

# Design Review Committee Approval Form For Accessory Buildings

This form can be used for any free-standing structures such as shed, play house, green house, dog house, dog run, play equipment, hot tub, etc. Mark N/A if not applicable.

Homeowner's name: \_\_\_\_\_ Date: \_\_\_\_\_  
(Please print) First Last

Property address: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot #: \_\_\_\_\_ Block #: \_\_\_\_\_

Homeowner's address: \_\_\_\_\_  
(If different from above)

Phone # days: \_\_\_\_\_ Phone # evening: \_\_\_\_\_

FAX number: \_\_\_\_\_ E-mail address: \_\_\_\_\_

Start date: \_\_\_\_\_ Completion date: \_\_\_\_\_

Type of structure to be installed \_\_\_\_\_

What is the size of the footprint of the structure: \_\_\_\_\_

Is the structure attached to a concrete foundation: \_\_\_\_\_

What is the height of the structure (roof peak to ground): \_\_\_\_\_

What is the height of the structure (edge of eve to ground if applicable): \_\_\_\_\_

What is the distance from the edge of any overhang to the side property line: \_\_\_\_\_

What is the distance from the edge of any overhang to the rear property line: \_\_\_\_\_

What is the distance from the edge of any overhang to the principle structure \_\_\_\_\_

What is the distance from the edge of any overhang to any accessory structure: \_\_\_\_\_

Does the structure color match the primary residence: \_\_\_\_\_ House color: \_\_\_\_\_ Trim color: \_\_\_\_\_

Description of the type of siding to be used, if applicable \_\_\_\_\_

Description of the roofing, if applicable: \_\_\_\_\_ Roofing color: \_\_\_\_\_

Do you currently have a fence around the perimeter of your rear yard: Yes \_\_\_\_\_ No \_\_\_\_\_

Attach an accurate drawing/artist conception of what the structure will look like.

Attach a photocopy of your as-built with all accessory building locations and dimensions drawn in.

\_\_\_\_\_  
Homeowner's signature Date

\_\_\_\_\_  
Approval Signature Date

\_\_\_\_\_  
Approval Signature Date

# LOOKOUT LANDING ACCESSORY BUILDING INSTALLATION GUIDELINES

1. Phase II and III, require that a six foot screening fence be installed to provide privacy screening prior to installing a shed. The placement of storage sheds is strictly prohibited in the back yards of Lots 23, 24, 25, 26, 27, 28, 29, 30, and 31, Block 2, Phase III.
2. No structure other than the primary residence shall have a footprint larger than eight (8) feet by ten (10) feet unless otherwise approved by the Design Review Committee. Where there is a six-foot cedar fence surrounding the rear yard, a shed can be approved up to 120 square feet.
3. Prior to construction, the Design Review Committee must approve all plans for accessory buildings.
4. The structure can only be one (1) story and shall not exceed eight (8) feet in height for barn style and (10) feet in height for gabled roof, unless otherwise approved by the Design Review Committee.
5. The exterior color and roof of the accessory building must match the primary residence.
6. Sheds, doghouses and dog runs not attached to a foundation may be erected in a required side or rear yard. Sheds, doghouses and dog runs attached to a foundation can only be erected in the rear yard (AMC 21.45.030 (A)). All chain link dog runs must be covered with wood lattice that matches the color of the primary residence or structure on the Lot.
7. No separate accessory building shall be erected closer than ten (10) feet to any principle structure on the lot or an abutting lot or tract (AMC 21.45.030 (B)).
8. All property setbacks must be met (AMC 21.40.030(G)). The accessory building overhang (roof eaves) may not encroach into the area defined as a setback. The setbacks for each subdivision are listed for your convenience: Variances may be granted under certain conditions, if warranted.

<u>Subdivision</u>	<u>Front</u>	<u>Side Street</u>	<u>Side</u>	<u>Rear</u>
Lookout Landing I	25 feet	15 feet	7 feet	20 feet
Lookout Landing II	25 feet	15 feet	7 feet	20 feet
Lookout Landing III	25 feet	15 feet	7 feet	20 feet

9. No accessory building (which includes doghouse, dog run, shed, greenhouse, wood-piles, play equipment, etc.) or any other structure similarly incompatible with the landscaping schemes shall be allowed in the landscaping/buffer or utility easements.
10. An accessory building must be completed within ninety (90) days following commencement of construction.
11. All completed accessory buildings must closely match all drawings, elevations or artist conceptions submitted to and approved by the Design Review Committee. Failure to do so may require costly corrections.

**This guideline is subject to updating and revision at the discretion of Lookout Landing Homeowners Association.**

Shed Guide -Revised 10/11/02