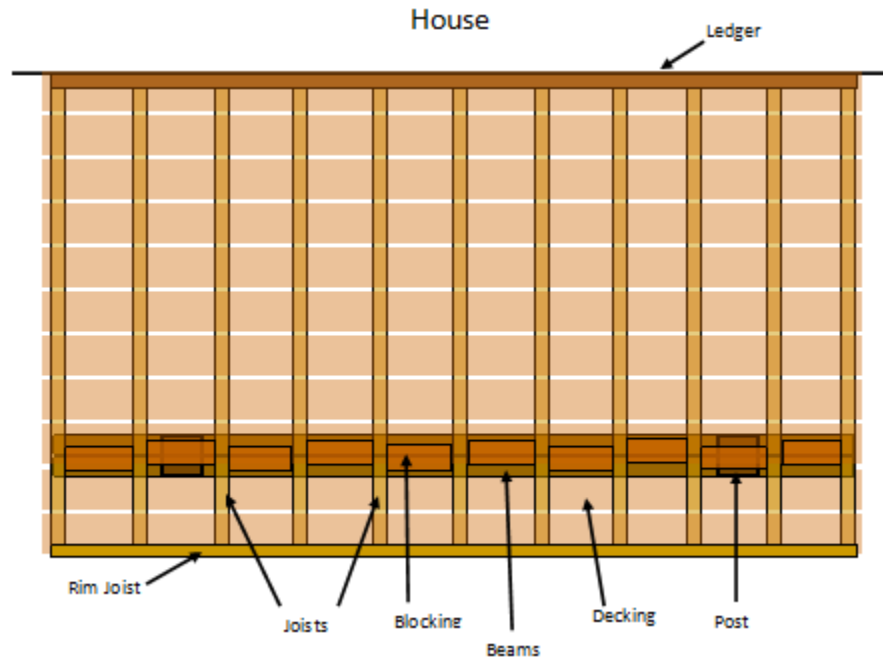


# Patio Decks



## CITY OF FARGO BUILDING INSPECTIONS DEPARTMENT

The State of North Dakota requires that you call 811 or 1-800-795-0555 at least two business days before you dig.

This handout does not address any covenants or easements assigned to the property, nor does it relieve you of code compliance with items that may not have been included from the current International Residential Code (IRC).

Apply for your permit and request inspections at <https://permits.fargond.gov/> or call our office at **701-241-1561** with questions.

*Revised 10/2/19*

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# Common Questions about Permits

## Is a building permit required for constructing replacing of a patio deck?

Yes! Before you begin any work you must get a building permit.

## Why should I get a permit?

- To have assistance in determining whether your patio deck is constructed safely;
- To help safeguard your family, property, and visitors from damage or injury;
- To help protect yourself from complaints from future owners;
- To establish a record of the construction and remodeling history on your property.

## What is needed to get a permit?

- The address of the property;
- The estimated value of the patio deck;
- Whether the deck will be attached to the house and, if so, how;
- The proposed sizes of the beams, joists, and posts; and
- A plan showing the size and location of the posts, beams, and stairs. The plan must either be to scale or include dimensions so we can verify the spans and any cantilever lengths.

## How long does it take to get a permit for a deck?

Generally, it takes about twenty minutes to obtain a deck permit, depending on the information provided and the complexity of the project.

## Are inspections required?

Yes! It is the responsibility of the permit holder to arrange for required inspections. This would include a **framing** and a **final** inspection. If your deck is designed or engineered for future enclosure, you will also need a foundation inspection. Inspections are a part of the permit process so there is no additional cost beyond the permit fee for these inspections. Building inspections consist of examining and evaluating to determine if the work is compatible with the accepted standard of construction.

## Can I just copy my neighbor's deck?

No. Codes change over the years and there is no guarantee that your neighbor had the required permit and inspections. Follow the guidelines in this handout. You will meet current codes and have a safe, sturdy deck you can enjoy for years to come!

Request your permit and inspections on-line!  
<https://permits.fargond.gov/>

# What Gets Inspected?

Fargo Inspections staff has put together a short list of the things they look for during deck inspections. This is obviously not an exhaustive list but it covers the basic safety and structural requirements. Other specific concerns may arise depending on site and loading conditions.

- Ledger Connection: the type of fasteners and their spacing. The ledger cannot be attached to a cantilever unless the floor trusses were designed to carry additional load. Information from the truss designer must be provided to staff to demonstrate this.
- Beam to Post Connection: If the sandwich method is used, the fasteners must be minimum ½" through bolts with washers on both ends. See Page 11 & 12.
- Beams: size, span (distance between posts), and cantilever length if any.
- Joists: size, spacing, span, and cantilever length if any.
- Are all fasteners and hardware compatible for use with treated lumber and exterior installation?
- Were the proper fasteners used in hangers and have all of the required fasteners been installed?
- Is the guardrail present, if required, and a minimum 36" in height?
- Are the spindles in any guard spaced less than 4" apart?
- Stairs: rise, run, consistency between risers, open risers.
- Does the angle between guard and stairs leave an opening of less than 6"?
- Is the handrail graspable per code? The City of Fargo will no longer accept a flat 2x4 or 2x6 as a handrail. All handrails will need to comply with the currently adopted IRC.

A separate framing inspection is required before the decking is installed as well as a final inspection when all of the required elements are in place. Fargo staff welcomes questions so please feel free to contact us if you have any.

