

## ACC Rule Revision

### Current Rule:

#### **PC.5.7 Accessory Structures**

Upon application to and receipt of Committee approval, a separate storage building, or permanent shade structure may be installed on a lot, but it shall conform to all provisions of the restrictive declarations. A separate storage building *cannot be of a temporary nature* and shall have a cement or wood floor. The roof must match the roof of the main structure in color and materials and the walls must also match the main structure. Metal sided buildings will not be approved without skins covered in plywood or like material, then matched to the main structure. Maximum size is one-hundred twenty **(120)** sq. feet. Over that size requires structural plans and a city permit. Plastic storage containers may be approved on an individual basis. Temporary shade structures shall be removed within twenty-four **(24)** hours.

### Proposed Change (Redlined):

#### **PC.5.7 Accessory Structures**

~~Upon application to and receipt of Committee approval,~~ a separate storage building, or permanent shade structure may be installed on a lot, but it shall conform to all provisions of the restrictive declarations. A separate storage building *cannot be of a temporary nature* and shall have a cement or wood floor. The roof must match the roof of the main structure in color and materials and the walls must also match the main structure. Metal sided buildings will not be approved without skins covered in plywood or like material, then matched to the main structure (N/A Tract 3961 Mobiles). ~~Thatching, if used, must be sprayed with fire retardant. Structures must be attached to cement in case of high winds.~~ Maximum size is one-hundred twenty **(120)** square feet. Over that size requires structural plans and a city permit. Plastic storage containers ~~may be approved on an individual basis.~~ are considered portable and do not need to meet **PC.5.3** for matching roof material and **PC.5.7** for matching colors. They may have a plastic floor. Temporary shade structures shall be removed within twenty-four **(24)** hours.

### Proposed Change:

#### **PC.5.7 Accessory Structures**

A separate storage building, or permanent shade structure may be installed on a lot, but it shall conform to all provisions of the restrictive declarations. A separate storage building *cannot be of a temporary nature* and shall have a cement or wood floor. The roof must match the roof of the main structure in color and materials and the walls must also match the main structure. Metal sided buildings will not be approved without skins covered in plywood or like material, then matched to the main structure (N/A Tract **3961** Mobiles). Thatching, if used, must be sprayed with fire retardant. Structures must be attached to cement in case of high winds. Maximum size is one-hundred twenty **(120)** square feet. Over that size requires structural plans and a city permit. Plastic storage containers are considered portable and do not need to meet **PC.5.3** for matching roof material and **PC.5.7** for matching colors. They may have a plastic floor. Temporary shade structures shall be removed within twenty-four (24) hours.

**Fine:** None. Informational only.

**Justification:** The rule needed updating for what we are approving.