

# Accessory Structure Proposal



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# Restrictions and Guidelines

- Minimum of 10' setback from lot lines
- Must be located behind front face of the home and **cannot** be visible from the street
- Size:
  - Height not to exceed 12'
  - Total area not to exceed 200 sq. ft.
- Must be lockable to prevent theft and safety for children
- Must comply with all local governmental ordinances
- Land Use Permit required from Independence Township Building Department (\$75)
- No metal structures would be allowed due to rust & noise
- Structure must be placed on concrete slab or corners must be supported by concrete footings 42" deep (below the frost line) with fencing around base (12" into ground)
- No plastic structures would be allowed
  - Must be built on site
  - No pre-made "simply assemble" kits allowed

# Restrictions and Guidelines (cont.)

- No more than one accessory building allowed per lot
  - Including pool houses
- Design should "fit in" with your house
  - May require landscaping to "blend in"
- Non-habitable (including animals)
- Exterior must be finished and painted
- All other DLFHA restrictions apply
- **Requires Architectural Committee approval**
  - **Prior** to applying for Land Use Permit from township
  - Location on lot to be agreed upon
  - Exterior material to be presented and approved
- Owner must sign document agreeing to upkeep exterior condition
  - Architectural Committee to reapprove every 10 years
  - If accessory building is not upkept, building must be taken down or will be removed at owners' expense



# Questions

**THANK YOU!**

*Approved at Spring Meeting (04/23/2018)*

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