## Common Issues that Arise in Deck Building

- 1) Any ledger board should be fastened to the house using ½" diameter lag screws, ½" diameter bolts, or equivalent fasteners approved by the International Residential Code.
- 2) Ledgers (must be a minimum of 2x8 material) cannot be fastened to cantilevered floors or bay/bow windows.
- 3) Joist hangers must be attached using fasteners allowed by the manufacturer's specifications.
- 4) Hangers must be attached using nails, *not screws*, approved for the hanger used. All nail holes in the hanger must be filled with a fastener.
- 5) The maximum overhang (cantilever) for any beam or joist is one quarter (¼) of the adjacent span. Making your spans shorter by adding more beams or posts may affect their placement.

- 6) Use the fastener stamped on the connector you are using, including diameter, length, and type. Deck screws cannot be substituted for other fasteners. They are too brittle and usually too short.
- 7) Beams attached to posts should be attached with at least two ½-inch diameter bolts or have a minimum of 1½ inches of bearing. Or alternative method. See pages 11 & 12 for specific information.
- 8) Lag screws, bolts, and washers shall be hot-dipped galvanized or stainless steel.
- 9) Lag screws, bolts, or other approved fasteners shall be staggered.
- 10) The ledger board shall be flashed.
- 11) Handrails must run the full length of the stairs at a height between 34 and 38 inches.
- 12) Guardrails are required on any open sides of stairways that connect to a deck more than 30 inches above grade.
- 13) Open risers are not allowed on stairways unless they are constructed so that a 4" sphere cannot pass through the open part of the riser.

Further details for each of these issues are covered in later portions of this booklet. If you have questions or need more information you are always welcome to contact our office.

**REMINDER:** These are not the complete code requirements for decks and stairs.  
Please refer to the currently adopted International Residential Code for complete regulations.

# Deck Footings and Posts

The City of Fargo does not currently require that footings for uncovered decks attached to the house extend below the 4½-foot frost depth, although we do encourage it. If your deck will not be attached to the house, we strongly recommend that the footing extend at least 12 inches below grade. You can use pier blocks or a standoff post base on top of concrete as well.

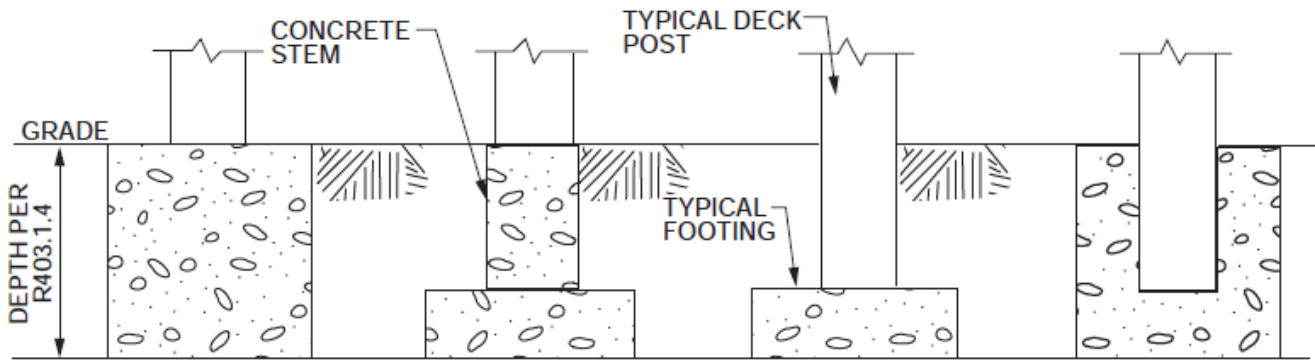


FIGURE R507.8.1  
TYPICAL DECK POSTS TO DECK FOOTINGS

## Deck Post Sizes

The required minimum size of your deck post is determined by how far above the ground the bottom of the support beams will be. The maximum heights are as follows:

Deck Post Size	Maximum Height
4"x4"	8'
4"x6"	8'
6"x6"	14'

If you will be notching the top of the post to carry your beams as shown on Page 10, you will need to use 6"x6" posts to have enough remaining wood to bolt through and hold things together.

All posts are required to be treated or decay-resistant wood.

# Ledger Boards: Attachment to the House

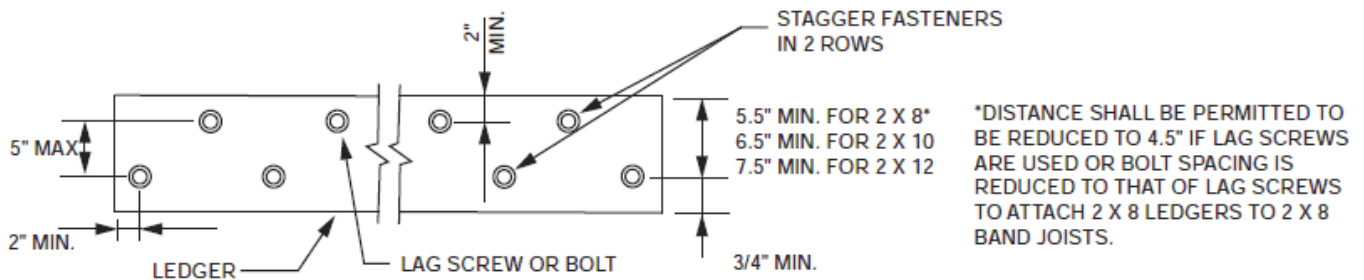
Deck ledgers **must** be a minimum 2"x8" and pressure-treated. It cannot be attached *to any cantilevered floors or bay/bow windows* that extend out past the foundation of the house. You'll need to use two rows of either hot-dipped galvanized or stainless steel fasteners to attach the ledger to the house. The table below explains the maximum distance between the lag screws and the figure below that the required staggered spacing.

