

## **Decks – *Single Family Homes***

Note: Section 26 & 30 – Attached Washington Homes in Overland Park are included in this section.

### ***General Considerations***

A deck shall be an appropriate size for the area in which it is to be located. It shall be harmonious in configuration, detail, material, and color with the architecture of the house.

All construction including stairs, stair railings, and landings shall conform to the Virginia Residential Building Codes and any other applicable codes.

Modifications or additions to an existing deck must incorporate the same materials, colors and detailing as the approved existing deck.

### ***Specific Guidelines***

- Design and location should minimize any tree removal.
- Changes in grade or drainage pattern must not adversely affect adjoining properties.
- Decks are to be located at the rear of the house.
- Upper-level decks shall be attached directly to the house. Only ground level decks may be approved as freestanding decks.
- Decks should not project beyond the sidewalls of the house. The sidewalls of the house are defined as the major (structural) side walls and do not include bay windows, chimney enclosures, porches, or other such projections. Stairs and portions of the deck without structures above the railing may extend up to 4' beyond the sidewalls.
- Privacy screens, arbors, trellises, gazebos, screened porches, or similar structures of significant mass shall not be located on any portion of a deck that projects beyond the side of the house.
- Plant hangers will be considered on a case-by-case basis.
- Diagonal or similar braces are not allowed for lateral support.
- Lighted and/or solar post caps will be considered on a case-by-case basis.
- A solid trim board shall be provided on any open side of the deck to conceal the joists and cut ends of the decking.
- Underdeck screening should be compatible with the architecture of the house and deck. Any underdeck screening must have finished edging. If lattice is used, it must be properly framed and recessed.
- Decks are to be constructed of wood or composite material such as “Trex®”. Only wood tone colors or white (composite, stain, or paint) are allowed. Other materials will be considered on a case-by-case basis.
- Wood decks may be left to weather naturally; however, if the resident desires to stain, paint or change the existing color of their deck an application is required for approval. If a clear preservative sealer is used an application is not required.
- The standard railing design is a simple 2” x 2” vertical balusters railing at the minimum height required by County Code. Decorative railings and balusters will be considered on a case-by-case basis.

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*Modifications Subcommittee Design Guidelines*

**Decks – continued**

- Privacy screens should be constructed of lattice that is properly framed and installed directly on top of the railing. The total height of the railing and privacy screen must not exceed 7'-0" above the deck floor.
- For **detached homes**, privacy screens should be limited to small areas of the deck. As a guideline, the total amount (length) of privacy screening should be limited to no more than 30% of the length of the deck.
- For enclosed upper level decks such as screened porches, see also the design guidelines for porches/screened porches and additions/alterations (Major).

***Submission Requirements***

- A signed and dated application form.
- Description of the project.
- A copy of the property plat showing the house, property lines, easements, significant vegetation, existing patios and decks, fencing, and accessory structures. The proposed deck must be drawn in approximate scale on the property plat showing the deck location.
- Photographs showing the house and site marked to show the location of the proposed deck.
- Detailed drawings of the deck to scale and dimensions, showing the house and the proposed deck.
- For upper-level decks and decks of more than one level, provide front and side elevation drawings to scale, showing the house and the proposed deck, including the height above grade, stairs, and any other proposed elements.
- Detailed drawings/pictures of railings and any benches, planters, privacy screens, etc. including dimensions.
- Materials and samples of proposed colors if other than pressure treated wood.
- Any lighting used on deck posts, stair risers etc., submit photos of the light fixtures, wattage, and location.
- Lattice under the deck or on deck railings submit drawing/picture of the lattice properly framed in including materials, measurements and location drawn on the property plat.
- A landscape plan, as applicable.

## **Decks – Townhomes**

### ***General Considerations***

In order to maintain a consistent visual harmony within the cluster, the design of any upper deck including size, materials, and details, must be in conformance with the design of the Modifications Subcommittee's approved standard deck for the cluster.

A deck shall be an appropriate size for the area in which it is to be located. It shall be harmonious in configuration, detail, material, and color with the architecture of the house.

