

Lauren Pines Architectural Control Committee **Detached Garage Requirements and Restrictions Addendum**

All plans for a detached garage must be submitted on an ACC Application **before** the garage can be built unless the plans were submitted as part of the original dwelling unit plans. All detached garages must comply to the following:

- 1) Architecturally compatible with the dwelling.
(Ex: If the home has a hipped or A-frame roof, a barn style outbuilding would not be considered architecturally compatible.)
- 2) Constructed with same or equivalent materials.
(Ex: If the home is all brick or mostly vinyl sided, a metal building would not be considered constructed with same or like materials.) A detached garage shall be site-built, constructed on a concrete slab foundation, masonry work on face of garage to mimic that of the home, minimum of a single standard size garage bay door, and roofing materials and color to match the dwelling.
- 3) Color pallet shall be same as the dwelling.
(Ex: If the home is beige, then white, black, gray, etc. would not be the same color pallet as the home.)
- 4) Outside dimensions of a detached garage shall be at least 350 square feet but not to exceed the lesser of 1200 square feet or 35% of the square footage of the home and constructed only as single story or 1-1/2 story design to allow for oversized vehicles or overhead storage area. Height of the roof peak should not exceed that of the dwelling when viewed from the road unless the elevation difference in the placement of the detached garage necessitates it.
- 5) A detached garage may be placed at the top end of the driveway near the home.
- 6) Owners should be mindful of the location of septic tanks and drain fields as well as the easement and setback requirements when determining outbuilding placement. No outbuildings are to be placed on top of septic tanks or drain fields, or within an easement or setback on the property.
- 7) Any deviation from the above requirements and restrictions shall also require approval from the Architectural Control Committee (ACC) before a detached garage is constructed on a homeowner's lot unless it is part of the original dwelling's plans. Each review is considered a separate case, and decisions are made at the discretion of the ACC.
- 8) Any permits needed for construction of a detached garage should be applied for and obtained from York County Government office.
- 9) All construction shall comply with York County building codes where applicable.