

Appendix B: Rules for Decks, Porches, & Patios.

This Appendix provides information needed when planning to build Decks, Porches, and/or Patios, each of which is considered an addition to a Residence and requires ACC approval. A checklist of documents needed to submit an Application is provided under each type of project. Capitalized terms used herein are defined in Section D of the ACC Rules & Procedures.

As always, an Owner is encouraged to consult with:

- the City of Madison for zoning, building, and permitting information and requirements.
- the ACC Chair for guidance, input, and assistance prior to assembling and submitting an Application.
- Neighboring Lot Owners to gauge support and hear and proactively address any concerns.

A. DECKS. For the purposes of ACC review, a Deck is defined as an open-sided, roofless, elevated platform, typically constructed of wood or composite material, and typically supported by wood or metal posts on concrete piers or footings. Decks require ACC Approval.

- 1) **Covenants.** No buildings or structures may be erected or placed on any Lot in Walnut Grove, nor shall any existing structure have its exterior dimensions or materials altered without approval by the ACC. Thus, ACC approval is required prior to commencement of any construction for a Deck.
- 2) **Criteria for approval.** A proposed Deck must comply with city ordinance, city zoning requirements, and ACC requirements. A building permit is required, and all decks must comply with city building code with respect to structural stability (i.e. footings) and safety (i.e. handrails and guardrails).
- 3) **Placement.** Decks must be attached to or abut the Residence. Decks that are three (3) feet or higher may NOT extend closer than eight (8) feet to an interior Lot line. Decks that are less than three (3) feet high can extend closer than eight (8) feet to an interior Lot line with written permission from the adjoining Lot Owner and ACC approval. On streets where public sidewalks are installed, the minimum set back shall be twenty (20) feet from the Lot line.
- 4) **Materials.** Decks must use weather resistant materials such as treated or composite lumber. Materials used should be compatible with the Residence’s existing materials.
- 5) **Privacy.** Privacy Screens incorporated into a Deck design are subject to the ACC rules for Privacy Screens found in Appendix C.

Documentation Needed for Application – Decks	
a.	Completed ACC Application Form. Review will not begin until the Application is submitted and deemed complete by the ACC. For more information, see paragraphs G-I of the ACC Rules and Procedures.
b.	Drawings. All Decks require construction drawings showing the size, layout, post locations, beam sizes, and joist size and spacing.

	<p>i. Site Plan. The Site Plan should be drawn to scale (City of Madison recommends 1"=20' or 1"=16'), and show the measurements of the Lot, Residence, retaining walls, and any other site improvements. It must also indicate the measurements to the Lot lines and the position of any relevant structures on neighboring Lots.</p> <p>ii. Elevation(s). The Elevation Drawing(s) should show the height of the deck relative to the Residence and surrounding finished grade, as well as the height and placement of any handrails or guardrails.</p>
	<p>c. Description of Materials. A description or photos of the materials to be used should be included. Drawings, renderings or images showing the railing design and materials should also be included when applicable.</p>
	<p>d. Documentation of Neighbors' Support. If required, include a written letter of support from any neighbors on adjacent Lots impacted by Deck placement.</p>

B. PORCHES & SCREENED PORCHES. For the purposes of ACC review, a porch is defined as an open-sided, screened, or partially-screened, roofed platform attached to a Residence. Porches are considered an addition to a Residence and require ACC approval.

- 1) **Covenants.** No buildings or structures may be erected or placed on any Lot in Walnut Grove, nor shall any existing structure have its exterior dimensions or materials altered without approval by the ACC. Thus, ACC approval is required prior to commencement of any construction for a Porch.
- 2) **Criteria for approval.** Porches must comply with city ordinance, city zoning requirements, and ACC requirements. A building permit is required, and all Porches must comply with building code with respect to handrails and guardrails.
- 3) **Placement.** Porches must be attached to the Residence and may NOT extend closer than eight (8) feet to an interior lot line without the approval of the adjoining lot Owner. On streets where public sidewalks are installed, the minimum set back shall be twenty (20) feet from the Lot line.
- 4) **Design & Materials.** Roof lines and materials used must be compatible with the existing design and materials of the Residence.

Documentation needed for Application – Porches	
	<p>a. Completed ACC Application Form. Review will not begin until the Application is submitted and deemed complete by the ACC. For more information, see paragraphs G-I of the ACC Rules and Procedures.</p>
	<p>b. Drawings. All porches require construction drawings showing the size, layout, elevation(s), foundation plans, and, when applicable, framing plans including beam sizes, and joist size and spacing.</p> <p>i. Site Plan. The Site Plan should be drawn to scale (City of Madison recommends 1"=20' or 1"=16'), and show the measurements of the lot, house, retaining walls, and any other site improvements. Also indicate the measurements to the lot lines and the position of any relevant structures on neighboring properties.</p>

	<p>ii. Elevation(s). The Elevation drawing(s) should show the height of the porch relative to the surrounding finished grade, as well as the roof line(s), and height and placement of any handrails, guardrails or walls enclosing the porch.</p>
	<p>c. Description of Materials. A description or images of the materials to be used should be included. Drawings, renderings or images showing the roof design and materials, and the railing/wall design and materials, when applicable, should also be included.</p>

C. PATIOS. For the purposes of ACC review, a patio is defined as any paved or hardscape outdoor living area. Patios require ACC approval and will be evaluated in context with an overall landscaping plan. Rules for landscaping are covered in Appendix C of the ACC Rules and Procedures.

- 1) **Covenants.** No buildings or structures may be erected or placed on any Lot in Walnut Grove, nor shall any existing structure have its exterior dimensions or materials altered without approval by the ACC. Thus, ACC approval is required prior to commencement of any construction for a Patio.
- 2) **Criteria for approval.** Patios must comply with city zoning and ACC requirements below. A building permit is NOT required.
- 3) **Placement.** Patios must be attached to the Residence or incorporated into a landscape design that extends the space from the Residence. Patios that are closer than eight (8) feet to an interior Lot line require written permission from the adjoining Lot Owner. On streets on which public sidewalks are installed, the minimum set back shall be twenty (20) feet from the Lot line.
- 4) **Design & Materials.** The Patio should be designed and sited in a way that does not direct runoff to any neighboring Lot. A permeable surface such as brick, pavers, or stone is desired. A drainage plan should be included whenever a non-permeable surface, such as concrete, will be used.
- 5) **Privacy.** Privacy Screens incorporated into a Patio design are subject to the ACC rules for Privacy Screens, found in Appendix C.

Documentation needed for Application - Patios	
	<p>a. Completed ACC Application Form. Review will not begin until the Application is submitted and deemed complete by the ACC. For more information, see paragraphs G-I of the ACC Rules and Procedures.</p>
	<p>b. Drawings. All Patios require construction drawings showing the size, layout, and elevation</p> <p>i. Site Plan. The Site Plan should be drawn to scale (City of Madison recommends 1"=20' or 1"=16'), and show the measurements of the Lot, Residence, retaining walls, and any other site improvements. Also indicate the measurements to the Lot lines and the position of any relevant structures on neighboring Lots. A grading/drainage plan that includes stormwater</p>

	<p>management measures should also be included whenever a non-permeable material is used.</p> <p>ii. Elevation(s). Elevation Drawing(s) should be included if the patio includes any elements above the Patio's surface such as low walls or benches.</p>
	<p>c. Description of Materials. A description or photos of the materials to be used should accompany the Application.</p>
	<p>d. Documentation of Neighbors' Support. If required, include a written letter of support from any neighbors on adjacent Lots impacted by Patio placement.</p>