All construction including stairs, stair railings, and landings shall conform to the Virginia Residential Building Codes and any other applicable codes.

Modifications or additions to an existing deck must incorporate the same materials, colors, and detailing as the approved existing deck.

### ***General Guidelines – Please see specific guidelines for your section for additional requirements.***

- Changes in grade or drainage pattern must not adversely affect adjoining properties.
- Decks are to be located at the rear of the house.
- Upper-level decks shall be attached directly to the house. Only ground level decks may be approved as freestanding decks.
- Any ground level deck measuring 30 inches above grade and measured 3 feet out from the edge of the deck requires a railing. Residents must be in compliance with Virginia Residential Building Code for property line setbacks and any other applicable codes. Ground level decks must be set back 1 foot from the side property line of adjacent properties unless a fence is installed, in which case they may be installed up to the fence line.
- Upper-level decks must be set back at least 1' from any property line so that adjacent decks are at least 2' apart. For end units, the 1' setback is not required on the side of the property without an adjacent unit.
- The outer corners of the deck are square or can be cut off at a 45-degree angle approximately 2' x 2' in size.
- Plant hangers will be considered on a case-by-case basis.
- Stairs are recommended to be located perpendicular to the rear wall of the house and parallel and along the side of the deck.
- Stairs may also be approved in an L-shaped configuration where they are parallel to both the side and rear of the deck.
- Stairs must be located within the maximum approved deck width.
- Spiral stairs will be considered on a case-by-case basis.
- Diagonal or similar braces are not allowed for lateral support.

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*Modifications Subcommittee Design Guidelines*

**Decks – *continued***

- A solid trim board shall be provided on any open side of the deck to conceal the joists and cut ends of the decking.
- Under deck screening is prohibited.
- Lighted and/or solar post caps will be considered on a case-by-case basis.
- Decks shall be constructed of either a wood tone composite material such as Trex®, or wood.
- Railings and other features such as privacy screens for attached housing must match the standard for the specific section.
- A simple wood railing with 2” x 2”-vertical baluster at the minimum height required by County Code is recommended. Composite railing systems or wood railing may include round or square metal vertical balusters of a minimum dimension of ½ inch without decorative elements. Railings shall be in wood tones or white. All white or all black railings are allowed. For two-tone railings, the balusters shall be black. Rail caps may match the deck boards or the primary railing color.
- Wood decks may be left to weather naturally. If a clear preservative sealer is used an application is not required. If the deck is to be stained a color or there is a change to the existing color, an application is required. Semitransparent or opaque stains in a wood tone are allowed. White decks are allowed using composite or vinyl materials or wood painted in a pure white color or stained using a solid stain in a pure white color. Two-toned railings are not permitted.
- Rejuvenation products such as “Deck Over” are also allowed. Rough texture must be used only on horizontal surfaces. Smooth texture may be used on entire deck. Only wood tone colors are allowed.
- Privacy screens should be constructed of lattice, properly framed, and installed directly on top of the railing. Any lattice privacy screens must be no taller than 4’-0” above the deck rail. The total height of the railing and privacy screen must not exceed 7’-0” above the deck floor.
- Privacy screens may be installed only on the side railings of the deck. They may be installed on either or both sides of the deck railing and may not exceed 8’ in length on each side of the deck. No privacy screening is allowed on the rear of the deck or on ground level decks.

**Stair and Deck Landing Standards - All Townhouse Sections**

Where there is no access from the basement of the house, a second-floor landing with stairs is approved as follows:

- In order to maintain a consistent visual harmony within the cluster, the design of any stair and second-floor landing, including size, materials and details, must be in conformance with the design of the Modification Subcommittee’s approved standard landings for the cluster.
- Stairs shall not project beyond the sidewalls of the house.
- The landing shall not exceed 50 square feet in size. The maximum width of the landing is 8’, and the depth of the landing shall not exceed the width.
- The landing must be set back at least 1’ from any common property line so that adjacent landings and/or decks are at least 2’ apart.
- Railing shall be consistent with the deck railing requirements in the General Guidelines section.
- Landings must match the deck in same color, style, design, and appearance.

