

K. DECKS

General Considerations

In general, the deck shall be an appropriate size for the area in which it is to be located, with consideration for its physical and visual impact on adjacent properties. It shall be harmonious (in configuration, detail, material and color) with the architecture of the house.

Modifications or additions to an existing deck must incorporate the same materials, colors and detailing as were used by the Participating Builder in constructing the existing deck.

Decks are permitted in rear yards of properties. Decks shall be scaled to be compatible with the house and yard they serve. Decks shall be made of wood. Other synthetic materials may be permitted and will be reviewed on a case-by-case basis. Composite materials will be considered based on their ability to replicate wood material and configuration. Decks will be reviewed with consideration made to lot shape, size and visibility to determine and approve appropriate deck configurations and the configuration of their access stairs if applicable.

Specific Guidelines

- Deck structure components (posts, joists, ledgers, etc.) shall be constructed of wood.
- Deck floors and stairs may be made of wood or solid-core composite. All composite materials will be reviewed on a case-by-case basis based on their ability to replicate true wood material and configuration. Synthetic materials such as “Trex” or “Weatherbest” and “Tendura” are generally acceptable materials for wood decking (color subject to approval).
- Decks should be in simple shapes with minimal level changes and a minimal number of outside corners.
- Deck railing design should include the following components: vertical pickets, horizontal top and bottom rails. Simple deck rail designs are preferred.
- Ornate railing designs may be approved. Said designs shall be subject to greater design examination and reviewed on a case by case basis.
- Turned pickets will not be approved.
- Sunburst rail designs will not be approved.
- Deck railing and guard systems are recommended to be finished in Clarksburg White, McCormick Statehouse Exterior Luster, 27100, Super White or equivalents designated by the ARC. Other colors / finishes and natural wood left to weather naturally shall be subject to greater design examination and reviewed on a case by case basis.
- Deck railings should be constructed of wood. Synthetic, composite and vinyl railings may be permitted and will be reviewed on a case-by-case basis based on their ability to replicate wood material and configuration.
- Elements such as benches, privacy screens, trellises, etc shall be integrally and harmoniously designed with the deck.
- Design and location should minimize any tree removal.
- Changes in grade or drainage pattern shall not adversely affect adjoining properties.
- Decks are to be located at the rear of the house.

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- Upper-level decks shall be attached directly to the house. Only ground level decks may be approved as freestanding decks.
- Decks and any stairs shall not extend beyond the line of the side walls of the house when projected back to the rear property line from the house. The side walls of the house are defined as the major side walls of the house and do not include bay windows, chimney enclosures, porches or other such projections.
- Stairs should be parallel or perpendicular to the edge of the deck or be set immediately adjacent to the deck in an L-shaped configuration.
- Decks shall be constructed in such a way that braces are not required. Braces shall be prohibited.
- 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 shall be compatible with the architecture of the house and deck. Any lattice must be properly framed and recessed.
- Decks shall be constructed of wood left to weather naturally or painted/stained in a muted color that is harmonious with the colors of the house.
- No structure (privacy screen, arbor, trellis, gazebo, screen porch, etc.) may be located on a deck so that it projects beyond the side of the house.
- Privacy screens shall be constructed of wood lattice, properly framed and installed directly on top of the railing. The total height of the railing and screen must not exceed 7'-0" above the deck floor.
- Privacy screens on Townhouse Lot decks must match the Participating Builder standard and may be installed only on the side railings of the deck and shall be limited to 8' in length.
- For Single-Family Detached Lots, privacy screens shall be limited to small areas of the deck. The total length of privacy screening, typically, should not exceed 30% of the perimeter of the deck.
- For enclosed upper level decks, see the design guidelines for porches/screened porches and sunrooms.
- Highly visible decks may be required to be painted.

Submission Requirements Shall Comply with List A