

Chapter 15.22

DECKS AND RELATED STRUCTURES

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15.22.010 **Definitions.**

As used in this chapter:

“Awning” means a rooflike cover (made of natural or synthetic materials such as fabric, plastic, fiberglass, etc., or wood, metal or combinations of any of these or similar materials) extended over or before a place as a shelter.

“Balcony” means a platform that projects outward from an exterior wall surface of a building and is enclosed by a parapet or railing with suitable balusters, longitudinal railings or other safety implementing devices.

“Baluster” means an upright support for a rail which, as part of a group of balusters, serves as a barrier.

“Balustrade” means a row of balusters topped by a rail.

“Canopy” means an ornamental rooflike structure (made of natural or synthetic materials such as plastic, fiberglass, etc., or wood, metal or combinations of any of these or similar materials).

Deck. See definitions of ground level deck and raised deck.

“Gallery” means a platform that projects outward from an interior wall surface of a building and is enclosed by a parapet or railing with suitable balusters, longitudinal railings or other safety implementing barriers.

“Ground level deck” means an outdoor construction of any combination of materials, generally though not necessarily of wood, with no portion of the horizontal surface being greater than twelve inches above ground level.

“Handrail” means a narrow rail for grasping with the hand as a support.

“Longitudinal rail” means a structural member serving as a guard or a barrier positioned horizontally, parallel to the plane of the surface of a balcony, deck or gallery or at an angle not greater than forty-five degrees to the plane of the surface of such balcony, deck or gallery.

“Patio” means an outdoor construction of any combination of materials, generally though not necessarily of poured concrete, stone, gravel, and/or similar earthen materials, with no portion of the horizontal surface being greater than twelve inches above ground level.

“Rail” means a structural member extending from one post or support to another and serving as a guard or barrier in conjunction with a balcony, deck or gallery.

“Railing” means a barrier consisting of a rail and supports.

“Raised deck” means an outdoor construction of any combination of materials, generally though not necessarily of wood, with any portion(s) of the horizontal surface(s) being greater than twelve inches above ground level.

“Safety railing” means a device not more than forty-two inches in height above the horizontal surface of a balcony, deck or gallery, and which provides at least fifty percent openness, is constructed of metal, masonry, composition or wood, designed to provide safety around a balcony, raised deck, gallery and/or stairs. (Ord. 83-16 § 2 (part))

15.22.020 General provisions.

A. Decks shall be permitted in residence districts R-1, R-2, R-3, R-3B and R-3 PUD as an integral design of buildings to be erected or as add-on structures in the districts herein cited.

B. Balcony designs for structures to be built in residence districts R-3, R-3B and R-3 PUD shall be incorporated in original plans of buildings to be erected in the districts herein cited.

C. Deck and/or balcony designs for structures to be built in residence districts R-3A, R-4, R-5 and R-6 shall be incorporated in original plans of buildings to be erected in the districts herein cited.

D. Construction of decks as an added structure when not erected with the original building construction shall require a separate permit issued by the village’s building department before construction can proceed.

E. The deck application for a village building permit must be accompanied by complete drawings and specifications, and where required by covenants in any of the residence districts hereinbefore cited, an approval by the cognizant advisory group.

F. The deck drawing(s) must also be accompanied by a plat of survey showing location of deck in relation to main structure and lot boundaries (property envelope).

G. All raised decks must be in the buildable area of a lot unless a variation is granted by the zoning board of appeals.

H. Awnings over deck structures shall be considered as a temporary covering when such awnings are made of nonrigid materials and are removed and stored during off-season times. However, if, over decks, awnings are to be erected using rigid materials which lend themselves to permanent installation, approval of plans of construction and a permit must be obtained from the building department.

I. Awnings, whether temporary or permanent, may not be installed over decks in those residential zoning districts where specific covenants prohibit them. (Ord. 84-20 § 3; Ord. 83-16 § 2 (part))

15.22.030 Design requirements.

A. Generally.

1. If a deck is one foot or less above the ground, no railing is required, but a railing not to exceed thirty-six inches in height may be provided.

2. If one or more portions of a deck are more than one foot above the ground, such portions require a railing.

3. Whenever required, railings must be at least thirty-six inches in height but not more than forty-two inches in height, unless otherwise provided.

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4. If a deck or balcony is four feet or more above the ground on any given side, the railing(s) must be forty-two inches in height, no more, no less.

5. Balusters must be spaced to provide at least fifty percent openness.

6. Open space between balusters may not exceed six inches.

7. Longitudinal rail spacings are regulated by the same criteria as for balusters. (See subdivisions 5 and 6 of this subsection.)

8. Handrails and railings shall be designed to withstand an applied load of two hundred pounds in any direction at any point.

B. 1. The provisions cited in this subsection are applicable to residence districts R-3, R-3B and R-3 PUD.

2. Decks shall not extend beyond the buildable area of the property envelope onto which the deck is to be placed.

3. If a deck is to be erected on a corner property, the deck side nearest the side lot line (property envelope) may not cross the plane of the side lot line.

4. Railings on one of the deck sides may be five feet in height and/or balusters may be spaced closer together than the requirement of fifty percent openness, provided such a side is in close proximity and adjacent to a vehicular traffic lane or such side faces and is adjacent to an excessive pedestrian traffic pathway. This special option can only be granted by the village board of trustees. (Ord. 90-5 § 4; Ord. 83-16 § 2 (part))

15.22.040 Construction requirements.

A. Materials of construction for balconies and decks shall be redwood, cedar, hardwoods such as douglas fir or treated wood such as wolmanized pine, except as hereinafter specified.

B. Materials of construction for the support joists for the platform surfaces of balconies shall be of treated wood such as wolmanized pine.

C. Deck supports shall rest on and be attached to concrete footings or piers which extend below the frost line.

D. Method of attachment to the house and footings or piers must be indicated on deck drawing(s).

E. The deck undercarriage must be so designed and constructed that rain or surface water can drain away from the building to which the deck is attached. (Ord. 83-16 § 2 (part))

15.22.050 Existing decks and balconies.

A. Decks and balconies erected prior to the date of passage of the ordinance codified in this chapter may remain as is.

B. Reconstruction of existing decks and balconies that have deteriorated or become structurally unsound necessitating the replacement of structure supporting members, or wherein more than fifty percent of a deck and/or balcony is to be replaced, such reconstruction must comply with all requirements hereinbefore stated including the requirement of plan approval, fee payment and permit issuance. (Ord. 83-24 § 1; Ord. 83-16 § 2 (part))