

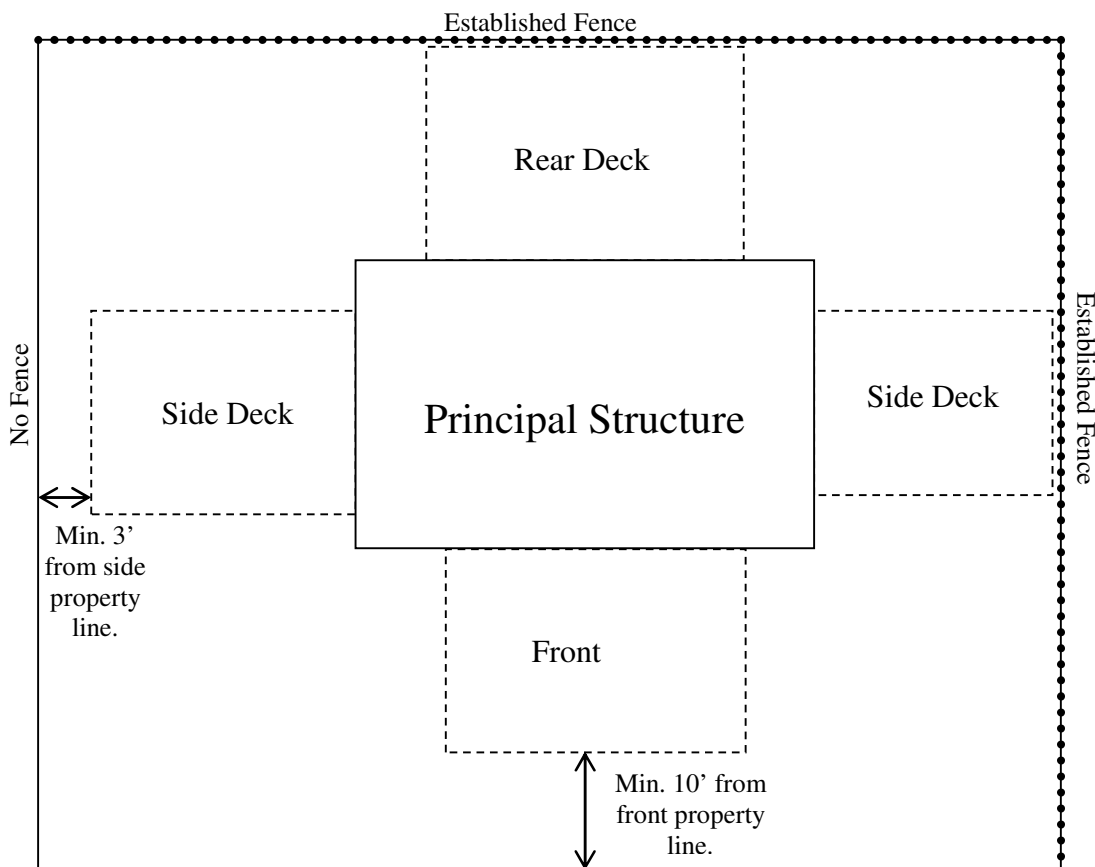
# Decks

## In Residential Zones

### Deck Placement

- ✓ You need a building permit in order to erect a deck. SafeBuilt issues the permits, but the location must first be approved by the Zoning Administrator (Planning Dept). *You will need to provide a site plan showing the deck size and placement. Include measurements showing the distance from the deck to the property lines.*
- ✓ For decks less than 2 feet above grade, in general they must be at least 3 feet from the property line. However, where there is an established fence line on the rear or side yard, you may bring the deck up to the property line (zero-lot-line).
- ✓ Decks located in front yards must be located at least 10 feet behind the front property line (10-foot setback).
- ✓ Covered decks are treated like porches and must comply with the setback requirements of the principal structure (the house).
- ✓ Decks more than 2 feet above grade must comply with the setback requirements of the principal structure (house). No zero-lot-line is allowed for these decks.
- ✓ Note: If you have an established fence line on the rear or side yard and choose to have your deck that close to the property line, you should be certain just where the property line is located in order to avoid conflicts with your neighbors. The City knows the dimensions of your lot, but not precisely where the lot lines are. Lot lines can be located by a surveyor.

Uncovered Decks:



**Ordinance Language**  
(Section 2307)

*Encroachments may be made upon required yards under the following conditions:*

**Patios, porches and decks:** *Patios and uncovered decks no more than two feet above grade may be built to the rear or side property line where an established fence line exists. If no established fence line exists, patios and uncovered decks no more than two feet above grade must be a minimum of three (3) feet from rear and side property lines. All decks or porches more than two feet above grade, must comply with the setback requirements of the principal structure. [amended 7/03]*

**Unenclosed structures, front yard:** *Unenclosed porches, steps or similar facilities may project into a required front setback for a distance not to exceed five (5) feet. In the case of a handicap wheelchair ramp, the Zoning Administrator may waive setback requirements at his/her discretion, if no other options are available to provide a ramp, provided that the applicant agrees to remove the ramp if it is no longer necessary on the property. A performance letter or performance guarantee may be required. [amended 8/00]*