

Appendix D: Rules for Outbuildings and Fixtures.

This Appendix provides information needed when planning to build or install an Outbuilding such as a Storage Shed, Greenhouse, and Pet House (all other Outbuildings are prohibited) or install Solar Panels or a mast-mounted Satellite Dish, all of which require ACC approval. A Residence-mounted Satellite Dish does not require ACC review or approval. A checklist of documents needed to submit an Application is provided under each type of project. Capitalized terms used herein are defined in Section D of the ACC Rules & Procedures.

As always, an Owner is encouraged to consult with:

- the City of Madison for zoning, building, and permitting information and requirements.
- the ACC Chair for guidance, input, and assistance prior to assembling and submitting an Application.
- Neighboring Lot Owners to gauge support and hear and proactively address any concerns.

A. STORAGE SHEDS & GREENHOUSES. A Storage Shed is a structure not attached to the Residence and constructed with or without a permanent foundation, for storage use. ACC recognizes that many of the garages initially built in the neighborhood may not be sufficient to meet modern needs. A Greenhouse is a structure not attached to the Residence and constructed with or without a permanent foundation, for use cultivating plants in a controlled environment. We wish to emphasize that one of the finest features of the Walnut Grove neighborhood is the pleasant sense of open spaces. ACC strongly discourages construction of any additional structures that are not attached to the Residence.

- 1) **Covenants.** No buildings or structures may be erected or placed on any Lot in Walnut Grove, nor shall any existing structure have its exterior dimensions or materials altered without approval by the ACC. It is in the interest of all Lot Owners in Walnut Grove to have all existing or future buildings, and any additions, alterations or changes to such buildings, including any changes to exterior elevations, be of suitable workmanship, building materials, and architectural design so as to preserve architectural and visual harmony with the existing structures in Walnut Grove. ACC approval is required for an Outbuilding prior to the commencement of any construction.
- 2) **Criteria for Approval.** The Storage Shed or Greenhouse must comply with Madison City Ordinance and all ACC rules specified below.
- 3) **Size.** The Storage Shed or Greenhouse shall not be more than fifty (50) square feet in area.
- 4) **Height.** The Storage Shed or Greenhouse shall not exceed nine (9) feet in height, as measured from finished grade. Exceptions may be granted when an effort is being made to match the aesthetics of the Residence.
- 5) **Placement.** At minimum, the Storage Shed or Greenhouse shall be at least eight (8) feet from the Lot line and, whenever possible, shall be abutted to or within six (6) inches of the Residence. No Storage Shed or Greenhouse shall extend forward past the rear plane of the residence unless 1) abutting the Residence, 2) screened from the street, and 3) at least eight (8) feet from the lot line. It shall be placed so as to minimize

the overall aesthetic impact on adjoining Lots. The proposed Storage Shed or Greenhouse may not adversely affect stormwater drainage around the Residence or divert water to any neighboring Lot.

6) **Materials.** Materials must be compatible with the exterior aesthetic of the Residence.

Documentation Needed for Application – Storage Sheds & Greenhouses	
	A. Completed ACC Application Form. Review will not begin until the Application is submitted and deemed complete by the ACC. For more information, see paragraphs G-I of the ACC Rules and Procedures.
	b. Site Plan. The Site Plan should be drawn close to scale (City of Madison recommends 1"=20' or 1"=16') and show the measurements of the Lot, Residence, Retaining Walls, and any other site improvements. It should also indicate the measurements to the Lot lines and the position of any relevant structures on neighboring Lots.
	c. Building Plans. Blueprints or drawings for, or photos of, the proposed Storage Shed or Greenhouse should be provided, and include measurements for the structure's length, width and height.
	d. Description of Materials. A description or photo(s) of the proposed design and materials should accompany the Application.
	e. Documentation of Awareness of Project or Neighbors' Support. A statement indicating that you have discussed the proposed project with each neighbor abutting the Lot should be included. Any support of the project by the Neighbors should be documented.

B. PET HOUSES. The ACC recognizes that a Pet House may be a desired structure that can provide temporary shelter for pets when not kept inside the Residence.

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2. **Criteria for Approval.** The Pet House must comply with Madison City Ordinance and all ACC rules specified below.
3. **Size.** The Pet House shall not be more than ten (10) square feet in area.
4. **Height.** The Pet House shall not exceed four (4) feet in height, as measured from finished grade.

5. **Placement.** The Pet House shall be a minimum of eight (8) feet from the lot line. If a Pet Run (see Appendix C) exists, then the Pet House must be placed inside this enclosure.
6. **Materials.** Materials must be consistent with the Residence.

Documentation Needed for Application – Pet Houses	
a.	Completed ACC Application Form. Review will not begin until the Application is submitted and deemed complete by the ACC. For more information, see paragraphs G-I of the ACC Rules and Procedures.
b.	Site plans. The Site Plan should be drawn close to scale (City of Madison recommends 1"=20' or 1"=16') and show the measurements of the Lot, Residence, Retaining Walls, and any other site improvements. It should also indicate the measurements to the Lot lines and the position of any relevant structures on neighboring Lots.
c.	Building Plans. Blueprints or drawings for, or photos of, the proposed Pet House should be provided and include measurements for the structure's length, width and height.
d.	Description of Materials. A description or photo(s) of the proposed design and materials should accompany the Application.
e.	Documentation of Awareness of Project or Neighbors' Support. A statement indicating that you have discussed the proposed project with each neighbor abutting the Lot should be included. Any support of the project by the Neighbors should be documented.

C. SOLAR PANELS & SATELLITE DISHES. ACC recognizes the need for utility services in addition to basic electricity, gas, water and sewer lines, such as Solar Panels and Satellite Dishes.

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2. **Criteria for Approval.** The proposed Solar Panel and house- or mast-mounted Satellite Dish installation must comply with Madison City Ordinance and all ACC rules specified below. Only Solar Panel and mast-mounted Satellite Dish installations require ACC review and approval.
3. **Placement.** The following criteria shall be considered when guiding the placement of Solar Panels and Satellite Dishes.
 - c. Panels must be attached to the Residence.
 - d. Panels and Dishes should be positioned so their visibility is minimized and, ideally, obscured from the street and neighboring Lots whenever possible.

- e. Panel placement should be compatible with the Residence’s design and should follow the roofline and have no exposed supports.
 - f. Any Satellite Dish that cannot be mounted to the Residence due to obstructed signal transmission lines may be mounted on a mast at ground level. Placement of a ground-mounted mast must be reviewed and approved by ACC prior to installation. Placement of a Residence-mounted Satellite Dish shall be done in conformity with these Rules but as noted above, does not require approval.
4. **Size.** Satellite dishes must be less than 1 meter in diameter.
5. **Materials.** Installations must conceal wiring and supports and minimize the visual impact to the residence and neighbors whenever possible.

Documentation Needed for Application – Solar Panels & Satellite Dishes	
a.	Completed ACC Application Form. Review will not begin until the Application is submitted and deemed complete by the ACC. For more information, see paragraphs G-I of the ACC Rules and Procedures.
b.	<p>Drawings.</p> <ul style="list-style-type: none"> i. Plans. The plans should be drawn close to scale (City of Madison recommends 1”=20’ or 1”=16’) showing the placement of the Panels on the Residence or mast-mounted Dish on the lot. ii. Elevation Drawing(s). An elevation drawing drawn close to scale showing the placement of the Panels on the roof, or the size and placement of the Dish and mast support on the property should be provided.
c.	Materials. A description of the materials used to support and attached the Panels or Dishes should be included