

11. Second-Story Decks and Balconies.

- a. An upper floor deck in excess of one hundred fifty square feet is included in the floor area ratio calculation.
- b. A second-story deck or balcony may not face an interior side parcel line abutting a lot with a single-family dwelling.
- c. A second-story deck or balcony must comply with the following minimum parcel line setback requirements:
 - i. Rear: twenty-five percent of lot depth.
 - ii. Front: twenty feet.
 - iii. Interior and street side: ten feet.
- d. A permanent privacy screen (e.g., opaque glass) is required for rear deck along the railing parallel to the interior side property line facing a single-family dwelling
- e. A second-story deck or balcony may not project further than six feet from the exterior building wall to which it is attached.
- f. Roof decks are prohibited in the R-1 zoning district.
- g. The elevation of a freestanding deck or platform not attached to a building may not exceed thirty-five inches above the adjoining grade.

Figure 17.16-3a: R-1 Second-Story Decks and Balconies