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*Modifications Subcommittee Design Guidelines*

***Submission Requirements***

- Application form signed and dated.
- Description of project.
- A copy of the property plat showing the house, property lines, easements, significant vegetation, existing patios and decks, fencing, and accessory structures. The proposed deck must be drawn in approximate scale on the property plat showing the deck location.
- Photographs showing the house and site marked to show the location of the proposed deck.
- Detailed drawings of the deck to scale including all dimensions showing the house and the proposed deck.
- For upper-level deck and decks of more than one level, provide front and side elevation drawings to scale and dimensions, showing the house and the proposed deck including the height above grade, stairs, and any other proposed elements.
- Detailed drawings of railings and any benches, planters, privacy screens, etc. including dimensions.
- Materials and samples of proposed colors if other than pressure treated wood.
- Lighting used on deck posts, stair risers etc., submit photos of the light fixtures including wattage and location.
- Lattice under the deck or on deck railings submit drawing/picture of the lattice properly framed in including materials, measurements and location drawn on the property plat.
- A landscape plan, as applicable.

## ***Guidelines for Specific Sections***

### **Deck Design Standards - Section 3 – Van Metre Townhouses**

- The following Guidelines are specific for the noted section and are in addition to requirements in the General Guidelines for Townhome decks.
- The approved minimum deck size is 8' deep x 12' wide. The approved maximum deck size is 12' deep x 18' wide for 20' wide units and 12' deep x 20' wide for 22' wide units.
- Where a deck must be set back from the rear of the house due to the existing location of a utility and/or mechanical equipment, the depth of the deck may be extended by the required depth of the offset, up to a maximum of 4'.

### **Deck Design Standards - Section 7 – Ryland Townhouses**

- The following Guidelines are specific for the noted section and are in addition to requirements in the General Guidelines for Townhome decks.
- The approved deck sizes for units with sunrooms are 8' wide x 10' deep for 20' wide units and 10' wide x 10' deep for 22' wide units. The approved minimum deck size for units without sunrooms is 10' deep x 12' wide. The approved maximum deck size for units without sunrooms is 12' deep x 18' wide for 20' wide units and 12' deep x 20' wide for 22' wide units.
- Where a deck must be set back from the rear of the house due to the existing location of a utility and/or mechanical equipment, the depth of the deck may be extended by the required depth of the offset up to a maximum of 4'.
- For decks at units without sunrooms, the outer corners can be cut off at a 45-degree angle approximately 2' x 2' in size.

### **Deck Design Standards - Section 8 & 10 – Miller and Smith Townhouses**

- The following Guidelines are specific for the noted section and are in addition to requirements in the General Guidelines for Townhome decks.
- The approved minimum deck size is 10' deep x 12' wide. The approved maximum deck size for interior units is 12' deep x 16' wide; the approved maximum deck size for exterior units is 12' deep x 18' wide.
- Where a deck must be set back from the rear of the house due to the existing location of a utility and/or mechanical equipment, the depth of the deck may be extended by the required depth of the offset up to a maximum of 4'.

### **Deck Design Standards - Section 11 & 34 – Engle Homes Townhouses**

- The following Guidelines are specific for the noted section and are in addition to requirements in the General Guidelines for Townhome decks.
- The approved minimum deck size for the ***Pinehurst*** (exterior unit) is 10' deep x 16' wide. The approved maximum decks size for the ***Pinehurst*** (exterior unit) is 12' deep x 20' wide.

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*Modifications Subcommittee Design Guidelines*

**Decks – continued**

- The approved minimum deck size for the **Somerset** and **Devonshire** (interior units) is 10' deep x 10' wide. The approved maximum deck size for the **Somerset** and **Devonshire** (interior units) is 12' deep x 18' wide.
- The approved deck size for the **Somerset** and **Devonshire** (interior units) with sunrooms is 7' wide x 10' or 12' deep. A deck extension is also approved for **Somerset** and **Devonshire** (interior units) with sunrooms that extends 10' beyond the rear wall of the sunroom and is 18' in width. The deck does not require a property line setback on the recessed side (where it is an extension of the sunroom deck); however, it must be set at least 2' from the common property line on the sunroom side of the house.
- Where a deck must be set back from the rear of the house due to the existing location of utility and/or mechanical equipment, the depth of the deck may be extended by the required depth of the offset, up to a maximum of 4'.

