



FREESTANDING SHADE STRUCTURE GUIDELINES

OBJECTIVE/GOAL:

To provide homeowners with guidelines for placing freestanding shade structures in rear yards.

GUIDELINE DETAILS:

- **Single-family, detached communities/ Townhouse communities:**
Freestanding shade structures will be permitted in the rear yards of single family detached houses, the rear yards of townhouses and the rear yards of zero-lot-line houses.
Freestanding shade structures will be considered as seasonal structures (April – October) and will be considered on an individual basis.
Only solid wood or sturdy metal framing will be considered as a support for the fabric shelter.
Only cloth fabric will be considered to cover the frame. Neutral colors are preferred for the fabric.
Shade structure framing may not remain in the yard when the fabric is removed.
Shade structures (material and framing) must be maintained in good condition at all times.
Shade structures may be considered to be located on elevated decks provided the size and material and color are acceptable to the ARB.
- **Back-to-Back/ Four-plex Townhouse communities:**
Freestanding shade structures, other than patio umbrellas, will not be permitted in back-back or four-plex townhouses.
- **Zero-lo-line communities:**
Because the rear yards are smaller in the zero-lot-line communities, the impact on adjoining properties will be a major consideration when considering the application.

APPLICATION CHECKLIST (items to include with your application):

- PIR (Property Improvement Request) form must be completed and signed by the property owner.
- A house location plat showing where the shade structure will be located in the rear yard.
- A catalog or brochure, photograph or drawing of the shade structure should be included.
- The design, color and material if the framing should be detailed.

Questions: Call Architectural Standards (301) 948-0110
