

MVEA SHED Information Sheet

Reference: MVEA Architectural guideline, Chap V, Section D

1. PATIO COVERS, GAZEBOS AND OTHER STRUCTURES:

(“Other structures” would also include sheds.)

Exposed surfaces shall match or harmonize with the existing colors and materials of the main dwelling.

Reference: MVEA Architectural guideline, Chap V, Section G.

STORAGE SHEDS/UTILITY BUILDINGS: Storage sheds and/or utility buildings are reviewed on a case by case basis. The ARC cannot guarantee that any particular lot will be approved for the installation. However, in no event shall such shed structure be visible from any street, sidewalk, or common area.

General Storage Shed Discussion

Storage sheds, as well as other semi-permanent or permanent structures, must also comply with the City of Mission Viejo front, side, and rear yard setback requirements. For a non-corner lot, the side setback requirement is a minimum of three feet (3'). Thus, a shed shall not be sited right up against a property line dividing wall. (Street-side setback on a corner lot is 7 feet.) As per the above MVEA Architectural regs, sheds shall not be visible from any street, sidewalk, or common area. This would include – shall not be visible to adjoining neighbors. Most property line walls are typically five feet high. Therefore, there is a greater chance of a shed approval, if the storage shed does not exceed five feet in height from the ground to the roof-top peak. The purpose for which the shed is to be used (for garden tools, waste containers, building materials, earth-quake preparedness items, etc...) is irrelevant to the chances of a shed approval.

There are a lot of illegally installed sheds within the 2,892 MVEA homes. The MVEA Board and ARC are attempting to bring these into compliance with the homeowner's cooperation, which may include the sheds eventual total removal. All shed installations have always required a permit in advance from the MVEA-ARC, and the fact that the shed has been there for years, and was installed without a MVEA permit, bears no weight on the current situation. (There is NO shed “grandfathering”.)

The MVEA Board & ARC is striving to keep our association looking good, and to maintain high property values. Sheds are generally unsightly, when visible from passer-byes, and as such, are discouraged by the MVEA Board and ARC.

If a homeowner does want to apply for a shed installation, he/she must comply with the general drawing submittal requirements, stated below:

Reference: MVEA Architectural guideline, Chap III

PLAN SUBMITTAL REQUIREMENTS

The following must be included, if applicable, to constitute a complete application:

A. DRAWING: All drawings/plans must be of size and detail to allow the ARC to adequately review and understand the proposed improvements.

PLOT PLAN:

1. Show lot lines accurately as to length, angle, and curve.
2. Show all dimensions of work to be considered, such as distances between existing improvements and property lines.
3. The drawings/plans must show the location of the bottom of any slope or the top of any slope.
4. Drawings shall, in all cases, show the nature, kind, shape, dimensions, material, color, finish and location of proposed improvements. (This would be shed dimensions, distance from the property lines, exact siting location, and finish color of the roof and walls of the shed.)

The plot plan must be drawn to scale. The minimum size requirement is 8 1/2" x 11".

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If a shed is existing, color photos of the existing situation, especially taken from the front sidewalk, will be helpful to the ARC in determining the visibility issue.