

## **Shed Construction Guidelines for Highland Village – January 2026**

**Shed construction for Highland Village homeowners is one of the least understood and most divisive topics within the Covenants and Bylaws of our association. Sheds and other outbuildings are listed as “prohibited structures” in the covenants, unless they are first approved by the Board (see Article III, Section 11 of the Master Declaration). Past Boards of Directors have approved sheds for some residents while others have been denied. With an eye to equitability for all, this document is intended to provide guidance to homeowners to expedite their planning and the Board’s approval process.**

**These guidelines attempt to provide balance between the interests of the homeowner that wants to construct a shed and the interests of surrounding neighbors. While a shed may provide a utility to one home, it may be viewed as an eyesore by neighbors or obstruct their view of nature. And, because not all lots in Highland Village have the same depth, it is possible to construct a shed closer to a neighbor’s home than to the home of the shed owner. We ask that homeowners balance their interests with the interests of their surrounding neighbors.**

**The ideal location of the shed is behind the home and as close as possible to the back of the home. Regardless, approval for any shed requests shall be made on a case-by-case basis.**

**Storage containers of less than 16 square feet and placed against the house shall be exempt from these guidelines.**

### **General Requirements:**

- a) All sheds must be approved by the HV Board of Directors prior to construction or installation. See Section 13 of our HOA Covenants and Restrictions governing document.**
- b) Sheds must be in the rear yard and behind the house structure to minimize visibility from the street. Sheds may not be located beside or in front of the house.**
- c) Ideal locations for approval:
  - a. Attached to the primary residence behind the house next to or under a deck.**
  - b. Immediately behind the house next to or under a deck but not attached to the structure.**
  - c. If the preferred locations of “A” or “B” cannot work, it should be located as close as possible to the rear of the home.**
  - d. If any of the above locations don’t meet the functional needs for a specific dwelling/yard, the homeowner may submit plans for a shed set closer to the rear of the homeowner’s property.****
- d) Only one shed or outbuilding is permitted per property.**
- e) Sheds shall not, under any circumstances, be used as a living space or dwelling.**

**Design & Materials:**

- a) Sheds must complement the architectural style of the primary residence and be constructed of materials consistent with the neighborhood's aesthetic.
- b) Acceptable materials include wood, vinyl siding, cement board, brick, or rigid composite panels (commonly referred to as wood/plastic composites or resins). Color choice must align with the palette of the primary dwelling. No metal sheds or soft plastic Rubbermaid style kits are permitted.
- c) Shed roofs should match or complement the primary dwelling and be constructed of roofing building products.

**Setback & Size Requirements:**

- a) All sheds must be located within the building setback lines, within the backyard, and must be a minimum of 10 feet from property lines. (This is a zoning requirement of Cranberry Township.)
- b) The shed must be closer to the builder's house than that of any adjacent neighbor's house.
- c) Maximum footprint shall be 120 square feet with a maximum allowable height of 12 feet, floor to roof peak.
- d) Sheds shall not be placed in any easement areas or obstruct any utility access points.

**Maintenance:**

- a) Homeowners are responsible for the ongoing maintenance and upkeep of their sheds, ensuring they remain in good condition and free of deterioration.
- b) Sheds that are deemed unsightly or in disrepair by the HV Board of Directors may require remediation or removal.
- c) No items may be stored outside of or attached to the outside of the shed. Shed doors should be kept closed and latched when not in use.

**Removal of Sheds:**

- a) The HOA reserves the right to require the removal of any shed that does not comply with these guidelines or that poses a safety hazard.
- b) Homeowners will be given 45 days to address any compliance issues before any legal or financial actions are taken.

**Utilities:**

- a) Any utilities servicing the shed must be underground or supplied via a solar panel/battery combination. No aboveground utilities of any type will be permitted.
- b) Underground cabling **MUST** be installed according to local electrical code which requires a burial depth of up to 24 inches for AC power.
- c) If using solar panels, they should be mounted flat with the shed roof.
- d) Exterior lighting (if installed) shall not exceed one 75-watt light bulb (approximately 1100 lumens) enclosed in a permanent fixture attached to the shed. Illumination should be of the area immediately in front of the shed and not shine into any neighbor's yard or house.

**Exceptions:**

- a) Any requests for exceptions to the shed guidelines must be submitted in writing to the HV Board of Directors and will be considered on a case-by-case basis.

**Disclaimer: These guidelines have been created by the Highland village Board of Directors and do NOT supersede Cranberry Township construction or zoning statutes. Always check first with Cranberry's zoning department before planning construction.**