

# DECKS AND ROOFED OVER PATIOS (RESIDENTIAL)

City of Burlington Zoning By-law 2020

## Definitions

**Deck:** A platform or series of platform, accessory to a dwelling unit, exceeding a height of 60 cm measured from the lowest point of grade at platform perimeter to the floor of the platform. Decks may be free-standing or attached to a dwelling and are intended for use as an outdoor living area. Decks may be roofed over, screened-in and enclosed by a hand rail not exceeding a height of 122 cm above the platform floor, otherwise a deck shall not be enclosed.

**Patio:** A platform or series of platforms, accessory to a dwelling unit, having a height of up to 60 cm measured from the lowest point of grade at the platform perimeter to the floor of the platform. Patios may be free-standing or attached to a dwelling and are intended for use as an outdoor living area. Patios may be roofed over, screened in, and enclosed by a hand rail not exceeding a height of 122 cm above the platform floor, otherwise a patio shall be enclosed.

## Step-By-Step Guidance: Which Deck Regulation Should you Use?

**Question #1:** Is your deck 0.6m - 1.2m high?

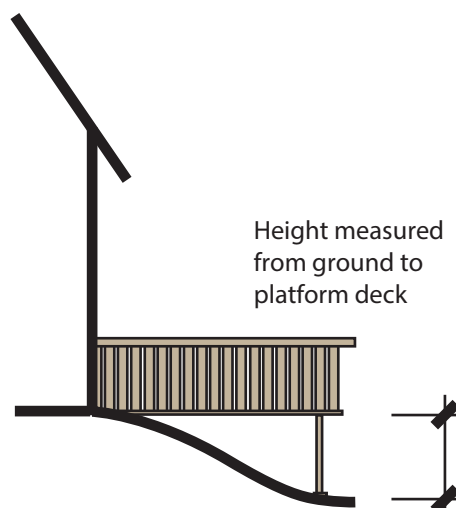
Yes, my deck is 0.6m - 1.2m

No, my deck is over 1.2m high

Here are your regulations:

|                                 |   |
|---------------------------------|---|
| Maximum deck area (a)           | No maximum                                      |
| Permitted in the front yard     | No  |
| Permitted in the rear yard      | Yes   |
| Permitted in the side yard      | Yes   |
| Setbacks from the streetline    | 3m  |
| Setbacks from the rear lot line | 1.8m  |
| Setbacks from the side lot line | 1.2m  |
| Maximum coverage (c)            | 50% of the yard area in which decks are located |

Refer to Question #2



**Question #2:** What is area of deck over 1.2m above grade?

My deck is up to 15m<sup>2</sup>

My deck is greater than 15m<sup>2</sup>

Here are your regulations:

|                                 |   |
|---------------------------------|---|
| Maximum deck area (a)           | 15m <sup>2</sup>                                |
| Permitted in the front yard     | No  |
| Permitted in the rear yard      | Yes   |
| Permitted in the side yard      | Yes   |
| Setbacks from the streetline    | 4.5m  |
| Setbacks from the rear lot line | 4.5m  |
| Setbacks from the side lot line | 1.8m  |
| Maximum coverage (c)            | 50% of the yard area in which decks are located |

Here are your regulations:

|                                 |   |
|---------------------------------|---|
| Maximum deck area (a)           | 30m <sup>2</sup>                                |
| Permitted in the front yard     | No  |
| Permitted in the rear yard      | Yes   |
| Permitted in the side yard      | Yes   |
| Setbacks from the streetline    | 6m  |
| Setbacks from the rear lot line | 6m  |
| Setbacks from the side lot line | 3m  |
| Maximum coverage (c)            | 50% of the yard area in which decks are located |

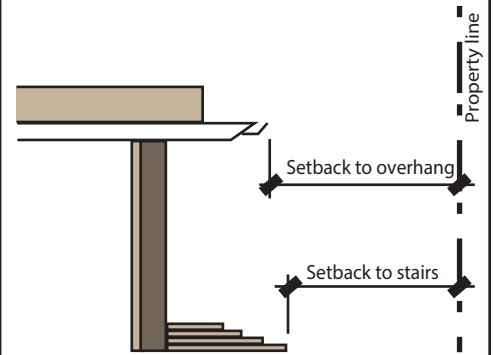
### Notes:

1. Illustrations are for clarification use only and do not form part of Zoning By-law 2020.

## ROOFED OVER DECK/ PATIO

- Patio roofs are subject to column 1 of table 1.2.1
- Deck roofs are subject to columns 2 and 3 of table 1.2.1 which applies to deck platform

|                                 | 1   | 2                | 3                |
|---------------------------------|---|------------------|------------------|
| Maximum deck area (a)           | No maximum                                      | 15m <sup>2</sup> | 30m <sup>2</sup> |
| Permitted in the front yard     | No  | No               | No               |
| Permitted in the rear yard      | Yes   | Yes              | Yes              |
| Permitted in the side yard      | Yes   | Yes              | Yes              |
| Setbacks from the streetline    | 3m  | 4.5m             | 6m               |
| Setbacks from the rear lot line | 1.8m  | 4.5m             | 6m               |
| Setbacks from the side lot line | 1.2m  | 1.8m             | 3m               |
| Maximum coverage (c)            | 50% of the yard area in which decks are located |                  |                  |



### Footnotes:

- Total combined area of all platforms over 1.2m high
- Where a side lot line extends from a common wall dividing attached dwelling units the setback shall not apply
- Coverage means the surface of a yard which may be covered by deck

### Notes:

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