

## Decks, Porches, & Patios

The City of Clayton regulates the construction of fencing and screening to ensure design safety, quality, and compatibility.



### Permits and Approvals

All new decks, porches, and patios require permitting regardless of size, location, and material. Patios that are flush with the ground require an Administrative Architectural Review Permit (AAR). Decks, porches, and patios elevated above grade require a building permit. Decks, porches, and patios located in a front yard require approval by the Architectural Review Board (ARB). The chart below identifies required permitting.

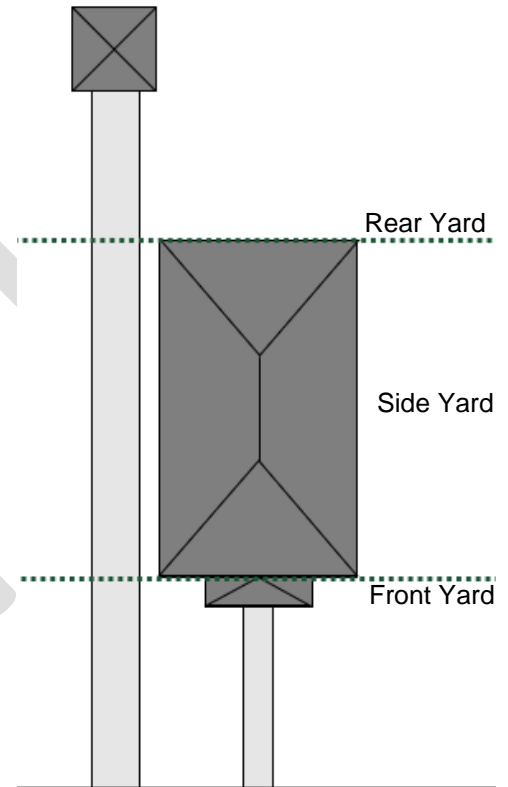
	Front Yard	Side/Rear Yard
Level to grade	ARB	AAR Permit
Above grade	Building Permit and ARB	Building Permit

Prior to installation of any new or expanded deck, porch, or patio, the following must be submitted with the permit application:

- A signed and sealed property survey accurately identifying existing conditions.
- A site plan identifying the complete proposed scope.
- Both existing and proposed impervious coverage calculations. (coverage limits may vary based on zoning and overlay districts).
- Material and construction specifications.
- A color photograph of the existing conditions.
- A visual of the proposed wall material. Visuals may include a photo of an identical, existing wall, a photo of a material sample, or marketing materials that include imagery of the proposed wall.

### Lot Coverage

All new decks, porches, and patios must comply with impervious coverage requirements. No property shall exceed an impervious coverage of 55 percent. Properties in the Clayshire and Clayton Gardens neighborhoods may be subject to alternative coverage requirements. Lot or impervious coverage requirements address not only stormwater runoff, but also the greenspace character of lots. All non-natural material is measured as 100 percent impervious. Paver systems or similar marketed as pervious are not measured as pervious in impervious coverage calculations as they still contribute a reduced greenspace on a lot. Open, uncovered decks have an impervious coverage of 75 percent.



## Decks, Porches, & Patios

The City of Clayton regulates the construction of fencing and screening to ensure design safety, quality, and compatibility.



### Design and Materials

New decks, porches, or patios may be constructed with metal, wood, wood composites, masonry, stone, concrete, or exposed aggregate. Vinyl, or PVC materials are not permitted. Existing decking that is nonconforming to the guidelines may be repaired. Nonconforming decks, porches, or patios that are removed are required to be replaced conforming materials.

### Setbacks

New decks, porches, or patios that are above grade are permitted to encroach into front and rear yard setbacks. Encroachment into side yard setbacks is not permitted. Patios level to grade are not subject to setback requirements. The following chart identifies permitted setback encroachment in residential zoning districts:

	Front Yard	Side/Rear Yard
Front Yard	10 feet	5 feet +3 feet of roof overhang
Rear yard	12 feet	Not permitted
Side Yard	Not permitted	Not permitted

Note: New covered and uncovered decks, porches, and patios in the Clayshire and Clayton Gardens neighborhoods may not project into the front yard setback more than five feet.

### Online Permitting Portal

The City of Clayton utilizes an online permitting system for applications, reviews, payments, and issuing permits. To submit an application, click or search the following link: <https://www.citizenserve.com/Portal/Clayton>.

You must create an account to be able to apply.

- At the top right of the page, click Log In.
- One logged in, click the Home tab at the top of the screen.
- If applying for an AAR or ARB permit, scroll down to the Planning and Development Permits header and select the necessary permit.
- If applying for a building permit, scroll to the Building Division Permits header and select Building Permit.

