

Shed Requirements and Restrictions

1. **Quantity Limitation:** Only one (1) shed is permitted per lot.
2. **Size and Dimensions:** The shed shall not exceed fourteen feet (14') in length, ten feet (10') in width, and eight feet (8') in height.
3. **Permitted Use:** The shed shall be used solely for residential storage purposes.
4. **Prohibited Uses:**
 - No commercial, business, or income-producing activities shall be conducted within or from the shed.
 - The shed shall not be used for human occupancy, living quarters, or animal habitation.
 - No plumbing, water, sewer, or sanitary connections shall be installed within the shed.
5. **Height Restriction:** The maximum overall height of the shed shall not exceed eight feet (8').
6. **Appearance and Materials:** The shed's siding, roofing materials, colors, and overall appearance shall be compatible with and complement the existing residence and comply with all community architectural standards.
7. **Location and Setbacks:** The shed shall be located in the rear yard only and must maintain a minimum setback of three feet (3') from all property lines, unless a greater setback is required by applicable regulations.
8. **Foundation Requirements:** The shed shall be installed on a level, stable, and properly constructed foundation or base to ensure adequate support, structural stability, and drainage.

Adopted by Aberdeen Board of Directors

June 29, 2026