TABLE R507.2  
DECK LEDGER CONNECTION TO BAND JOIST<sup>a, b</sup>  
(Deck live load = 40 psf, deck dead load = 10 psf, snow load ≤ 40 psf)

CONNECTION DETAILS	JOIST SPAN						
	6' and less	6'1" to 8'	8'1" to 10'	10'1" to 12'	12'1" to 14'	14'1" to 16'	16'1" to 18'
	On-center spacing of fasteners						
1/2-inch diameter lag screw with 1/2-inch maximum sheathing <sup>c, d</sup>	30	23	18	15	13	11	10
1/2-inch diameter bolt with 1/2-inch maximum sheathing <sup>d</sup>	36	36	34	29	24	21	19
1/2-inch diameter bolt with 1-inch maximum sheathing <sup>e</sup>	36	36	29	24	21	18	16

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

- a. Ledgers shall be flashed in accordance with Section R703.4 to prevent water from contacting the house band joist.
- b. Snow load shall not be assumed to act concurrently with live load.
- c. The tip of the lag screw shall fully extend beyond the inside face of the band joist.
- d. Sheathing shall be wood structural panel or solid sawn lumber.
- e. Sheathing shall be permitted to be wood structural panel, gypsum board, fiberboard, lumber or foam sheathing. Up to 1/2-inch thickness of stacked washers shall be permitted to substitute for up to 1/2 inch of allowable sheathing thickness where combined with wood structural panel or lumber sheathing.



For SI: 1 inch = 25.4 mm.

FIGURE R507.2.1(1)  
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS

Your ledger cannot be used to support the beams for your deck. In essence, it acts as a beam itself. You should attach the ends of your joists to it with hangers. All holes in your hangers need to be filled with the fasteners approved by the hanger manufacturer.

You will need hold-down devices to help keep your deck from moving laterally (sideways) as well as all of these fasteners to resist vertical (up-and-down) movement. The type you choose will dictate how many are required. Don't forget the flashing over the top of your ledger board. Properly installed flashing keeps water from running behind the board and into your house.

A ledger is not required. You may build a free-standing deck right next to the house. This is useful if your floor extends past the foundation wall or if you cannot see the floor framing from the inside to ensure the attachment of the ledger as detailed above.

## Joist Connections

Where the ends of joists connect with either the ledger or a beam, the joist must have at least 1½ inches of bearing for the full width of the joist. That bearing may be on wood, as with the joist on top of the beam, or on metal, such as a joist hanger. In either case, you must provide support to keep the joist from moving both horizontally and vertically.

A joist hanger will provide both bearing and lateral support. Where a joist crosses a beam you will need to add hardware or blocking to prevent the joist from either rolling or moving sideways off its bearing point. Joist hangers and blocking must be at least 60% of the depth (the vertical height) of the joist.

## Deck Joist and Beam Spans

Below you will find tables to help you figure out the sizes and spacing for your beams, the joists those beams support, and the decking on top. Remember, the joist and beam spans are *maximum* values. You can always build your deck with larger or closer-spaced supports. Be aware, however, that the maximum overhang (cantilever) for any beam or joist is one quarter (¼) of the adjacent span. Making your spans shorter by adding more beams or posts may affect their placement.

The first table addressing how far apart your joists may be in order to provide proper support for the decking that you choose. Plastic composite decking must be labeled to show compliance with ASTM standard D7032 and be installed according the manufacturer’s instructions.

**TABLE R507.7  
MAXIMUM JOIST SPACING FOR DECKING**

DECKING MATERIAL TYPE AND NOMINAL SIZE	MAXIMUM ON-CENTER JOIST SPACING	
	Decking perpendicular to joist	Decking diagonal to joist <sup>a</sup>
1¼-inch-thick wood	16 inches	12 inches
2-inch-thick wood	24 inches	16 inches
Plastic composite	In accordance with Section R507.2	In accordance with Section R507.2

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.01745 rad.

a. Maximum angle of 45 degrees from perpendicular for wood deck boards.



**TABLE R507.6  
DECK JOIST SPANS FOR COMMON LUMBER SPECIES (ft. - in.)**

SPECIES <sup>a</sup>	SIZE	ALLOWABLE JOIST SPAN <sup>b</sup>			MAXIMUM CANTILEVER <sup>c, f</sup>		
		SPACING OF DECK JOISTS (inches)			SPACING OF DECK JOISTS WITH CANTILEVERS <sup>c</sup> (inches)		
		12	16	24	12	16	24
Southern pine	2 × 6	9-11	9-0	7-7	1-3	1-4	1-6
	2 × 8	13-1	11-10	9-8	2-1	2-3	2-5
	2 × 10	16-2	14-0	11-5	3-4	3-6	2-10
	2 × 12	18-0	16-6	13-6	4-6	4-2	3-4
Douglas fir-larch <sup>d</sup> , hem-fir <sup>d</sup> , spruce-pine-fir <sup>d</sup> ,	2 × 6	9-6	8-8	7-2	1-2	1-3	1-5
	2 × 8	12-6	11-1	9-1	1-11	2-1	2-3
	2 × 10	15-8	13-7	11-1	3-1	3-5	2-9
	2 × 12	18-0	15-9	12-10	4-6	3-11	3-3
Redwood, western cedars, ponderosa pine <sup>e</sup> , red pine <sup>e</sup>	2 × 6	8-10	8-0	7-0	1-0	1-1	1-2
	2 × 8	11-8	10-7	8-8	1-8	1-10	2-0
	2 × 10	14-11	13-0	10-7	2-8	2-10	2-8
	2 × 12	17-5	15-1	12-4	3-10	3-9	3-1

