

## **Jamestowne Homeowners Association**

### **Shed Guidelines**

#### **Siding/Materials**

1. No sheds with metal sides or roofs are permitted.
2. Vinyl sided roofs are permitted.
3. If a shed is made of wood:
  - a. The color of the shed must either match the color of the house or be a natural wood color.
  - b. The shingles must either match the house or be a neutral color.

#### **Size requirements**

4. The shed can not be a full 2 stories tall.
  - a. Maximum wall height is 8'
  - b. Can have a maximum of 4' of clearance at the center of the roof if using a barn style roof. (Storage in the ceiling)
  - c. "A" Frame roof (not to exceed a 4 – 12 pitch)
  - d. Shed Roof
  - e. Barn Roof
5. The maximum size of a shed shall not exceed 252 sq. feet. (18X14)

#### **Location/Size**

6. Placement of the shed must be a minimum of 2 feet inside the property line.
7. If the shed is placed up on cinder block, the homeowner must plant shrubs around the shed so that the block is not visible.
8. Forest Conservation Area (FCA) restrictions:
  - a. If any portion of the shed is located in the FCA, that portion of the shed is not to exceed 100 sq. ft.
  - b. No trees (over 2" in diameter) are to be removed from the FCA to accommodate the shed.

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## **Town of La Plata**

### **Forest Conservation Area Fact Sheet**

**Forest Conservation Areas have been created in our communities to provide a variety of environmental benefits. These benefits include:**

- Provide aesthetic buffers;
- Increase property values;
- Provide wildlife habitat;
- Reduce energy costs;
- Provide recreation areas;
- Reduce soil erosion;
- Improve quality of life;
- Reduce noise levels;
- Improve air quality,
- Reduce storm water runoff;
- Protect streams and wetlands;

**Activities that are permitted within a forest conservation area include the following:**

- Passive recreation including hiking, biking, bird watching, walking and running;
- Accessory expenditures to dwellings including play equipment, dog houses and pens, fences and sheds provided the structures do not occupy an area greater than 100 square feet, no trees are removed for the construction, the expenditures are outside of wetlands and the 50' stream buffer and the site remains stabilized to prevent soil erosion;
- Tree removal for commercial and non commercial timber and firewood purposes provided that the harvesting does not result in the area being considered non-forested and is conducted in accordance with all applicable Town, County, and State regulations;
- Removal of exotic and invasive species. It is recommended that professional advice be obtained prior to conducting exotic and invasive species eradication projects; and
- Removal of hazardous trees or removal of trees to improve forest health.

Please be aware that permits may be required for some of the above activities that are permitted in the forest conservation areas. Additionally, privately owned structures permitted in the forest conservation areas shall not be placed on community owned property.

**In order to preserve the integrity of the forest conservation areas to provide the intended benefits, certain activities are not permitted to occur within Forest Conservation Area in accordance with the La Plata Town Code (Chapter 173, Section 173-67A Article VII thru Section 173-87). Examples of unauthorized activities include:**

- Clearing and/or cutting of trees or understory plants for clearing purposes;
- Establishment of lawns;
- Establishment or cultivation of gardens;
- Posting of signs or billboards;
- Construction of any structures greater than 100 square feet in size;
- Disposal or dumping of waste unless the waste is natural, organic material being actively composted for the personal use of the landowner and the composting does not damage forested area; and
- The construction of major utilities unless authorized by the Town Code.

If you have any questions about the permitted use in the Forest Conservation Area on your property please feel free to call the Town hall at (301) 934-8421.