

STEINER RANCH RESIDENTIAL DESIGN GUIDELINE MANUAL

7.8 Wood Decks

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Goals:

Locating wood decks to be unobtrusive and designed as an integral part of the overall architectural and site design.

Requirements:

All proposed decks and materials on either new or existing *residences* must be submitted for approval. Please refer to the Deck Addendum found in the Appendix for submittal requirements.

Wood decks are not permitted in the front yard.

No deck shall be located closer to any property line than the building setback line, with the exception of rear yard. With prior approval, a deck may extend over the rear yard setback, but under no circumstances shall a deck be closer than ten feet (10') to the rear property line.

Uncovered porches or patios may also extend into the rear setback, but may not encroach into side yard setbacks.

Depending on the grade differential and the degree of public views to the deck location, the *AC* may require additional setbacks and height limitations other than those described. Additional modifications may also be required for approval. The elevation of decks must be no higher than the corresponding finish floor of the *residence*.

Second story decks will be evaluated on a case by case basis. Additional setbacks may be required, depending on the grade of the lot and the elevation of the deck.

Storage areas located under decks shall be adequately screened. The underside of ground floor decks must be screened using wood lattice or pickets (1" by 2" minimum) if the area below the deck is used for storage or when the height of the deck exceeds four feet (4') above finish grade. Other materials may be considered. Exterior *Masonry* or *Stucco* may be eliminated from areas under first floor decks that are screened with approved lattice or pickets.

Nothing may be stored under a deck or stairwell without adequate lattice or landscape screening.

Guidelines:

The deck color should match or compliment the home color palette. Earth tones are encouraged. Primary paint colors are prohibited.