

Current Code Regarding the Covering and Screening of Patios

LMC 19.22.030

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:

(1) Remains open on three sides;

(2) Does not come within eighteen feet of the rear property line;

(3) Does not encroach more than two feet into the side yard setbacks of the underlying zone; and,

(4) The addition does not exceed the permitted lot coverage.

c. Deck or patio privacy screening or fencing which is located more than 6 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.