

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 requirements.
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. The square footage of the outbuilding must be no greater than ½ of 1% of the square footage of the lot. The maximum square footage of the outbuilding must be no greater than 120 square feet, regardless of lot size. The maximum allowable height of the outbuilding shall be 8 feet.
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.
- 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.