

Martindale Meadows Homeowners Association

ACCESSORY STRUCTURES, STORAGE BUILDINGS AND SHEDS

[HOME](#)

PREVIOUS PAGE

GENERAL REQUIREMENTS AND GUIDELINES

A. Restriction of Property

Only one accessory structure, storage building or shed will be allowed per lot.

B. Timing of Construction

No accessory structure, storage building or shed shall be constructed or established on a parcel unless there is a principal building, structure or use being constructed or already established on the same parcel of land.

C. Site Plan Approval

Submission of a site plan to the Building Plans and Specifications Committee for review and approval is required. The site plan shall indicate the location, building materials and their uses for the proposed accessory structure, storage building or shed. All proposals shall be reviewed in a timely manner, within 72 hours.

D. Nuisances

Accessory uses such as household animal enclosures, dog runs, central air conditioning units, heat pumps and other mechanical equipment that could produce noise, odors, or other nuisances shall not be located adjacent to an adjoining property owner's living or sleeping area where windows and/or doors would be exposed to the nuisance.

E. Garages

All dwellings must have one private attached garage for not less than two (2) cars, nor more than three (3) cars. Any such garage shall be used only for the storage of vehicles and used by the occupants of the residence to which it is accessory.

F. Location in Proximity to Easements or Rights-of-Way

Accessory structures, storage buildings and/or sheds shall not be located within a dedicated easement or right-of-way.

G. Use of Accessory Structures, Storage Buildings and/or Sheds Attached or detached accessory structures, storage buildings and/or sheds shall not be used as dwelling units, or for any business, profession, trade or occupation.

H. Appearance

Accessory structures, storage buildings and/or sheds shall be designed and constructed to be of equivalent color and building material as the principal building on the site.

I. Applicability of Other Codes and Ordinances

Accessory structure, storage buildings and/or sheds shall be subject to all other applicable township codes and ordinances regarding construction, installation and operation.

J. Location

1) Location

Detached accessory structures, storage building and/or sheds shall not be located in a front yard or a required side yard.

2) Setback

A) Side yard setback

The accessory structure, storage building and/or shed shall comply with the fifteen (15) feet side yard setback for the district in which it is located.

B) Rear yard setback

The accessory structure, storage building and/or shed shall be located no closer than ten (10) feet to the rear lot line.

C) Distance from Principal Building

Detached accessory structures, storage buildings and/or sheds shall be at least ten (10) feet from the principal building on the site.

K. Size

A) Size

The maximum ground area coverage of the accessory structure, storage building and/or shed shall not exceed one hundred fifty (150) square feet.

B) Height

The maximum height is not to exceed twelve (12) feet.

C) Wall Length

No dimension shall exceed fifteen (15) feet.

L. Foundations

All foundations shall be of concrete material not less than four (4) inches thickness including a rat wall of twelve (12) inches deep by four (4) inches thick.

Approved September 22, 2005