

The Wilsonville Home Owners Association (WMHOA) Architectural Review Committee (ARC) has received several applications recently from homeowners seeking to build storage sheds on their property. During ARC review for these applications, it has come to the attention of the WMHOA Board of Directors that there are several sheds in the neighborhood which violate both the Covenants, Conditions and Restrictions (CC&R's) which govern the Wilsonville Meadows neighborhood, and various City of Wilsonville codes and conditions which designate setback standards.

The Board of Directors passed the following resolution to the CC&R's at the meeting on May 2, 2007:

#### **Article 4: Use Restrictions**

**Sheds and/or storage structures:** All sheds and/or storage structures shall conform with City of Wilsonville Planning Commission Conditions of Approval and City Code 4.124(02)(I) which designates setback standards as follows:

Planning Commission Conditions of Approval 88PC37 Section 17: The setback standards for the single-family subdivision shall be:

20 feet – front yard setbacks for garage

15 feet – front yard setbacks for single-family homes

10 feet – street side yards (in case of corner lot)

20 feet – rear yard setback

5 feet – interior side yard (per Wilsonville Code)

City Code 4.124(02)(I): Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten (10) feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three (3) feet.

In addition, if the shed and/or storage structure is made of a material that is different from the main dwelling, then screening will be required to shield view of the structure from the street.

No sheds built after May 2, 2007 will be approved which violate this resolution.

In addition, the Board of Directors has made the decision to grandfather all existing sheds for setbacks. If the shed is made of materials similar to the dwelling; i.e. wood sheds, no screening will be required. However, those sheds which are of different material to the dwelling; i.e. Metal, "Rubbermaid", etc. will receive a separate letter, along with an ARC application, which will ask the homeowner to provide screening of the shed from view of the street. An ARC application must be approved before any project can be started or completed.

This action by the Board of Directors does not in any way guarantee or prohibit the City of Wilsonville from taking future action with regard to setback violations to either existing or future sheds.

Further information on Wilsonville City Code and CC&R setback requirements can be found at <http://www.wilsonvillemeadows.org/html/faq.html> under the "FAQ-sheds" section.