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg.

a.No. 2 grade with wet service factor.

b.Ground snow load, live load = 40 psf, dead load = 10 psf, L/Δ = 360.

c.Ground snow load, live load = 40 psf, dead load = 10 psf, L/Δ = 360 at main span, L/Δ = 180 at cantilever with a 220-pound point load applied to end.

d.Includes incising factor.

e.Northern species with no incising factor.

f.Cantilevered spans not exceeding the nominal depth of the joist are permitted.

Beams are the workhorses that carry the load from your deck to the posts, which transfer that weight to the ground. To decide what your design will require for beams, use this table backwards. Your beams cannot be smaller than your joists if the joists are hanging from the beam and the same ¼ cantilever maximum applies to where your beams extend beyond the posts.

Beams made of more than one ply, for instance a pair of 2x10 pieces of lumber, should be fastened together with two rows of 10d nails along each edge spaced no more than 16" apart.

Find the distance between your beams in the column headings on the right side (how far the joists span from house to beam or from beam to beam). Then look for the span you would like your beam to cross between posts down that column. Those two numbers will give you the minimum size and number of beams based on the type of wood. Southern pine is what we typically see in this part of the country.

**TABLE R507.5**  
**DECK BEAM SPAN LENGTHS<sup>a, b, g</sup> (feet - inches)**

SPECIES <sup>c</sup>	SIZE <sup>d</sup>	DECK JOIST SPAN LESS THAN OR EQUAL TO: (feet)						
		6	8	10	12	14	16	18
Southern pine	1 – 2 × 6	4-11	4-0	3-7	3-3	3-0	2-10	2-8
	1 – 2 × 8	5-11	5-1	4-7	4-2	2-10	3-7	3-5
	1 – 2 × 10	7-0	6-0	5-5	4-11	4-7	4-3	4-0
	1 – 2 × 12	8-3	7-1	6-4	5-10	5-5	5-0	4-9
	2 – 2 × 6	6-11	5-11	5-4	4-10	4-6	4-3	4-0
	2 – 2 × 8	8-9	7-7	6-9	6-2	5-9	5-4	5-0
	2 – 2 × 10	10-4	9-0	8-0	7-4	6-9	6-4	6-0
	2 – 2 × 12	12-2	10-7	9-5	8-7	8-0	7-6	7-0
	3 – 2 × 6	8-2	7-5	6-8	6-1	5-8	5-3	5-0
	3 – 2 × 8	10-10	9-6	8-6	7-9	7-2	6-8	6-4
	3 – 2 × 10	13-0	11-3	10-0	9-2	8-6	7-11	7-6
3 – 2 × 12	15-3	13-3	11-10	10-9	10-0	9-4	8-10	
Douglas fir-larch <sup>e</sup> , hem-fir <sup>e</sup> , spruce-pine-fir <sup>e</sup> , redwood, western cedars, ponderosa pine <sup>f</sup> , red pine <sup>f</sup>	3 × 6 or 2 – 2 × 6	5-5	4-8	4-2	3-10	3-6	3-1	2-9
	3 × 8 or 2 – 2 × 8	6-10	5-11	5-4	4-10	4-6	4-1	3-8
	3 × 10 or 2 – 2 × 10	8-4	7-3	6-6	5-11	5-6	5-1	4-8
	3 × 12 or 2 – 2 × 12	9-8	8-5	7-6	6-10	6-4	5-11	5-7
	4 × 6	6-5	5-6	4-11	4-6	4-2	3-11	3-8
	4 × 8	8-5	7-3	6-6	5-11	5-6	5-2	4-10
	4 × 10	9-11	8-7	7-8	7-0	6-6	6-1	5-8
	4 × 12	11-5	9-11	8-10	8-1	7-6	7-0	6-7
	3 – 2 × 6	7-4	6-8	6-0	5-6	5-1	4-9	4-6
	3 – 2 × 8	9-8	8-6	7-7	6-11	6-5	6-0	5-8
	3 – 2 × 10	12-0	10-5	9-4	8-6	7-10	7-4	6-11
3 – 2 × 12	13-11	12-1	10-9	9-10	9-1	8-6	8-1	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg.

a. Ground snow load, live load = 40 psf, dead load = 10 psf, L/Δ = 360 at main span, L/Δ = 180 at cantilever with a 220-pound point load applied at the end.

b. Beams supporting deck joists from one side only.

c. No. 2 grade, wet service factor.

d. Beam depth shall be greater than or equal to depth of joists with a flush beam condition.

