

WHAT YOU NEED TO KNOW ABOUT UTILITY/STORAGE SHEDS IN BAY HILLS

- 1) Our Deed Restriction #1 specifies ONE living unit per lot. That means a shed CANNOT be used as living quarters, nor can it be placed in the front of the home. Sheds are not to be attached to electrical service or plumbing. (That turns them into living space.)
- 2) The information from Pinellas County Building Services is as follows:
 - a. Sheds 100 square feet or smaller AND less than 10 feet high DO NOT need a permit for installation, however they must be constructed according to Florida building code requirements. *Please consider that sheds higher than 8 feet might block air flow or sunlight in neighboring yards.*
 - b. They should be positioned at least 2 feet away from property lines (back and side). This corresponds to our Deed Restriction reserving easements. Also, that means roof runoff doesn't drain onto someone else's property.
 - c. If a concrete foundation is to be poured, it IS necessary to get zoning approval and a habitat permit from the County. If the shed sits on grass or existing concrete, no zoning or habitat review is required.

Other things to think about (not mentioned by the County) are:

- windstorm anchoring
- placement with regard to underground utility lines & sprinkler systems
- general drainage direction on the property
- durability of the shed materials
- architectural suitability for Bay Hills

Careful planning ahead of time will save you SO much grief from possible missteps.

