REVISED SHED REGULATIONS
Approved May 2014

THE VILLAGE OF OAKCREEK ASSOCIATION
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Architectural /Restrictions Committee

SHEDS, STORAGE & PLAY EQUIPMENT
RULES, REGULATIONS & INFORMATION - SECTION 6

Sheds, Storage buildings, playhouses or Play Equipment (SSPE’s) are allowed within the Village of Oakcreek Association (VOCA). However, manufactured or pre-fabricated sheds, storage buildings or playhouses are only allowed in the Pine Creek I Subdivision. All other subdivisions CC&R’s within VOCA, specifically prohibit manufactured or pre-fabricated sheds, storage buildings or playhouses unless approved by Architectural Review Committee.

Applications for any SSPE must be prepared on the form “Application for Construction Approval.” This form may be obtained at the VOCA office and must be approved, in writing, before construction begins. Any such buildings greater than 160 square feet shall not be considered a shed, storage building, etc., for these purposes and will be subject to other applicable regulations and approval by the Architectural Review Committee. All designs must meet the minimum requirements listed herein.

Applications for proposed SSPE shall include the following: plot plan, elevation, proposed materials, foundations, color samples including roof materials, dimensions and setbacks, and any applicable Yavapai County permits. Paint and roof color should match the existing house.

VOCA recommends contacting the Yavapai County Permitting office to check permit requirements for any accessory building or shed regardless of size. Any shed having electric or other utilities must obtain the required Yavapai County permit. A simple no fee zoning clearance will be required for structures of 200 to 400 square feet, and a full building permit is required for sheds over 400 square feet. The location of any shed should be reviewed by Yavapai County Flood Control. The location of any utility easements should be identified prior to building any shed.

No SSPE shall be permitted in front of the front plane of a dwelling. The required setbacks for sheds, storage buildings or playhouses shall be a minimum of seven (7) feet from the side property line (10 feet on an exterior lot), five (5) feet from the rear property line, and must maintain a required ten (10) foot separation from any other buildings. One accessory building or shed with a maximum of 160 square feet and a maximum overall height of 10 feet is allowed per residential lot.

Play Equipment: Setbacks for play equipment shall be twelve (12) feet from the side property line and twelve (12) feet from the rear property line. No SSPE, or similar structures or items shall be located closer to a dwelling than five (5) feet and shall not exceed ten (10) feet in height as measured from surrounding grade unless otherwise permitted by Architectural Review Committee.

Greenhouses: For review purposes greenhouses shall be considered a shed. All greenhouses are subject to design review and approval by the Architectural Review Committee. Proposed greenhouses must be compatible with the architectural character of the house, residential neighborhood setting and should in no way adversely impact neighboring homes. Greenhouses must meet all applicable VOCA and Yavapai County regulations.

Greenhouses shall be a permanent structure with an adequate foundation for the proposed building. The material used in the construction may be of wood or metal frame with rigid clear or opaque glass, fiberglass or plastic windows. Window framing and structural materials should closely match the existing house and may not be white.

Associated garden supplies and equipment must be stored inside away from public view. All exterior lighting must be Dark Sky Compliant. Grow lights intended to extend the growing season are not allowed after dusk or before dawn unless visually confined to the interior of the greenhouse. Greenhouses are intended for the private use of the homeowner. Commercial use is not allowed.

Permit submittal requirements: Two (2) sets of illustrations and photos, if available, material specifications, plot plan showing location of all buildings, Heights and setbacks, detailed set of building plans to scale as needed.

NOTE:
Each VOCA Subdivision is also governed by an additional set of Rules and Regulations CC&R’s. Copies of each subdivision CC&R’s may be obtained from the VOCA office. Whenever planning any project owners should always review VOCA Rules and Regulations and their specific subdivision CC&R’s. Section 25 – Rules Regulations & Information

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