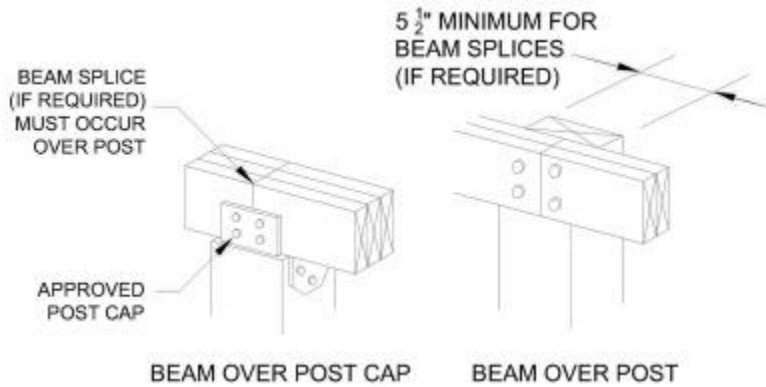
e. Includes incising factor.

f. Northern species. Incising factor not included.

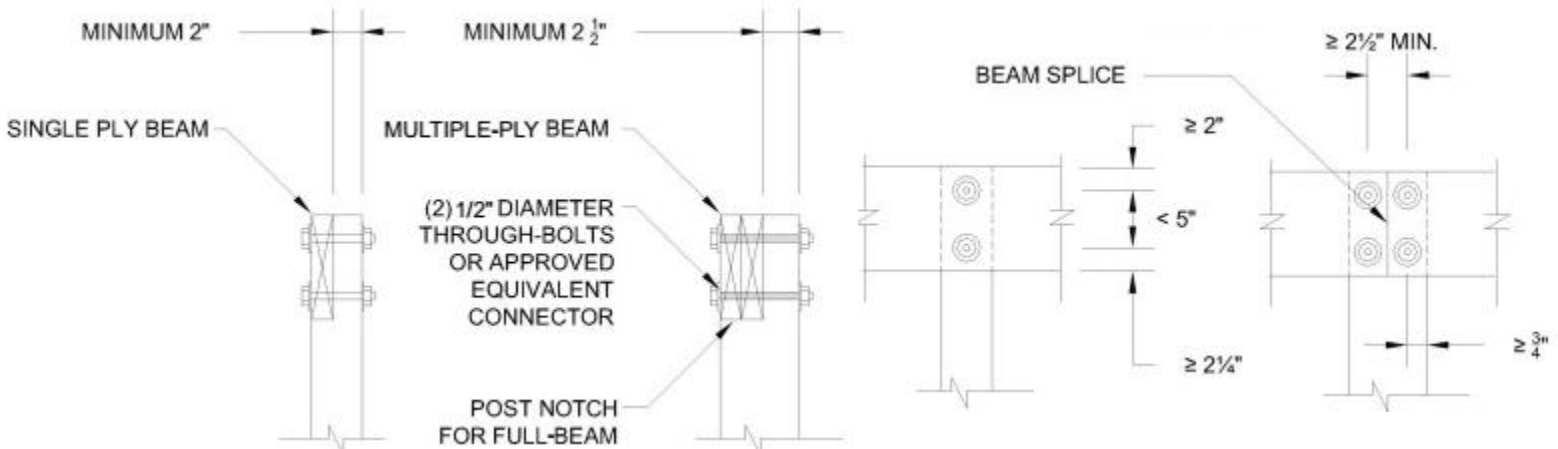
g. Beam cantilevers are limited to the adjacent beam's span divided by 4.

# Connecting Beams to Posts

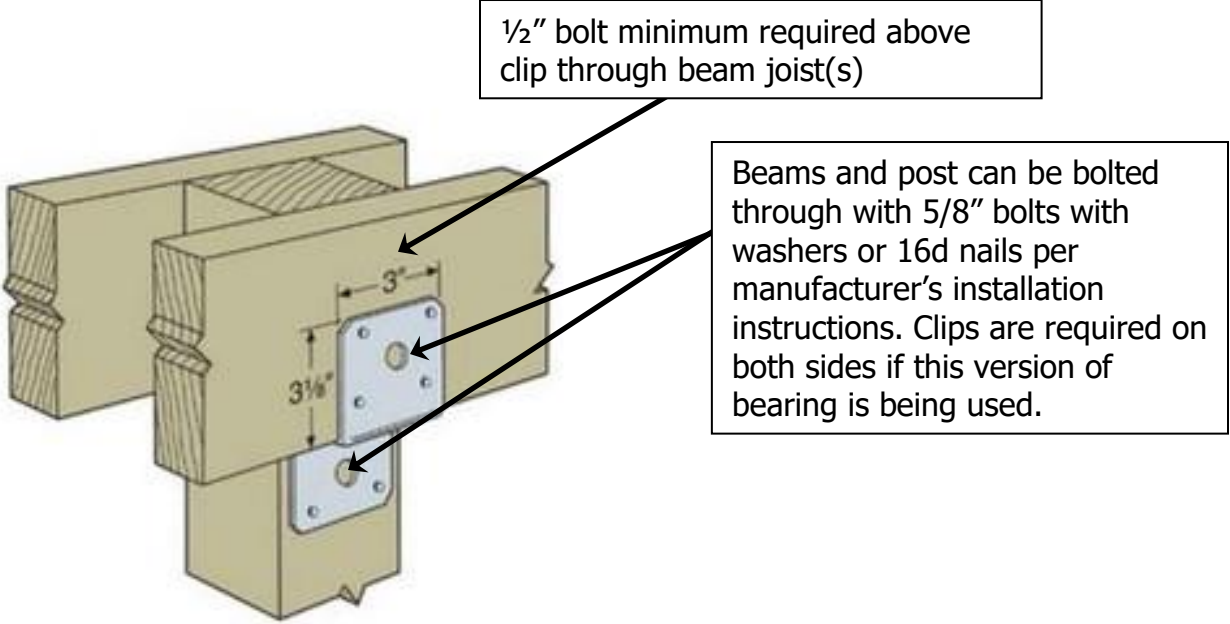
There are a few different methods you can use to attach your beams to the posts that hold up your deck. All of them have one thing in common: they keep the beam from moving laterally. The whole point of the beam is to transfer the load of the deck, collected from the decking and the joists, to the post and down to the ground. If the beam isn't securely bearing on and attached to that post this transfer can fail—and so might your deck.



