

Shed Guidelines for Hollybrooke

1. Sheds must conform to all zoning regulations.
2. Shed construction requires both permits and inspections. Regulations may be found at: <http://permittingservices.montgomerycountymd.gov/dps/pdf/guidelinesforshed.pdf>
3. A plot plan and shed description must accompany all applications.
4. Only one shed is allowed per lot.
5. A shed may not be used as a living space for humans or animals.
6. A shed must be located in the backyard of a home.
7. Only wood or vinyl sheds are permitted. No metal sheds are permitted. Sheds must be anchored to resist wind loads, as required by the county building code.
8. Sheds may be 100 square feet or less, with an eight (8) foot height at the roof peak.
9. The shed roof must be sloped. Flat roofs on sheds are not permitted.
10. Shed floors must be solid concrete, concrete pavers, or pressure treated lumber. A suitable barrier of lattice, chicken wire, concrete blocks, etc., must be included in the design and construction to prevent burrowing animals from making a habitat under the shed.
11. If electrical service is desired for the shed, it must be underground and according to code. If an exterior light is installed, efforts should be made to shield neighbors from light overrun.
12. Ladders, hoses, tools, etc., may not be attached to the exterior of the shed walls or roof.
13. An effort should be made to match the shed roof and walls to the main structure of the house.
14. Placement of a shed on a property line is not permitted. A shed may be placed against the house but not connected. Location must be away from ground level utility housings.
15. In the townhouse areas, sheds may not be located in the common space. Sheds should be located near the deck even if that requires installation near the ground level utility housings.
16. Suitable landscaping should be provided to integrate the shed into the property.