

DECK COVERAGE

RESIDENTIAL 37-4.16

DECK 37-3.1 Means any extended horizontal accessory structure **[not covered by any type of roof]** serving as a floor which covers, partially or fully any portion of the lot area of a particular lot or track, so long as such floor is **pervious**. A deck which is **over two (2) feet above grade shall be subject to the principle building set back requirements of this chapter.**

*If deck is **less than 2 feet (24 inches) in height**, use **accessory structure setbacks** according to zone.

*If covered by roof attached to principal structure, use Open Porch definition, Principal Structure Setbacks, and Lot Coverage

ZONE	Maximum Deck Lot Coverage	Rear yard Setback	Side Yard Setback Minimum One Side	Side Yard Setback - Combined	Accessory Setback – Rear Yard	Accessory Setback – Side Yard
		If greater than 2 feet (24 inches) in height			If less than 2 feet (24 inches) in height	
R-B/ RA-PRD (Detached)	4%	30 Feet	6 Feet	18 Feet	3 Feet	3 Feet
R-BB	3%	30% Lot Depth	10 Feet	25 Feet	5 Feet	5 Feet
R-A	3%	60 Feet	15 Feet	30 Feet	10 Feet	10 Feet
R-AA	2%	75 Feet	20 Feet	50 Feet	20 Feet	20 Feet
R-A PRD (Attached)	80 SQUARE FEET	35 Feet	15 Feet	15 Feet	NOT PERMITTED - MUST BE ATTACHED TO PRINCIPAL STRUCTURE	
R-BB-Th, R-B-Th, R-A-Th	NOT PERMITTED					

****Please provide three (3) copies of property survey – to scale – showing proposed deck location; three (3) copies of construction drawings; application filled out in full and a payment of \$50 (check, money order, credit card).**