

Building FAQs

Do I need a permit?

YES. A permit is required for nearly all exterior changes or additions to your property including replacing roofing or siding, repainting, remodels that change the exterior of the home or roof-line, enclosing a porch or garage, or adding other improvements like propane tanks, generators, sheds, driveways, patios, or fences.

How long does it take to get a permit?

The ECC has 30 days to review your application once a **complete** application is **received**.

To be considered complete it must be signed by the lot owner (not a hired contractor/builder) and include all documents described in the application form. We will confirm in writing that your application has been deemed complete and forwarded to the ECC. The ECC meets once per month.

Do I need a survey?

You must include a professional survey with all standard permit applications. It should be a professional, stamped survey recent enough to show all improvements currently situated on the property as well as set backs and the 179 line (flowage easement) if applicable. It is not sufficient to get your pins marked if you do not have a copy of a full survey. Surveyors may not be available for several weeks. It is best to schedule this in conjunction with buying your lot or ASAP if you already own your lot and don't have one.

What sections have water and sewer?

What is the minimum square footage?

Are mobile homes allowed?

indicates minimum square footage (living space), where mobile homes are allowed, and which sections have water and sewer services, etc.

Are metal roofs allowed?

Yes, however, they may not be “reflective” per the deed restrictions. If you are looking at a metal/galvalume type roof, it must be coated with a color other than silver, copper, gold, or white. Light grey is allowed, but plain or clear coated galvalume (which looks similar to a galvanized bucket) is not. The ECC will have the final say in determining if a proposed color is reflective or not.

Are metal buildings (“barndominiums” or shops) allowed? What about modulars?

“Barndominiums” or metal buildings (whether for a shop or residence) are definitely allowed in some sections (see the Section Chart), however, the ECC requires that **all such buildings have stone or brick wainscoting on sides that are visible from any street or highly visible from other lots.** While you may see some metal buildings that do not meet this standard, that does not mean they are currently allowed in your section.

Modular buildings are allowed in sections that allow mobile homes.

Modulars and barndominiums *may* be allowed in other sections depending on how they are designed. They must meet the minimum square footage living space for the section AND be exceptional: at or above the median quality of other homes in the section (or adjacent sections if there are few homes in your section) to be considered.

I want to build a shop, boat storage, or separate garage,

what do I need to know?

In most cases, the primary vehicle garage should be connected to the home. If you want to build an additional garage, shop, or boat storage facility, that building may be separate from the home, but should harmonize with the home. Metal shops and garages will require a stone, brick, or Hardie-plank type wainscoting (to match the house) on some or all sides depending on the section and the visibility of the building. Shops, boat storages, or separate garages that have no metal exterior will not require a wainscoting.

We do not allow building a shop, garage, or boat storage building before building a residence that meets the minimum square footage living space requirements.

I want to build a guest house or tiny house on my lot; are there rules about that?

Any guest house constructed on a lot must harmonize with the main house in color and style. The guest house should be behind the main house unless it also meets the minimum square footage of living space for the section. If the only space for building a guest house is in the front of the lot, you should connect it with the existing home in a way that makes it look well planned, like part of the main house. Guest houses may not be built or placed on a lot without a main house.

Guest houses should not have unsightly features visible from the street (e.g.: window AC units).

Only one guest house may be constructed. Guest houses are intended for the use of the owner and their guests; multiple unit guest houses and/or multiple cabins on one lot (or associated with one main house even if on multiple adjacent lots) will not be permitted.