

MINIMUM OUTBUILDING GUIDELINES

1. This document addresses the minimum requirements for the construction and placement of outbuildings.
2. Outbuildings are structures including, but not limited to, lawn and garden sheds, gazebos and greenhouses.
3. All outbuildings shall comply with the current CSPOA Declaration of Restrictions and these guidelines.
4. Approval will be required from the CSPOA prior to commencing construction.
5. The building must be of a design, color and construction similar to the residence. In addition, it must be aesthetically suitable for the lot and appropriately screened.

6.1 Outbuildings:

The maximum size of any outbuilding on any lot can be no more than 1000 square feet in size, meet all requirements for setbacks, height, and have a minimum roof pitch of 4/12 (no flat roofs allowed). All finishes to match or be compatible to the exterior of the existing home”

6.2 Sheds:

The maximum square footage of a shed must be no greater than 120 square feet, regardless of lot size. The maximum allowable wall height of the shed shall not exceed eight (8) feet, and the maximum allowable total height of the structure shall not exceed ten (10) feet from the floor of the structure.

7. A lawn and garden shed, greenhouse, or any other outbuilding (except a gazebo) must be placed:
 - A. Behind the principle residence or behind a detached garage and
 - B. Within the CSPOA setbacks and
 - C. Within both side boundaries of the principle residence or within both side boundaries of a detached garage.

7.1 A gazebo must be placed:

- A. To the rear of the principle residence and
- B. Within the CSPOA setbacks.

8. Property owners who are requesting permission to construct an outbuilding must provide the CSPOA Architectural Control Committee (ACC) with the following:

- A. A completed copy of the “Request for Alterations” form and
- B. A plot plan showing the location of the outbuilding, all other structures and the setbacks and
- C. A drawing or brochure of the proposed outbuilding indicating all applicable dimensions and materials to be used and
- D. Samples of paint colors, siding and roofing materials and
- E. Copies of all relevant building permits issued by The Town of Carolina Shores.

9. Outbuildings, REGARDLESS OF SIZE, shall be placed on a masonry pad and anchored down according to the High Wind Requirements of the North Carolina State Building Codes, Chapter 44, for a 130-mph wind zone and minimum uplift of 710 pounds per linear foot, excluding pre-constructed buildings built on runners. These outbuildings are to be placed on masonry pads at the middle and four (4) corners of the proposed outbuilding. The pads must be of a minimum size of 12”x12”x2. A masonry pad is defined as a poured concrete platform, and or individual concrete blocks 2 inches in depth, set on a gravel base, that extends and includes the entire footprint of the proposed outbuilding.