

ACC DESIGN GUIDELINE FOR DETACHED BUILDINGS REVISED 1-31-2022

Purpose: This guideline is established to ensure that detached buildings comply with all covenant restrictions, are in harmony with the primary residence, adjacent buildings, and the natural landscape, reflect the spirit and intent of the covenants, preserve open space and views, and do not adversely affect the value of neighboring properties.

Authority: The SHHA Board formally recognized and adopted the ACC Design Guidelines (as contained in the ACC Handbook and on the SHHA website) as a “Community Document”, thus becoming directly associated with the Sandia Heights Covenants (approved by Board motion, August 11, 2021).

The guidelines provide general standards only and the ACC reserves the right to deviate from them, as it sees fit, as dictated by site-specific considerations.

Detached buildings include all buildings located on a residential lot that are related to the primary residence but are not fully attached to the residence. It is recommended that these buildings be connected to the primary residence through use of pergolas/ramadas, walls/fences, or other such connections so that they appear to be visually connected to the primary residence. All such buildings shall be built on permanent foundations and to custom or better building quality standards. The ACC will consider applications for detached buildings on a case-by-case basis and may consider reasonable variations to the design criteria listed below.

1. LOCATION:

- a. Detached buildings shall be clustered in close proximity to the residence so as to minimize their impact on open space and views and so as to appear to be related to the primary residence.
- b. They shall not be placed in setback areas unless a variance is granted by the ACC.

2. SIZE:

- a. The area of a detached building shall not exceed 35 percent of the ground floor heated area of the related primary residence and shall not exceed the height of the primary residence or 18 feet, whichever is less.
- b. In addition, detached buildings in excess of 600 square feet must receive conditional use approval from the Bernalillo County Zoning Administrator.

3. APPEARANCE:

- a. All detached buildings shall be limited to one story.
- b. Storage sheds, including prefabricated sheds, are considered to be detached buildings and will be considered for approval by the ACC. These structures can be used for other purposes such as playhouses and similar uses. No building permit is required if the total projected roof area of the building including covered porches and/or patios is under 120 square feet.

- c. Appearance shall be in harmony with the related primary residence, adjacent buildings, and the natural landscape. Permanent features, if proposed as part of the design, shall be used to create the connection between the detached building and the primary residence. The detached structure and associated connecting features shall use high quality construction materials and shall be built to custom or better-quality construction standards.
- d. During or after construction, all landscaping adjacent to the detached building shall be either (a) restored to its prior natural condition, or (b) installed by design with prior ACC approval.

4. EXTERNAL FINISH AND COLOR:

- a. The exterior finish and color, including roofing, of detached buildings shall conform to the unit's covenant restrictions and the applicable ACC design guidelines and shall match the existing residence in terms of materials, stucco color, trim features, etc.

5. ACCESSORY LIVING QUARTERS:

- a. Accessory structures are allowed in the residential zones, providing the building has one bedroom, one living room, one bathroom, one closet, one mechanical room, and no kitchen facilities. The total area for the building cannot exceed 500 square feet. Further restrictions prohibit the building from being occupied by more than two people and from being "rented out", that is, for monetary or any other compensation. Accessory living quarters should be used by family members related to the owner or occupant of the primary residence on the lot.