

June 20, 2003

2003 Guidelines for Installation of Accessory aka Outbuilding or Shed

I. A Written Plan must be submitted to and Approved by the Building & Design Committee Prior to Construction and/or Installation.

Effective July 1, 2003, the SMHA Board will be utilizing these new guidelines. To ensure homeowners don't unnecessarily build something that later has to be removed or spend extra money to correct any deficiency; the attached application is to be processed **PRIOR to the start of any new project.**

II. Size and Specifications for Accessory Building

The maximum height allowed is 10 feet from ground level with a maximum floor size of 100 square feet or as recommended by the B & D Committee and approved by the Board.

The exterior of the accessory / shed building should be constructed of wood, masonry or other type of products **as approved by the Building and Design Committee.**

If there is deviation from the above standards, (maximum of 10 feet in height or 100 sq. ft. in area), **City Ordinances, Building Permits and Setbacks, as well as right-of-way Easements for utilities with concrete slabs or tie-downs and other standards must be met.**

City Building Permits are required if electrical or plumbing are to be installed in any size of accessory building.

The Uniform Standard for storage buildings adopted by the Building and Design Committee in Shadow Mountain require a **roof covering that resembles and is compatible in design and color** with the residence and in harmony with the neighborhood. **If an alternative roof is approved** and installed on the residence, the same should be installed on the accessory building.

Accessory buildings should be located with as little visibility as possible from your neighbors' view and/or from public view from the street.

For additional information, contact **Steve Mueller, Chairman**, Building & Design Committee **918-810-7911 (cell), 918-488-8875 (home)**, Email: steve@shadowmountaintulsa.com or other committee member, for information. Please submit all applications to the Chairman at above email address.

Tom Duncan, 2022 President
SMHA Board of Directors