

Architectural Guidelines for Storage Buildings/Sheds

Revised 2026

ARCHITECTURAL APPROVAL NEEDED BEFORE BEGINNING PROJECT

1. Placement in yard
 - a. According to Kendallville City Code
 - i. Cannot be in front of the front building line of the principal structure or in front yard. Corner lots will use rear of the house
 - ii. Cannot be closer than three (3) feet to a side property line, five (5) feet to a rear property line, or six (6) feet from the principal structure
 - iii. Cannot be within the utility right of way
 - iv. No more than one storage building per lot
2. Maximum/minimum size
 - a. Floor size no larger than (12 x 14)
 - b. Height maximum- 12 feet
 - c. Roof pitch- if self-constructed, submit with plans; if prebuilt, as manufactured
3. Construction materials
 - a. Wood (no metal, plastic, fiberglass, or corrugated materials allowed)
 - b. Vinyl siding or painted wood with close match in color to house in perpetuity
 - c. Roof color and material to match house as closely as possible
 - d. Roof should be gable style (not barn type)
4. Exclusive use: storage
 - a. No more than two (2) windows
 - b. Door- no larger than a double door (6 x 6)
 - c. No water/plumbing, electricity, coax/cable, satellite dish
 - d. Nothing may be stored around the outside of the building either hanging or leaning on it
 - e. No animals may be kept inside the building
5. Base materials (under floor) required
 - a. Concrete slab preferred
 - b. HOA will accept any variation of chicken wire with gravel/stone/river rock laid on top
 - c. Base materials (gravel/stone) must extend beyond the sides of the shed at least one foot all the way around-includes prefabs with runners
6. Landscaping
 - a. Optional but could include rock, mulch, flowers, bushes
7. Forms required
 - a. Scale size drawing of lot showing building placement
 - b. Image (picture) of shed
 - c. Follow all requirements as listed on the architectural approval form
 - d. Must obtain building permit from the city
8. Inspections
 - a. If built on site, HOA representative will inspect before, during, and after construction
 - b. If building is being delivered already constructed, HOA will inspect site at least 24 hours prior to delivery to assure proper site preparation and placement of shed
 - c. Annual inspection for deterioration - Upkeep is expected as per Covenants Article 5 Section 9