

University Terrace, Berkeley
Architectural Review Board

Guidelines for "Accessory Structures" aka "The Shed Guidelines"

Approved August 7, 2014

Section C of the Architectural Guidelines of University Terrace Berkeley Homes states that all "accessory structures" "shall be consistent with the architectural character of the project"; "all such structures shall be constructed of materials compatible with those used in the original construction of, or approved modifications to, the project"; and "all such structures shall be painted so as to match one of the approved colors of the project, except that if exterior grade redwood is used it may be left in a natural state."

The ARB must approve any sheds, trellises and other structures installed on the property. (See the Patio guidelines for details pertaining to trellises.) In order to add clarity to the language from our governing documents cited above, the ARB has created the following guidelines:

No shed or other structure may be erected outside of the boundaries of a homeowner's patio fence, i.e. in the common areas.

No shed or structure may be attached in any way to the buildings or fences of University Terrace, i.e. all sheds must be free standing.

Sheds that are lower than the height of the fence may be of any color or material.

Sheds that rise above the level of the top of the fence may be of the same material and color as the fence or the same color as the buildings of UT.

Sheds must have a floor of some kind, or sit on a concrete pad or pavers.

When submitting a proposal to the ARB for a new shed or other structure, please be sure to include a drawing, including the dimensions of the shed and the proposed location within the patio (in a plan view), and indicate the materials to be used.

Note that sheds are considered personal property, which means they need to be removed when the unit is sold, unless the new buyer is willing to keep the shed.