



## **Information for Shed Permit Standards**

All permits for a shed must be submitted to the Spring Lake Property Association permit chairperson. Any request outside the standards will be submitted by permit chairperson to Spring Lake Property Association Board of Directors for review.

To assist you in obtaining a permit to install a manufactured, spec, or purpose-built storage shed, the Board of Directors of the Spring Property Association has compiled the following standards in order to remain within the Spring Lake Property Association deed restrictions and Florida Statutes.

The following standards must be observed along with all Highlands County Building Standards.

- The color of the shed must be the same color or a complimentary color to the principal residence.
  - Only one (1) shed allowed per residence.
- The maximum size of any shed is not to exceed twelve (12) feet by twenty (20) feet. Any structure exceeding any of these allowable measurements will be considered an additional garage and will require an additional garage permit versus a shed permit.
- The maximum interior height is eight (8) feet and the maximum roof peak height is fourteen (14) feet. Any structure exceeding any of these allowable measurements will be considered an additional garage and will require an additional garage permit versus a shed permit.
- Roof overhangs will be a minimum of three (3) inches and no more than twelve (12) inches. All roofs will have a minimum of a two-twelve (2-12) pitch and no more than a four-twelve (4-12) pitch.
- Sheds with electrical service or lighting circuitry must meet all county and state electrical codes. The service line to the shed must be shown and located on the building location drawing and be buried a minimum of twelve (12) inches below grade.
- No household plumbing, sinks, showers, toilets, or faucets will be permitted inside any shed.
- Doors may not exceed sixty (60) inches wide or eighty (80) inches in height. Roll-up doors will not exceed seven (7) feet in height or seven (7) feet wide. Sliding doors are not permitted.
- Sheds will not have any visible open areas under the shed. Skirting is required for all sheds on skids or where openings are visible.
  - All shed request shall indicate whether shed is on skids or concrete surface.
  - All sheds must be anchored in accordance with Highlands County Zoning Standards.
- All shed applications must include a copy of the building plans which are stamped and signed by a Florida licensed surveying engineer.