Note that, if you are using triple beams or notching the post for double beams, you will need to use a minimum 6x6 post for bearing. The two connections specifically approved by the International Residential Code require that all plies of the beam bear entirely on the post and that it be connected to maintain that bearing.



The City of Fargo has accepted, as an alternative design, using a joist clip to fasten the beams to either side of the posts. The clips provide bearing for the beams to transfer the load to the posts, as required per the building code. Other alternative designs may be approved on a case-by-case basis, so long as they are equivalent to the requirements of the code. The request must be made in writing at the time of permit application.



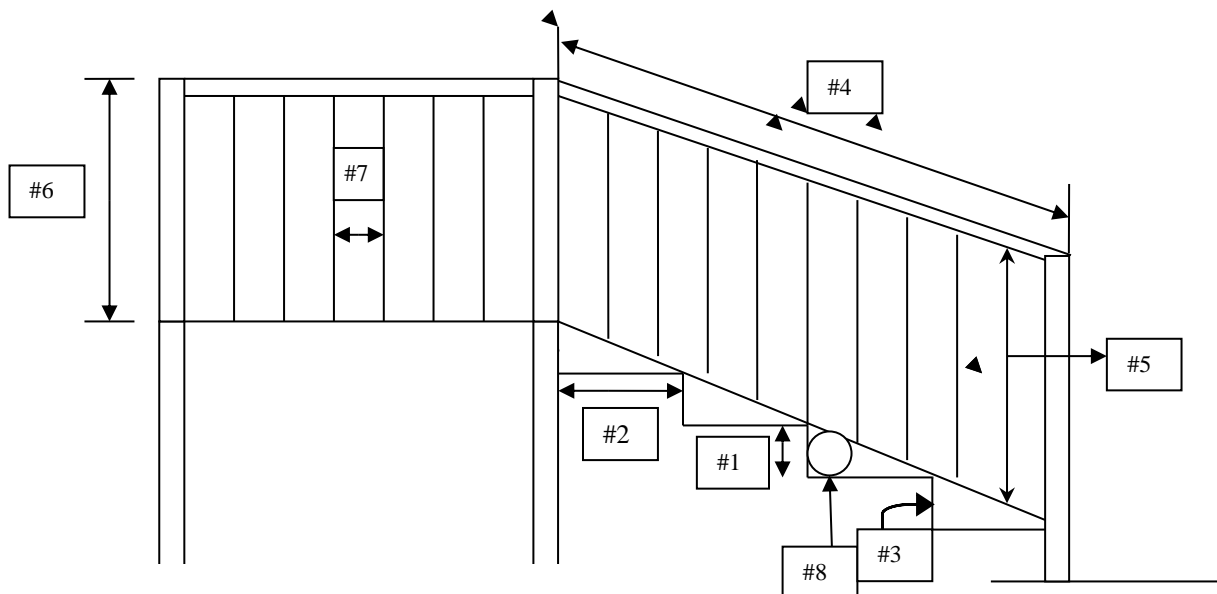
See following page for photo of completed assembly:



