

Exhibit A – Ord 23-1674

19.22.030 Residential architecture and attached garages.

E. Porches, Stoops, Decks, and Patios.

1. General Provisions for Porches, Decks, and Patios

- a. All decks, porches, and patios must be included in calculations of maximum impervious lot coverage, as established in LMC 19.11.020.
- b. All decks, patios, porches, or similar must be designed so as not to drain to surrounding properties.
- c. No element of the deck or patio including footings may encroach into a neighboring property or an existing easement.

2. Front Entries and Front Yards

- a. Primary pedestrian entrances must include cover from the elements. Eave overhang alone does not constitute cover.
- b. Steps used to access front porches or stoops must be complimentary to the primary structure through the use of coordination materials or architectural elements.
- c. Stairs with open risers are not permitted on front porches or front stoops.
- d. Front yard decks and patios.
 - i. Uncovered decks and patios may encroach into a front yard but must maintain a minimum setback of 10 feet and shall not exceed eighteen (18) inches above the natural grade.
 - ii. Decks and patios that are covered or those that are uncovered but exceed eighteen (18) inches above the natural grade must meet the front setback assigned to the primary structure.

3. Uncovered Decks and Patios in Rear and Side Yards

- a. Uncovered decks and patios are permitted within side and rear setbacks. Uncovered decks and patios not over twenty-four (24) inches are permitted within six (6) feet of rear and side property lines.
- b. Patios and decks more than 24 inches above the natural grade must maintain a rear setback of eighteen (18) feet and a side setback of six (6) feet.

4. Covered decks and patios are subject to general provisions as well as the following standards described here. Covered decks and patios which are detached from a primary residence by six (6) or more feet are regulated as accessory structures per LMC 19.22.040.

a. Setbacks

- i. Covered decks and patios may encroach into a rear yard but a minimum rear setback of eighteen (18) feet must be maintained. This setback is measured from the property line to the farthest extent of the roof structure.
- ii. Roof structures may encroach into side yard setback as much as two (2) feet.

b. **Enclosure.** Covered decks and patios attached to a residence may be screened, secured, or enclosed to extend the usefulness of these outdoor spaces however, enclosures, whether conditioned or unconditioned, are not intended to become extensions of indoor living space unless the enclosure meets all setbacks applicable to the primary residence. Screening and enclosure of covered decks and patios encroaching into a rear yard setback is subject to the following regulations:

- i. **Ventilation.** ~~Every e~~Exterior edges of a covered deck or patio must include air gaps or screened openings to remain vented to the outdoors at all times. Walls, windows, and doors which can be made to seal the space are not permitted on any exterior edge. Vented openings must be present at the top and bottom of rigid enclosure walls. At a minimum, venting must include a 3.5-inch air gap at floor level, horizontally running the full perimeter of the patio's exterior between vertical supports. Additionally, an area equivalent to this floor level ventilation must be provided at the top of enclosure walls. Venting an enclosed attic (such as when a ceiling is present on a patio) will not be counted toward the ventilation required for the enclosed patio / deck space.
- ii. The portion of patio or deck enclosed with rigid and opaque screening materials may not occupy more than sixty (60) percent of the total linear length of the rear façade.
- iii. Materials used to enclose or screen patios and decks that encroach into a rear yard may vary but the design must maintain the intent to provide ventilated outdoor, rather than indoor, living space. Examples of methods and materials include flexible and retractable opaque or transparent patio screens or sunshades; framed insect screening; railings, louvered or rigid windscreens, or privacy panels which are mounted with brackets to the floor, ceiling, or vertical supports; tinted or transparent glass or plexiglass may be used except that highly reflective or mirrored glazing is not permitted.