

FBCA Shed Specifications

Like all other structures, sheds must be approved by the BOARD prior to construction.

Location of the structure

Sheds for non-waterfront homes must be placed:

- No less than 10' from the house and
- at least 5' from back and side lot lines.

Sheds for waterfront homes must be placed:

- no closer than 10' from the house, (unless attached), and
- no further than 30' from the house, and
- at least 5' from side lot lines, and
- at least 35' from the water.

Material Specifications

- The shed must be built upon a 4" concrete slab with a 24" rat wall.
- The shed may have a maximum of 192 square feet for the structure and a maximum height of 11 ft.
- The shed must be built to standard building codes with wood or composite materials that resemble wood or brick and standard housing roof materials, with window being optional.
- No metal or plastic construction permitted, (with the exception of metal studs).
- The shed must be a color coordinated with the home, and no more than one shed permitted on a property.

Other specifications

Residents are NOT permitted to use the exterior walls of the shed for storage.

All applications for a shed must be accompanied by a plan for landscaping.

The landscaping is to be installed within one year of the shed's installation. The signatures of the neighbors on each side of the property, indicating that they are aware of the application, must also be submitted with the application.