**Deck Design Standards - Section 34 – Miller and Smith Townhouses**

- The following Guidelines are specific for the noted section and are in addition to requirements in the General Guidelines for Townhome decks.
- Due to the unique design of these units, deck size is restricted. The approved deck size for interior units is 11' deep x 12' wide; the approved deck size for exterior or end units is 10' deep x 13' wide.
- Exterior or end unit decks may not wrap around the rear corner of the unit (to avoid facing the rear of the adjacent interior unit).
- On interior units, stairs are to be located parallel to the rear of the deck; on exterior or end units, stairs may be located parallel to the rear or side of the deck on the side away from the adjacent interior unit.
- On exterior or end units, stairs may also be approved in an L-shaped configuration where they are parallel to both the side and rear of the deck.

**Deck Design Standards - Sections 54, 56, 58, 60 – Van Metre Townhouses**

- The following Guidelines are specific for the noted section and are in addition to requirements in the General Guidelines for Townhome decks.
- The approved minimum deck size is 10' deep x 12' wide.
- For units without sunrooms, the approved maximum deck size is:
  - 20' wide units: 12' deep x 18' wide
  - 22' wide units: 12' deep x 20' wide
  - 24' wide units: 12' deep x 22' wide
  - 28' wide units: 12' deep x 26' wide
- For units with sunrooms, the approved maximum deck size is the same as units without sunrooms, however, an *optional extension* is allowed as follows:
  - 20' wide units: 8' beyond the rear wall of the sunroom, 18' in width
  - 22' wide units: 8' beyond the rear wall of the sunroom, 20' in width
  - 24' wide units: 8' beyond the rear wall of the sunroom, 22' in width
  - 28' wide units: 8' beyond the rear wall of the sunroom, 26' in width

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*Modifications Subcommittee Design Guidelines*

**Decks – continued**

**Deck Design Standards - Section 56 – Miller and Smith Townhouses  
(Newberry Street 20' wide and Beacon Hill 22' wide Models)**

- The following Guidelines are specific for the noted section and are in addition to requirements in the General Guidelines for Townhome decks.
- For 20' wide units, the approved minimum deck size is 10' deep x 12' wide. The approved maximum deck size is 12' deep x 18' wide.
- For 22' wide units, the approved minimum deck size is 10' deep x 12' wide. The approved maximum deck size is 12' deep (measured from the back wall of the breakfast area bump out) x 20' wide.

**Deck Extension Design Standards - Section 56 – Miller and Smith Townhouses  
(Wyndermere 28' wide Model)**

- The following Guidelines are specific for the noted section and are in addition to requirements in the General Guidelines for Townhome decks.
- An extension of the main level deck may be constructed. The extension may project up to 8' from the family room rear wall and be a maximum of 26' wide.
- No extension of the bedroom level deck is permitted.
- Deck railings must be painted or wrapped in vinyl to match the existing color. Flooring and trim board must remain unfinished to weather naturally or may be treated with a clear preservative. Post must be topped with a matching post cap.

**Deck Design Standards - Section 200 – Broadlands Station Van Metre Townhouses**

- The following Guidelines are specific for the noted section and are in addition to requirements in the General Guidelines for Townhome decks.
- The approved maximum deck width for a:  
20' wide lot is 18' wide  
18' wide lot is 16' wide
- Maximum allowed depth varies by lot. Please refer to **Broadlands Station Phase 1 & Phase 2** deck exhibits for maximum depth allowed on your lot or call the Broadlands Homeowners Association for assistance.
- For lots located on Pagoda Terrace the approved maximum deck depth is 12'.
- Decks may not be built within 5' of the rear property line.
- All lots, with the exception of those on Pagoda Terrace, are encumbered by utility easements that put additional restrictions on the property. A deck constructed within these easements is subject to the condition of the easement agreements and may be subject to removal at the owner's expense should they inhibit maintenance in the utility easement.