



## DECK GUIDELINES (DETACHED HOUSES) – ELEVATED DECK

### OBJECTIVE/GOAL:

To provide homeowners with guidelines for decks that are built mid-level on the rear of homes. Elevated decks are an extension of the house that may impact its exterior appearance and affect the privacy of adjoining homes. Aesthetics, visibility and other features will be considered when evaluating location.

### GUIDELINE DETAILS:

The following factors will be considered when reviewing requests for elevated decks:

- Size of the elevated deck according to the house and lot size.
- Location – typically, on the rear of the house.
- The privacy of adjacent houses.
- Materials and finish – cedar or rot resistant wood, or composite wood (“Trex” or equivalent) may be approved for the deck unless otherwise stipulated in the community architectural criteria.
- Post and rail detail- generally, vertical picket rails are approved for elevated decks.
- Screening – lattice sections must be framed and installed under an elevated deck. Lattice square openings must be 1 ½” – 2.0” or more. Smaller openings in the lattice are not acceptable due to a more solid wall appearance.
- Privacy screen – lattice or vertical screening placed along the top rail of the deck will be reviewed on an individual basis.
- Deck support posts – for all elevated decks, 6”x6” vertical posts are recommended
- Decks or deck stairs must not be visible from the front view of the property or street.

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### APPLICATION CHECKLIST (item to include with your application):

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

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**Questions: Call Architectural Standards (301) 948-0110**

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