# Guards, Handrails, and Stair Codes

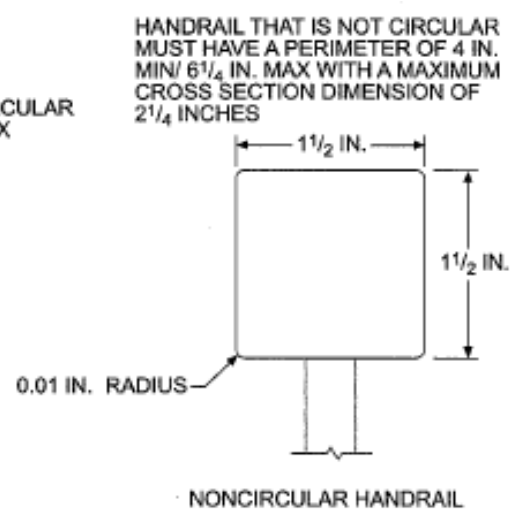
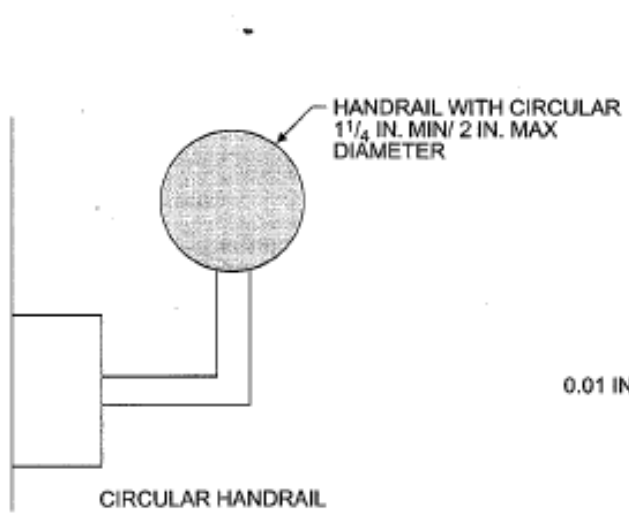
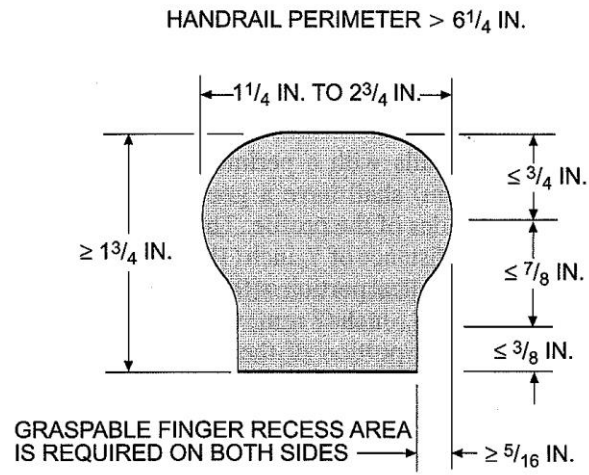
**Width** Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.

1. **Riser height** The maximum riser height shall be 8 inches. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than  $\frac{3}{8}$  inch. Open risers on stairways are not permitted.
2. **Tread depth** The minimum tread depth shall be 9 inches. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than  $\frac{3}{8}$  inch.
3. **Profile** Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter sphere.
4. **Handrails** Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers (if you have to lift your foot at least four times to get from the ground to the top of the deck). Handrails must return back to the guard/wall or terminate at a post.
5. **Height** Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches and not more than 38 inches.
6. **Guards required** Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.
7. **Guard opening limitations** Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches or more in diameter.
8. **Guard opening limitations** The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches cannot pass through.



# Graspable Handrail Guidelines

Any handrail must meet the requirements for being graspable regardless of its shape. You should be able to run your hand the full length of the handrail without having to lift it except in cases where a newel post interrupts it. Below you will find a guide for the most common shapes of handrail so that you may determine whether the rail you have chosen will comply with these requirements.



# Definitions

Covenant:	A formal agreement among property owners within a specific subdivision establishing conditions or restrictions upon the use of land within that subdivision. The City does not enforce covenants, but you should check with your neighborhood homeowner’s association.
Easement:	A legal agreement for exclusive or nonexclusive use of a portion or all of a property granted to some party other than the property owner.
Foundations:	The foundation must be constructed of masonry, concrete, or treated wood. We recommend that it extend below the frost line of 52”.
Ledger:	A horizontal lumber beam attached to the existing wall to support the portion of a deck or roof nearest the house. A ledger is only required if the deck will not be free-standing.
Patio deck:	A structure that is open to the sky and which contains neither walls nor components other than handrails or guardrails above the deck surfaces.
Property Line:	A recorded boundary of a plot. It is the owner's responsibility to know where and how to locate the property lines. The City of Fargo assumes that the owner knows this information. Errors due to lack of property line knowledge will cause delays and additional expense.
Required:	Needed; essential; necessary
Required Yard:	An open space, other than a court, on the same lot with a building that is required to be present based on the requirements of the specific zoning district.
Required Yard, Front:	A yard extending across the full width of a lot and having a depth required by the specific zoning district. Such yard may not be occupied by any structure other than those structures permitted by the Land Development Code. The depth shall be measured perpendicular from the front property line.
Required Yard, Rear:	A yard extending across the full width of a lot and having a depth required by the specific zoning district. Such yard may not be occupied by any structure other than those structures permitted by the Land Development Code. The depth shall be measured perpendicular from the rear property line.
Required Yard, Side:	A yard extending perpendicular the sideline of the lot to that point required by the specific zoning district. Such yard may not be occupied by any structure other than those structures permitted by the Land Development Code.



