



## **Outdoor Utility Building Guidelines**

Proposed 22 July 2018

Adopted 27 September 2018

This document is intended to serve as supplemental material for the Anniston Architectural and Landscaping Guidelines, specifically the BUILDING RESTRICTIONS section and as it relates to any outbuildings such as outdoor workshops or yard equipment storage buildings (“Utility Buildings”), but excluding detached garages. Such Utility Buildings shall meet setback requirements and other code requirements per Iredell County. Please also take care regarding septic system and related components.

## LOCATION

As indicated in the primary Anniston Architectural and Landscaping Guidelines, Utility Buildings may only be placed in the established rear yard behind the Lot’s house. Should the Lot be a side lot, the Utility Building should be located in the side of the rear yard furthest from the street if possible. (Additionally, please note the Iredell County Residential Development Standards provides more specific requirements with regard to minimum property line setbacks and septic system clearances).

## EXTERIOR MATERIALS, COLORS AND FINISHES

Materials and color constitute a dominant visual element of the community and require careful attention, with Utility Buildings being no exception.

- The exterior materials and colors used on a Utility Building shall both (a) blend together to create a harmonious whole and (b) draw from the colors and materials used on the Lot’s house. Acceptable siding materials typically include brick, natural or cultured stone, and/or cement fiber board (such as HardiPlank or similar). Multiple accent materials are acceptable.
- Primary materials and colors for the Utility Building shall preferably be the same primary materials and colors as those on the house on the Lot.
- The Committee may consider at its discretion use of colors or materials drawn from major structures apart from the Lot’s house, but in relatively close proximity to the Utility Building, such as stone walls or outdoor chimneys, wooden structures, etc.
- The exterior surface of any Utility Building shall not be of wood or engineered wood products of any type, aluminum siding, vinyl siding, imitation brick or stoneroll siding, exposed concrete or concrete blocks.

## FOUNDATIONS

- In the event the utility building is placed upon concrete blocks for leveling or other purposes, these blocks and the open space underneath the utility building shall be covered using acceptable materials described above where facing a road.
- Care should be taken to sufficiently screen through mature landscape any sides facing a neighbor that remain open in order to provide acceptable aesthetics.
- No wooden latticework of any type is allowed as screening due to aesthetics.

## ROOFS

- Roof shingles shall match the type and color used on the Lot's house.
- The Committee may consider metal roofs or metal roof accents if the Lot's house has such a roof readily visible with the utility building. Such a metal roof must be of same style and color as the metal roof on the Lot's house.

## WINDOWS & SHUTTERS

- Utility buildings should include windows appropriate for the style of the building and reasonably complementary to those on the Lot's house.
- Shutters shall be included and be the same/similar style to those on the Lot's house.

## DOORS & RAMPS

- No garage doors are allowed on any utility building. If a garage door is desired on an outbuilding the request shall be submitted clearly indicating a garage and following the related guidelines and requirements.
- Doors shall be architecturally consistent with the overall design of the utility building and match or complement doors or features on the Lot's house.
- Use of architectural door straps or other aesthetic enhancements are encouraged if the utility building will have double doors, in particular if these features exist on the Lot home's garage doors.
- If a wooden ramp is used on a Utility Building, it must be stained or painted to match and complement colors on the home and Utility Building.

## LIGHTING

- Lighting is not required, but if present on the Utility Building shall match or complement lighting used on the Lot's house.

## LANDSCAPING

- Landscaping shall be used as needed around a Utility Building in order to integrate it into the overall surrounding area's look and feel on the Lot.