



# Ironwood Homeowners Association

<https://IronwoodRossford.com>

## Ironwood Shed Restrictions

This document is designed to offer clarity around our ancillary structure / shed policy. The *HOA Declaration of Restrictions* states:

### Article 1, 12: Use of Land *(excerpt)*

*No building or structure or any part thereof shall be erected, placed or maintained on any lot in violation of any of the front, rear or side lot line(s) prescribed by the local codes or by the Plat. No portion of any lot nearer to any street than said front, rear or side lot lines shall be used for any purpose other than that of a lawn...*

### Article 1, 22: Use of Land

*All ancillary structures such as a garden house or yard storage building shall first be placed upon a concrete foundation and shall be no larger than 10' by 12', no more than 12' high, and shall consist of the same material as the main structure including but not limited to brick, vinyl or wood siding and roofing material and the detailed Plans of the structure and its location shall be first be approved by the Architectural Control Committee.*

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### In Summary:

- A max footprint of 10'x12' and a max height of 12'
- Similar materials to the house and painted to match (wood/shingles, no metal or plastic sheds)
- On a concrete base - *Concrete pavers can be used as a base on top of crushed and compacted stone if the shed is sided to the ground to keep critters out from underneath. The goal of the concrete base is to keep it sturdy/level over the years and not have it sinking/slanting in the yard or to have a rotting wooden base from soil contact. If you forgo a full concrete pad and choose pavers as a base, and your shed starts to sink into the ground, you will be responsible for remediation.*
- Must be in your backyard (the shed must sit beyond the back wall of your home).
- Can't be placed within the setback lines of your lot – *If you are not sure what those are, contact the HOA board for clarification. Typically, these are 7' from the sides or rear of your property, but many lots have larger rear setback lines due to utility or drainage easements. If you place your shed on an easement, you will be responsible for moving it (including any concrete base you may have poured).*

### Best practices:

- It is advised you submit a sketch of the look and location to the HOA before proceeding to get approval. If you don't, and you fail to follow the above restrictions in any way or the look is not

one the Board would approve (such as inappropriate paint colors or location), you risk having to make changes or further action down the road. Passing along any online links or images is helpful, along with where you plan to place the structure in your yard.

- Pull a permit with the city prior to installing the shed. The city of Rossford Zoning Dept info is here: <https://rossfordohio.com/city/departments/zoning-department> Contact the Zoning Inspector – 419-666-0210, ext. 206 or [zoning@rossfordohio.com](mailto:zoning@rossfordohio.com) to get a permit. Usually, this requires a sketch of the shed and location on the property.
- It is advised you call 8-1-1 if digging to pour concrete as they will mark any utilities in your lot for free prior to digging. Any damage to any underground service lines to your (or your neighbor's) property is your responsibility.