

# DECKS, BALCONIES, PATIOS, FRONT PORCHES, AND PERGOLAS

## APPLICATION REQUIREMENTS

- Drawing/sketch of the lot with:
  - the measurements of the proposed structure (length, width, and height)
  - distance from the property lines
  - distance from the required setbacks
- Setback calculations (See section below about how to calculate required yards)
- Lot coverage calculations, as needed

## REQUIREMENTS AND STANDARDS FOR LOTS IN THE NEIGHBORHOOD RESIDENTIAL DISTRICT

Structure	Permits Needed	Placement Requirements: Allowed Maximum Projection Into:			
		Required front yard	Required side yard	Required rear yard	Required waterfront setback
<b>Covered Porch or Balcony</b>	Zoning, Building	8'	Not closer than 3' from property line	5'	5'
<b>Terrace/Patio</b>	Zoning	8'	Not closer than 3' from property line	30'	30'
<b>Deck</b>	Zoning, Building	N/A – Not allowed	5'	30'	30'
<b>Fire Escape</b>	Building	N/A – Not allowed	3'	3'	3'
<b>Awning</b>	Building	45'	5'	45'	45'
<b>Vestibule</b>	Zoning, Building	4'	3'	N/A – not allowed	

### Pergolas

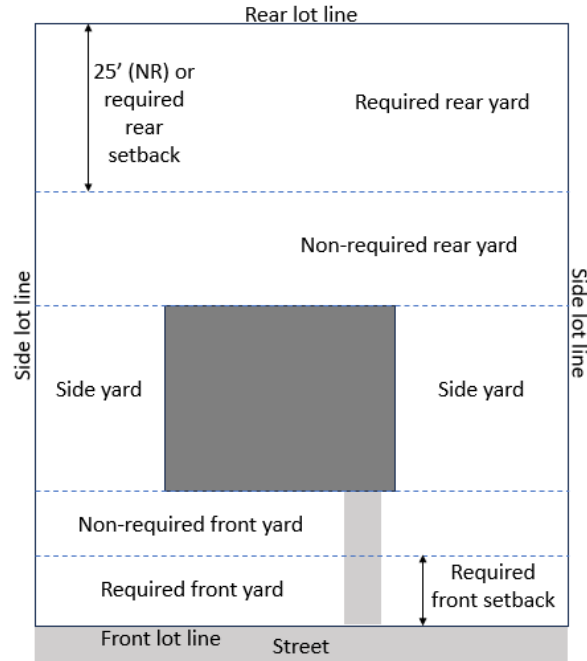
Permit needed: Zoning

Pergolas are treated as accessory buildings; See section 15.13 of the zoning ordinance for standards for more details.

### HOW TO CALCULATE REQUIRED YARDS

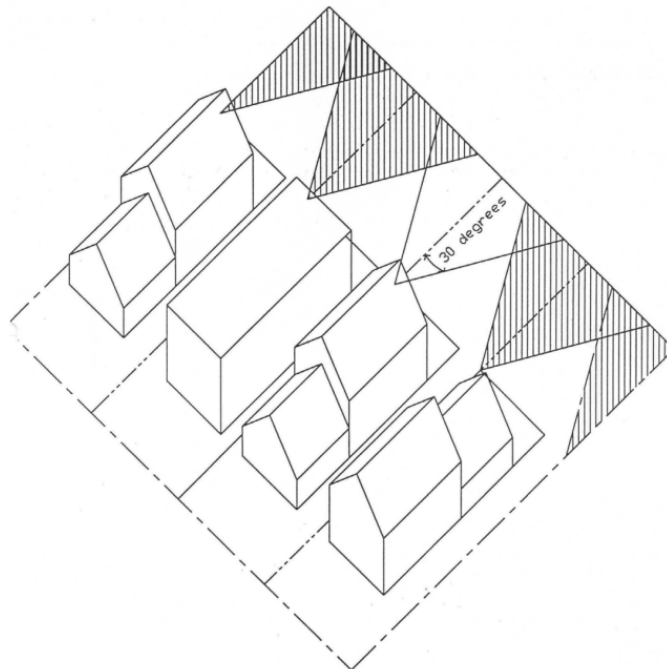
Required yards are the spaces between the lot line and the required setback from the lot line. See the diagram on the next page.

- Rear yards – This setback is always 25'
- Front yard – See section 4.08.3.a of the zoning ordinance
- Side yard not facing a street – See section 4.08.4.a of the zoning ordinance
- Side yard facing a street – See section 4.08.5.a of the zoning ordinance
- Front and rear yards on lots that have frontage on two streets – see calculations for front yard setbacks in section 4.08.3.a of the zoning ordinance
- Waterfront yards – See section 4.08.8.a and section 15.15 of the zoning ordinance



**ADDITIONAL NOTES**

- On waterfront lots, all structures must be placed outside of the clear vision triangle. See the diagram below for how to determine the location of the clear vision triangle.
- Covered porches, terraces, patios, decks, vestibules, and pergolas are included in the lot coverage calculation. Lots cannot be more than 30% covered by structures. A calculation showing the lot coverage of the site should be included with the application.



**Clear Vision Triangle**