

## Cambridge Estates Guidelines for Greenhouses

### Purpose

The purpose of these guidelines is to establish a set of standards for use by the Cambridge Estates Homeowners Association Architectural Control Committee (ACC) and Board of Directors (the Board) to approve proposed style, construction standards and locations for greenhouses on lots within the Cambridge Estates development. This document is also intended for use of homeowners in selecting and proposing greenhouse plans and locations. Because each individual property may be different. Greenhouse approval may be denied or the size and/or style may be restricted based on the lot size, house orientation, proximity of the proposed greenhouse location to neighboring properties, lot topography and other considerations deemed relevant to the Board. Not all Lots in Cambridge Estates are conducive to having a greenhouse. Homeowners with smaller lots may anticipate more restrictions than those owning larger lots or lots that back to open space.

### Acceptable Locations

1. The view of the greenhouse from neighboring homes and the surrounding streets shall be screened by vegetation (i.e., trees, shrubs) or by other means which are approved by the Board.
2. Due to the significant variation in the size and location of lots in the Cambridge Estates development, not all lots will be conducive to the construction of greenhouses of any size. An application may be denied based on the proposed location or size alone, and the Board reserves the right to specify an appropriate size limit for a proposed greenhouse. The maximum size of a greenhouse permitted on a particular lot will take into consideration the size of the lot, the visual perception of the structure as viewed from the streets and neighboring properties as well as any screening, vegetation or material existing or proposed.
3. When selecting a greenhouse site, homeowners should consider using existing vegetation and other existing structures (e.g., garages, sheds, fences) to help screen the view from the street and minimize visual impact on surrounding neighboring homes on all sides of the property.
4. All locations and improvements must be consistent with the Cambridge Estates Homeowners Association Architectural Guidelines.

### Definitions

A greenhouse is a structure with walls and a roof made chiefly of transparent material, such as glass or polycarbonate, in which plants requiring regulated climatic conditions are grown. These structures range in size and vary in design as well as construction materials.

### Design Standards

The Cambridge Estates ACC and Board will consider a variety of design types for approval. 'Lean to' and 'free standing' greenhouses are the two most common types of greenhouses for residential (non-commercial) use. 'Lean-to' greenhouses often use the house or a garage as one of the walls. 'Free-standing' greenhouses come in a variety of shapes (even-span, uneven-span, geodesic, gothic arch, Quonset, etc.). It is imperative that the greenhouse is customized to match the design and color scheme of the home by modifying aspects of the greenhouse for maximal compatibility with the design of the home, especially in cases where the greenhouse is a different shape from the home (e.g., geodesic greenhouse). If the home has particular features such as a distinctive color, wood type or stonework, the

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proposed greenhouse finishes such as its door and sidewalls should be made of these same materials to complement the house and help the greenhouse blend in with the other structures on the property.

### **Construction Standards**

It is important to note that many greenhouses are not sufficiently strong for year-round growing as they lack the structural integrity to hold up to the Truckee snow and wind loads (Town of Truckee Snow Load calculator: <https://www.townoftruckee.com/government/community-development/building-and-safety/snow-load-design>). Many also lack sufficient insulation (i.e., R values) for true year-round use, increasing not only heating costs but also the risk of the structure falling into disrepair. The Cambridge Estates Homeowners Association Board of Directors thus requires that any greenhouse with a footprint over 120 square feet also meet Town of Truckee Community Development Department (Building, Planning and Engineering Divisions) permitting requirements with requisite plan review and building inspection. Final approval by the Cambridge Estates Homeowners Association is dependent upon presentation by the homeowner of a valid Town of Truckee permit for the new structure. Please note that a 'Residential Permit Request Form' can be obtained from the Truckee Community Development Department (Phone 530-582-7821, [cdd@townoftruckee.com](mailto:cdd@townoftruckee.com))

### **Lighting**

Greenhouse lighting shall be by natural sunlight only. Interior artificial lighting will not be permitted, but one exterior porch-style light compliant with Town of Truckee standards will be permitted.

### **Permitted Usage**

Greenhouses may only be used for the growing of plants and vegetables for personal use by the occupants of the lot and their families. No commercial growing of any plants for sale will be permitted.

### **Process for Approval of Greenhouses**

The process for approval of Greenhouses over 120 square feet shall be initiated by an application submitted to the Board by the homeowner(s) with a deposit/fee of \$1,350 of which \$1,000 is refundable at completion and final approval of the greenhouse construction. For greenhouses under 120 square feet, a deposit/fee of \$350 will be due with the application, of which \$300 is refundable. The application shall contain a description of the proposed site along with drawings, sketches, photographs and/or other means to provide a clear picture of the proposed site. Plans for any proposed addition of trees, plants or other screening material shall also be included. If the Board deems the application to be inadequate or incomplete, the Board may at its discretion ask for additional information or clarification. Once the Board has received all requested information the Board will circulate a request to the adjacent neighbors within a 500-foot radius for their comments and input. After 30 days have passed, the Board will review neighbor comments and consider whether to issue a preliminary approval. If a preliminary approval is granted, the application will be transferred to the ACC for final approval of alterations to the site and construction details using the standard ACC process, which will include permits from the Town of Truckee. Once all requirements have been met, the HOA will provide the homeowner with a written approval (or denial) of the request. As this process may take longer than a normal ACC request, the 60-day review period will not start until the application is transferred to the ACC.

### **Maintenance**

Greenhouses must be maintained in good condition. The Board reserves the right to require removal of any Greenhouse which is not properly maintained or does not maintain compliance with these standards.