



Backyard Utility Sheds

DRC approval is required for backyard utility sheds and will be considered based on size, height, color, relationship to size of lot, relationship to landscaping, and setbacks from property lines.



Requirements for Approval

- Material, style and color, including roofing, must be appropriate for the architectural style of the home.
- Shed footprint maximum is 150 square feet.
- In general, backyard utility sheds should not exceed an overall height of 8'-6". If shed footprint is 150 square feet or less and the roof pitch is at a slope of 4:12 and the 8'-6" height is exceeded, the DRC will evaluate on a case by case basis for approval.
- Utilities to a backyard utility shed must be underground.
- Backyard utility sheds must be screened with landscape plantings that at full growth reach a minimum of half the shed wall height. Evergreen plantings are strongly recommended for four season screening and visual interest.
- Backyard utility sheds are strongly recommended to be located outside easements.
- No variances will be granted on high visibility lots, icon lots or enhanced lots.

The information on this sheet is **NOT** all inclusive of all Community Design Guidelines or Covenants.

Please review all Community governing documents prior to planning any modifications to the exterior of your home.



DESIGN REVIEW PROCESS

Sooner or later, every new community is faced with an issue that was not contemplated by its declarations, covenants or rules and regulations. This may be the result of new laws, State and County codes or it could be a new property trend that was not anticipated. As rules and regulations are updated with changes approved by the Board of Directors, it is resident responsibility to make sure to reference the most up-to-date document which will always be available for download:

www.sterlingranchcab.com

Design Review

All changes to the exterior of your home or lot must to be submitted to the Design Review Committee (DRC) and written approval obtained prior to starting the work. To have your request reviewed, submit to the DRC a completed Application via email to submit@sterlingranchdrc.com or dropped off during office hours at the Resident Resource Center.

- The DRC may require additional information if the submitted materials do not adequately demonstrate what will be constructed. Please refer to the Governing Documents for additional information.
- There are consequences for failure to obtain DRC approval before making changes to the exterior of your home or lot, and for not adhering to approved plans. This includes, but is not limited to, fines, removal of unapproved materials, and/or legal actions.

DRC Review Timeline

The Design Review Committee (DRC) shall strive to reply within 30 days from the date of the meeting the application was received. If you have not been notified in writing by the 31st day after the DRC meeting, the submittal is deemed to be denied. It is the responsibility of the applicant to contact the DRC to determine the status of the submittal.

All submittals must be received by end of business day on the Friday prior to a DRC meeting or else it will have to wait to be received until the following meeting date. DRC meets on the first and third Thursday of the month.

- Please submit applications to submit@sterlingranchdrc.com
- Application can be downloaded from the www.sterlingranchcab.com website
- If a review fee is required – check made payable to Sterling Ranch CAB and delivered to the Resident Resource Center during office hours at 8220 Piney River Avenue or mailed to 8155 Piney River Ave #150, Littleton CO 80125

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