_\_\_

### Acceptable Types of Outbuildings



1. Storage Shed/Workshop



2. Gazebo



3. Pergola



4. Pergola

### Outbuilding Location Figure

