

Parameters/Requirements for Hammock Trails Sheds:

- 1) Minimum shed footprint (no exceptions)
 - a. 7 feet long X 8 feet wide (56 square feet)
 - b. 8 feet long X 7 feet wide (56 square feet)
- 2) Maximum shed footprint
 - a. 10 feet long X 10 feet wide (100 square feet)
- 3) Maximum shed height shall not exceed 8 feet at the peak
- 4) **ONLY ONE SHED WILL BE PERMITTED PER LOT**
- 5) Shed construction
 - a. Shed shall follow construction standards as set forth by Osceola County
 - b. See Hammock Trails acceptable construction plan in **Appendix B**
 - c. Shed shall be mounted to concrete slab or alternate method of mounting as accepted by County (see construction plan in **Appendix B**)
- 6) Shed material
 - a. **NO METAL** sheds will be permitted within Hammock Trails (no exceptions)
 - b. Shed will be wood or vinyl
 - c. Shed roof will be asphalt shingle only (NO METAL, NO TILE/CERAMIC material permitted)
- 7) Shed color
 - a. Shed color shall match home's current scheme (no exceptions)
 - b. Shed roof shingles shall match home's current style and color (no exceptions)
- 8) Shed location within property
 - a. Shed shall be in rear yard of residence only
 - b. Shed shall comply with Osceola County Zoning and Building Dept setbacks
 - i. Minimum side yard setback 5 feet (see **Appendix A**)
 - ii. Minimum side yard setback (corner property) 15 feet (see **Appendix A**)
 - iii. Minimum rear yard setback 15 feet (see **Appendix A**)
 - c. Shed shall be OUT OF VIEW from public at adjacent properties (including common areas, parks, neighboring homes, and roadways)
 - i. Rear yard and side yards shall be fenced in with 6 feet fence (see **HAMMOCK TRAILS HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW BOARD STANDARDS AND GUIDELINES FOR DETACHED SINGLE FAMILY COMMUNITIES HANDBOOK FOR HOMEOWNERS, pages 6 – 7**)
 - ii. If rear faces another home or HOA common park area, a 6 feet fence will be required (no exception)
 - iii. If rear faces waterfront, then the 6 feet rear fence does not apply (see **HAMMOCK TRAILS HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW BOARD STANDARDS AND GUIDELINES FOR DETACHED SINGLE FAMILY COMMUNITIES HANDBOOK FOR HOMEOWNERS, pages 6 – 7**)
- 9) Applicant will apply for building permit from County AND obtain inspection upon completion from County for construction AND HOA for proper aesthetic compliance.

APPENDIX A
(Property setbacks
as required by County zoning for
Hammock Trails, PD15-00005)

1.6.3 Development Standards:

Single Family Detached:

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|---|------------|
| Minimum Lot width measured at midpoint of lot | 50 feet |
| Minimum Lot Area | 5,500 sf |
| Maximum building height | 2 stories |
| Maximum impervious area | 75% of lot |
| Minimum air-conditioned living area | 1,200 sf |
| Minimum building setback from Ham Brown Road | 50 feet * |
| Minimum building setback from buffers | 0 |
| Minimum front yard setback for a/c portion of building | 20 feet |
| Minimum front yard setback for front loaded garage | 25 feet |
| Minimum front yard setback for covered front porch | 10 feet |
| Minimum side yard setback for pools, patios, decks or ancillary structures | 5 feet |
| Minimum side yard setback for buildings (including patios and front porches that are not ancillary to the building) on lots 399-410 & 433-447 (There will be no side access from any part of the building and no AC pads in the side yard for these lots) | 3.5 feet |
| Minimum side yard setback for buildings (including patios and front porches that are not ancillary to the building) on lots 353-356, 358-369, & 448 (There will be no side access from any part of the building and no AC pads in the side yard for these lots) | 4 feet |
| Minimum side yard setback for building on all other lots | 5 feet |
| Minimum side corner setback for buildings, pools, patios, decks or ancillary structures | 15 feet |
| Minimum corner setback for side entry garage | 20 feet |
| Minimum rear yard setback for buildings, ancillary structures, roofed patios or decks | 15 feet |
| Minimum rear yard setback for open or soft covered patios, decks or pools | 5 feet |
| Minimum rear yard setbacks for pool edge | 8 feet |
| Minimum lot frontage | 35 feet |