

## **Lauren Pines Architectural Control Committee** **Outbuildings Requirements and Restrictions Addendum**

All plans for an outbuilding (utility shed) must be submitted on an ACC Application **before** the outbuilding can be built or moved onto the homeowner's lot. All outbuildings must comply to the following:

- 1) Architecturally compatible with the house.  
(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.)
- 3) Color pallet shall be same as the house.  
(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 an outbuilding may not exceed 350 total square feet and constructed as single story level only (height oversize exceptions may be made for boat, RV, camper and/or utility trailer storage at the discretion of the Architectural Control Committee (ACC).)
- 5) Outbuildings shall be placed as far to the rear of the lot as the tree line, topography, easements and setbacks of the lot will allow.
- 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 require approval from the (ACC) before an outbuilding is constructed or placed on a homeowner's lot. Each review is considered a separate case, and decisions are made at the discretion of the ACC.
- 8) Any permits needed for construction of an outbuilding should be applied for and obtained from York County Government office.
- 9) All construction shall comply with York County building codes where applicable.