# Zoning Code Regulations

## Article 20-05, Residential Dimensional Standards

**Table 20-0501**

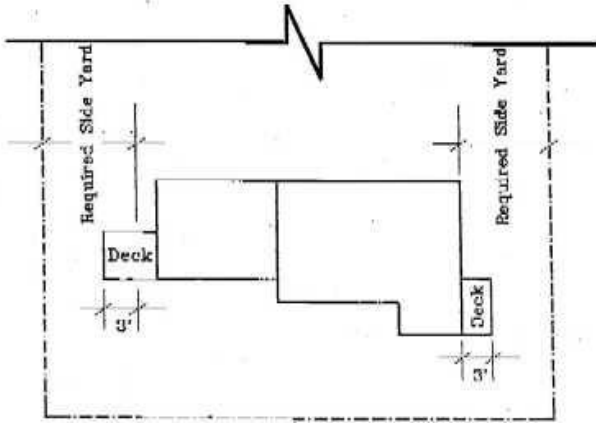
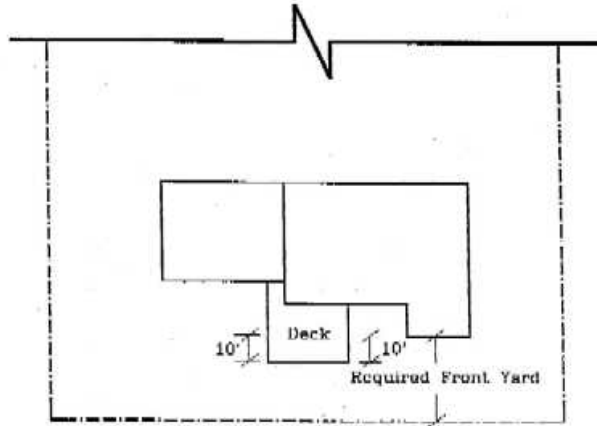
Dimensional Standard	Zoning District										
	AG	SR-0	SR-1	SR-2	SR-3	SR-4	SR-5 [9]	MR-1	MR-2	MR-3	UMU
<b>Maximum/Minimum Density</b> (UPA - Units per Acre)	0.1 Max.	1.0 Max.	2.9 Max.	5.4 Max.	8.7 Max.	12.1 Max.	14.5 Max.	16.0 Max.	20.0 Max.	24.0 [1] Max.	18.0 Min.
<b>Minimum Lot Size</b>											
Area (Sq. Ft.)	10 Ac	1 Ac [2]	15,000	8,000	5,000	3,600	3,000	5,000	5,000	5,000	2,420
Width (Ft.)	200	120	80	60	50[3]	34[3]	25	50[3]	50[3]	50[3]	50[3]
<b>Minimum Setbacks (Ft.)</b>											
Front	50[4]	50	35	30	20	15[5]	15[5]	25	25	25	10
Interior Side[6]	25	25	15%/15	10%/5	10%/5	4	4	15%/25	15%/25	10	5
Street Side	25[7]	25	17.5	15	12.5	10	10	12.5	12.5	12.5	10
Rear	50	50	25	25	15	15	15	20	20	20	15
Watercourse Setback	[10]	[10]	[10]	[10]	[10]	[10]	[10]	[10]	[10]	[10]	[10]
<b>Max. Building Coverage</b> (Pct. of Lot)	NA	25	25	35	40	45	50	35[8]	35[8]	35[8]	75
<b>Minimum Open Space</b> (Pct. of Lot)	NA	NA	NA	NA	NA	NA	NA	35	35	35	NA
<b>Maximum Height (Ft.)</b>	35	35	35	35	35	35	35	35	45	60	60

Source: 2985 (1999), 3062 (1999), 4039 (2000), 4165 (2001), 4338(2003), 4695 (2009), 4818 (2012), 5091 (2017)

- [1] Higher densities may be allowed with the Bonus Density provisions of Sec. 20-0505.
- [2] SR-0 minimum district size is 20 acres. See section 20-0203-A.
- [3] Minimum lot width subject to limitation of access as provided in Section 20-0702.
- [4] Minimum 100 feet from right-of-way on Arterial or section line road.
- [5] Minimum 20-foot setback shall be provided between front-entry garages and nearest edge of sidewalk crossing plate.
- [6] #/# = Percent of Lot Width/Feet (whichever is less)
- [7] Minimum 75 feet from right-of-way on Arterial or section line road.
- [8] Maximum of 37.5 percent of building coverage shall be allowed if site amenity is provided in accordance with Sec. 20-0403.B.7. If the amenity is contained within the footprint of one primary structure, the floor area of that amenity is counted as open space, but is not subtracted from the area of the building.
- [9] The SR-5 zoning district is limited to a maximum size of 21,000 square feet, but may exceed 21,000 square feet, up to a maximum of two acres provided the district is within 600 feet of a private or public dedicated open space feature, such as a public park, private park, school yard or playground that is accessible to residents of the SR-5 district, any of which shall be a minimum of two acres or more in size. For purposes of identifying a single SR-5 zoning district, parcels adjacent to one another that are, or will be, the same zoning classification shall be deemed to be within the same zoning district and, therefore, shall be subject to the maximum size limitation.
- [10] Watercourse setbacks for all residential, nonresidential and overlay/special zoning districts are set forth in Section 20-0508.

# Location on Property

Front yard requirements, based on zoning district, are as follows: Zoning District SR-0 is 50 Feet; SR-1 is 35 Feet; SR-2 is 30 Feet; SR-3 is 20 Feet; SR-4 is 15 Feet. An open patio deck is allowed to encroach 10 feet into a required front yard.



Side yard requirements, based on zoning district, are as follows: Zoning District SR-0 at 25 feet; SR-1 at 15 feet or 15% of the lot width; SR-2 and SR-3 at 5 feet or 10% of the lot width; and, SR-4 at 4 feet. An open patio deck is allowed to encroach 3 feet into a required side yard.

If your property is on a corner, the street side yard requirements are as follows: Zoning District SR-0 at 25 feet; SR-1 at 17.5 feet; SR-2 at 15 feet; SR-3 at 12.5 feet; and, SR-4 at 10 feet. An open patio deck may encroach 10 feet into a required street-side setback.

Rear yard requirements, based on zoning district, are as follows: Zoning district SR-0 at 50 feet; 25 feet in SR-1 and SR-2 zoning districts; and, 15 feet in SR-3 and SR-4. An open patio deck is allowed to encroach 10 feet into a required rear yard.

