



LMC 19.22.030 – Residential architecture and attached garages.

Current Lynden Municipal Code Chapter 19.22.030(E)

E. Porches, Stoops, Decks, and Patios.

1. Porches and Stoops.

- a. Architecture of the 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 stoops.

2. Decks and Patios.

- a. Uncovered wood decks and raised concrete patios not over twenty-four inches above grade at any point may be permitted within eighteen feet of the rear property line and five feet of the side property line.
- b. Roof structures covering decks or patios are permitted within the rear setback provided that the structure:
 - i. Remains open on three sides and is not enclosed in any way;
 - ii. Does not come within eighteen feet of the rear property line;
 - iii. Does not encroach more than two feet into the side yard setbacks of the underlying zone; and,
 - iv. The addition does not exceed the permitted lot coverage.
- c. Deck or patio privacy screening or fencing which is located more than six feet from the property line, may be up to eighty-four inches in height above the lowest grade. Privacy screening of a deck or patio which is located on a property line is subject to maximum fence height of six feet above grade.

(Ord. No. 1657, § C(Exh. A), 12-19-2022)