

Play Equipment

Single Family Detached

(Forts, Houses)

Objective/Goal

To locate and visually integrate the play structure into its surroundings and minimize the impact of its appearance and use on neighboring properties.

REVIEW PROCESS



If your project meets the following criteria, **NO application is required.**

Location

The play structure is located in the rear yard of a property that does not abut a lake or pond, and it is placed on the ground at least 20 feet from the nearest property line;

Dimensions

Its *footprint* is no greater than 36 square feet, the walls no higher than 5 feet to the eaves, and the roof no higher than 8 feet from the ground at its highest point; and

FOOTPRINT:

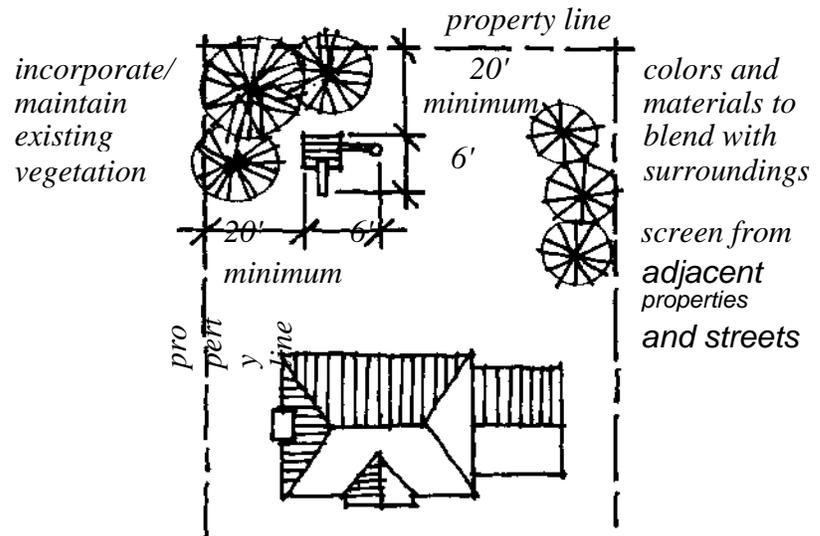
the outline of a building or structure where it meets the ground

Material and Color

It is made predominantly of wood and left to weather naturally or painted/stained a **single** muted earth tone color.

Screening

Existing vegetation and/or fencing should be used to screen the structure from adjacent properties and streets. If no screening exists, native non-invasive vegetation must be installed and maintained.



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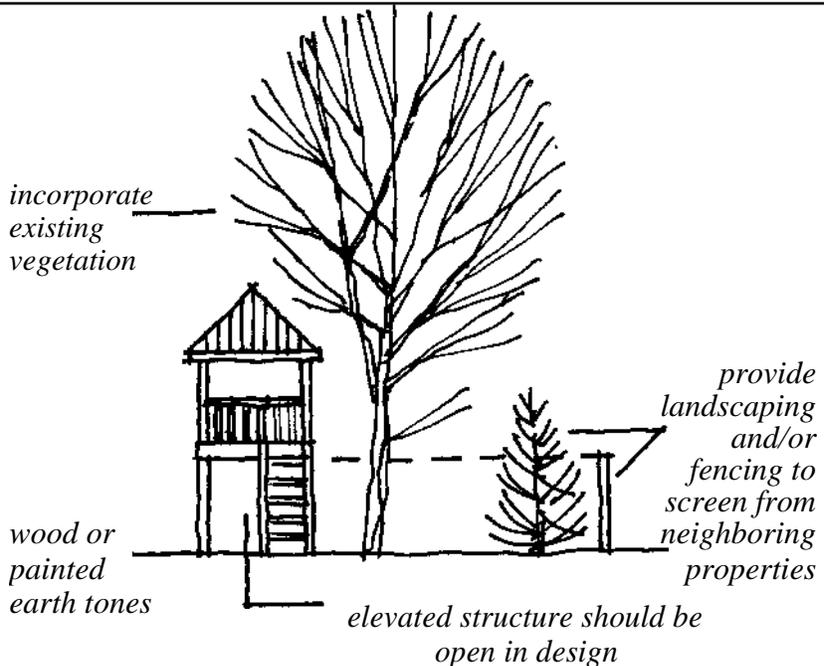
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For all other projects, you must complete an **APPLICATION FORM** and obtain your **NEIGHBORS' SIGNATURES**, your application will be reviewed by staff, who will apply the following guidelines.

Size	The size of the structure should be appropriate for a residential setting and in proportion with the available space.
Design	Its design, color, and material should allow the structure to blend with its surroundings.
Location	Play equipment should be located as far as possible from property lines so as to minimize its physical and visual impact on neighbors.
Vegetation	The location should be chosen so that no existing trees or significant vegetation will be removed for its installation.
Screening	If no vegetation currently exists, the DRB may require landscaping or fencing to screen the structure from adjacent properties and streets.
Lakefront properties	Applications for play equipment on lakefront properties should consider the potential impact of the structure upon lake views from neighboring lots.



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Comments



Here is some additional information that may be helpful.

Elevated Structures

Elevated structures should be more open in design, using railings instead of walls, to lessen their visual impact.

Tree Houses

The DRB discourages tree houses because they may damage the supporting trees.

Questions? Call Covenants Administration: (703) 435-6530

