

Cooper Farms Community Association Shed Guidelines

Sheds constructed after April 1, 2012 must adhere to the following guidelines:

All sheds must be approved in writing prior to the start of construction by the Cooper Farms Community Association using the architectural improvement application found at www.cooperfarms.net. Failure to comply with any of these regulations will result in legal action and/or removal or correction of any structure that does not adhere to these guidelines.

QUANTITY:

- Only one (1) shed per lot will be allowed.

SIZE:

- Maximum shed size allowed is 12x12.
- Per Louisville Metro Code any shed 10x12 or larger requires a building permit.
- Only single story sheds will be allowed; No pole barns or two story structures are permitted.

PLACEMENT:

- Per Louisville Metro Code, the minimum setback from a rear property line shall be 5 feet. The minimum setback from side property lines shall be 2 feet. Sheds cannot be placed in front yards.
- Please take your neighbor's view into consideration when deciding where to place a shed on your property. Discussion with your neighbors is highly recommended.

STRUCTURE:

- Sheds must include a solid floor composed of either a 4 inch thick concrete slab or an integrated floor of suitable building material (e.g. pressure treated lumber)
- No dirt or gravel floors will be permitted.
- Exterior walls must be of wooden framed (e.g. 2 X 4) construction.
- Roof must be sloped to compliment the primary residence. Flat roofs are not permitted.
- All sheds must have a lockable door that shall remain locked when not in use.

MATERIALS:

- Exterior cladding shall be wood or vinyl siding only. No aluminum, plastic, rubber, fiberglass, or any other type of metal material is allowed. The exterior cladding shall match the color and style of the primary residence.
- Each shed must have a shingle roof similar in color and style to the primary residence; metal or any other type of material of roofing is not permitted.
- Windows, if present, should match as closely as possible those on the primary residence in both style and color.

PERMITS:

- It is the responsibility of the property owner to obtain any and all permits in order to comply with Louisville-Jefferson County Metro Government laws and regulations. Also, any activity that results in the movement, placement, probing, boring, or removal of earth, rock, or other material in or on the ground requires the contractor to contact BUD (Before You Dig) at 811.

MAINTENANCE:

- Property owners are responsible for the maintenance of all structures on their property, including the shed and any landscaping included. Failure to properly maintain the appearance (e.g. paint, rotting wood, damaged shingles etc.) and structural integrity of the shed will result in action by the Homeowner Association.
- No items may be stored outside of (stacked against or on top of), or attached to the outside of the shed.

USE:

- Sheds shall not be used as a living space.

UTILITIES:

- Any utilities servicing the shed must be underground. No above ground utilities of any type are permitted.
- Exterior lighting must be minimal and not interfere with surrounding homes.