



GROUND LEVEL DECK GUIDELINES

OBJECTIVE/GOAL:

To provide homeowners with guidelines as to where low decks can be located in the yard and how much of the yard can be filled with decking material. Ground level decks are an extension of the house that can impact its exterior appearance and may affect the privacy of adjoining homes.

GUIDELINE DETAILS:

- Within townhouse rear yards, decks should be at least 2 feet inside the yard from the side or rear property lines in order to maintain privacy between units and in order to accommodate fencing requests on property lines.
- In townhouse and single family detached communities, ground level decks over 12 inches in height may be required to have shrubbery planted to screen the area between the deck and the ground.
- Benches or planters are preferred instead of railings for decks 30 inches or less above ground (unless required by county code).

APPLICATION CHECKLIST (items to include with your application):

- PIR (Property Improvement Request) form must be completed and signed by the owner.
- House location plat showing the location of the proposed deck on the property.
- Scaled drawings showing the proposed desk design in relation to the existing house (front and side elevations with all dimensions, including width, length, and height of the proposed deck.
- Type of materials to be used.
- Steps if applicable (including rise and width of steps)
- Rails, including height and width of rail or pickets, top and bottom rail detail (show section through the railing); how far apart are the rails?
- Color/finish (stain, preservative, or natural unstained wood?)

Questions: Call Architectural Standards (301) 948-0110