



## Submittal Guidelines

# Residential Patio, Porch, and Deck

### Definition:

*Deck:* A roofless structural platform intended for outdoor lounging and entertainment. An attached deck is a deck that is attached to the principal structure; a detached deck is not attached to the principal structure. The term deck can be interchangeable with patio and porch.

*Porch:* A roofed structure not more than 75 percent enclosed by walls, attached to the main building, and not heated or cooled.

### Design of Deck or Patio:

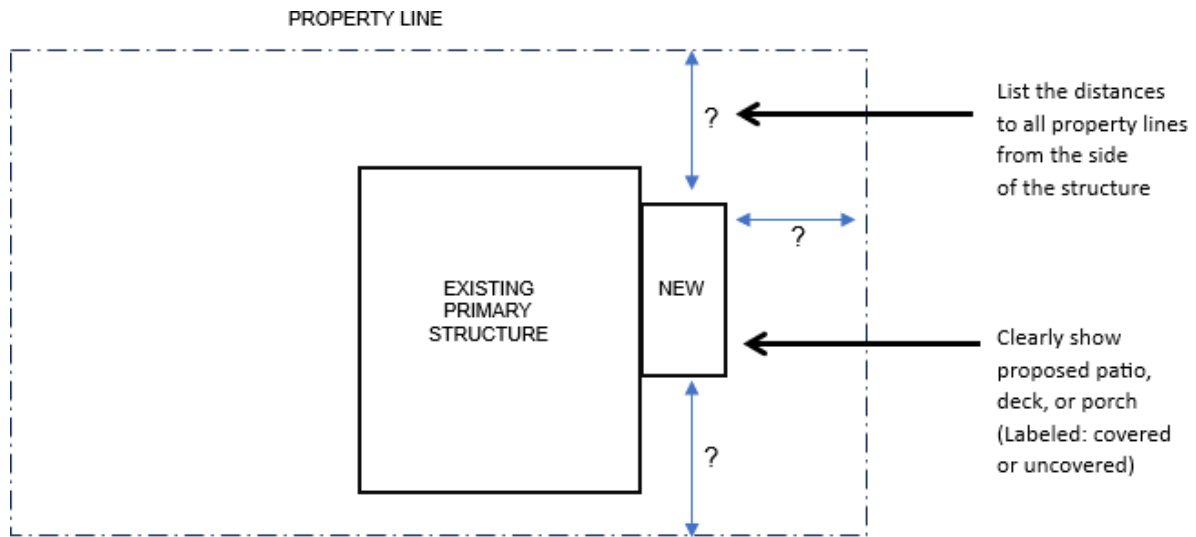
1. All porches, decks, ramps, and steps shall be constructed of wood or masonry.
2. Balconies, stoops, open front porches, bay windows, steps and raised doorways may extend five feet into any required yard.
  - a. First-floor encroachments shall not extend into the right-of-way and side yard encroachments shall not extend closer than five (5) feet from a lot line.
3. Attached and unheated enclosed, covered, or uncovered decks/patios serving a single-family residential use may extend into rear setback no closer than fifteen (15) feet from rear lot line.
4. Porches in the Historic Mill Village (HMV) Zoning District shall comply with the standards set forth in section 3.2.6 of the UDO.
5. A hard-surfaced patio or deck/porch with a minimum area of 200 square feet shall be provided on each manufactured home lot.

### Building Permit Application Checklist:

Required applications may be submitted to <https://mooresvillepermits.com> and will require the following:

- Complete description of the patio/porch or deck
- Size and location of the patio, porch, or deck clearly labeled on the site plan
- Distances from all new structures and lot lines clearly labeled on the site plan
- Elevation or depiction of the patio/porch

(See next page for sample drawing of site plan and elevation drawing)



#### SITE PLAN example

Draw a plan that clearly indicates the size (length and width) and location of the patio, porch, or deck. Regardless of location (front or rear of property), distances are required on the site plan to verify setbacks for the zoning district and the restrictions listed above.