



MONTGOMERY VILLAGE FOUNDATION, INC.

10120 APPLE RIDGE ROAD
MONTGOMERY VILLAGE, MARYLAND 20886-1000

SHED CRITERIA

Many communities in Montgomery Village have community criteria regarding sheds. These Village-Wide shed criteria are meant to supplement community-specific criteria where they already exist, and to serve as criteria for communities without shed specifications in their community criteria. In the case where there is a conflict between these Village-Wide criteria and community criteria, the community criteria shall prevail.

As with all modifications, the homeowner is responsible for obtaining any required Montgomery County permits for their shed and ensuring that the shed size and location comply with the Montgomery County Zoning Code.

1. **Number of sheds:**

- Only one shed per property will be approved. This does not apply to small, prefabricated storage containers. Storage containers do not need prior approval and should generally be limited to no more than two per property.

2. **Design and materials:**

- Shed materials will be considered on an individual basis, but will be allowed in wood, plastic resin, or metal. Many of the criteria shed drawings reference wooden sheds; prefabricated sheds that match the criteria design and style will also be allowed unless otherwise specified in community criteria.
- The roof style may be either gable-framed or shed-framed (slanted). Please see attached drawings as a reference. Generally, either roof style will be approved in traditional style communities, and only shed-framed roofs will be approved in contemporary style communities, to ensure the design of the shed is harmonious with the design aesthetics of the community. The roof material and color will be considered on an individual basis, and the color should either match the house roof or be a neutral color such as "Weathered Wood," which is

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available from multiple asphalt roof manufacturers.

- Gambrel or other style roofs will not be approved.
- No shutters or window boxes will be approved for any shed.

3. Color:

- When adjacent to the house, the shed must be the color of the house siding or trim. Sheds located in the rear yard must be a neutral color, such as a “weathered” grey or a beige tone. All colors will be reviewed on an individual basis and homeowners are encouraged to visit the MVF Office to see examples of acceptable shed colors.
- When homeowners apply for prefabricated, resin sheds, the ARB will make every effort to identify a prefinished color that would be appropriate for the shed’s location.
- In all cases, the entire shed, including the siding and the trim, must be one, uniform color.

4. Location:

- Sheds are only allowed in the rear yards of homes or behind front courtyard fences in back to back or fourplex homes. Side yard locations will be considered only in circumstances where the shed cannot be located in the rear yard, and screening will be required so that the shed is not visible from the street. Sheds will not be allowed in the front yard of homes.
- The specific location of the shed will be determined on an individual basis taking into account the lot configuration, lot size, relationship to the adjoining yard, and existing house and yard structures.
- Shed locations must comply with the Montgomery County Zoning Code

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5. Size:

- **Single Family Detached Home Communities with split-rail fences:**

Sheds must be no larger than 10'W x 10'L, with a maximum height of 9' to the roof peak. The recommended maximum width and length is 8'W x 10'L. Shed size will be approved based on the size of the lot and the impact of the shed location.

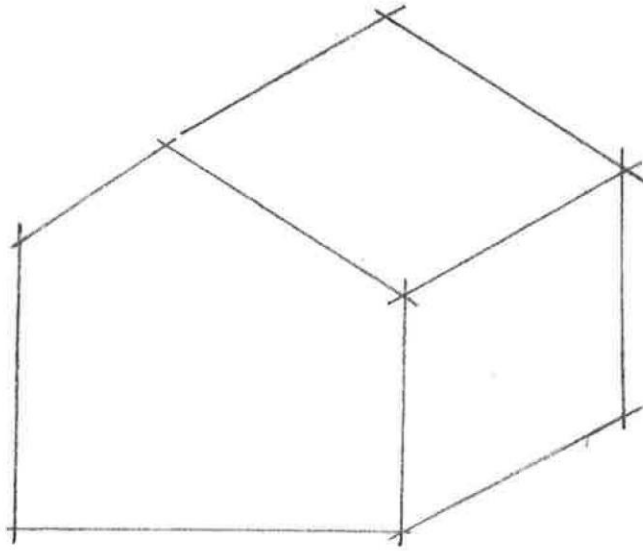
- **Townhouse Communities with split-rail fences:**

The maximum width and length is 8'W x 8'L with a maximum height of 9' to the peak.

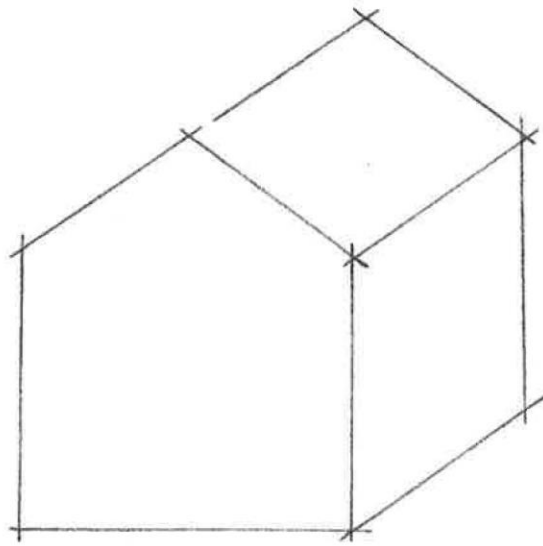
- **Townhouse and Zero Lot-Line Communities with solid, privacy yard enclosure fences or walls:**

The maximum width and length is 4'W x 8'L with the shed height not to exceed the fence height and the roof peak not to exceed the fence height by more than two feet.

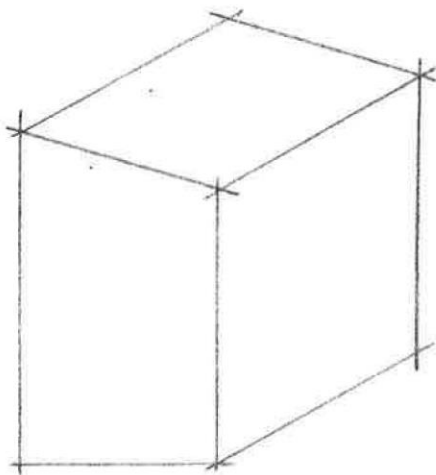
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CLASSIC GABLE



GABLE



SHED

SCALE: $\frac{1}{4}'' = 1'-0''$