



***Inspections Division***  
 7700 Market Boulevard, P.O. Box 147  
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## ***Decks that are unattached and less than 30 inches above grade***

The following decks and platforms do not require a building permit:

- If it is not more than 30 inches above adjacent grade;
- If it is not attached to a structure with frost footings;
- If it is not part of an accessible route or required exit.

However, plans must be submitted to the Planning Department for review of setbacks, hard surface coverage, easement locations, etc. (see Planning Department requirements below). Please submit the following documents:

- Two copies of surveys showing location of deck.
- Two copies of elevation drawings and adjacent grade, verifying it is less than 30 inches above grade.
- Code compliance required.
- Call for final inspection to verify Planning Department requirements.

### **Planning Department Deck Requirements**

All decks require a permit. Unenclosed decks may encroach a maximum 5 feet into the required front, side, or rear yard setback.

### **Hard Surface Coverage Requirement**

Decks that are constructed of slatted floor boards, which permits water to run through to the ground, do not constitute impervious surface and will not be included in the hard surface coverage requirement. However, unenclosed decks constructed of a solid floor will constitute impervious surface and will be included in the hard surface coverage requirement for an individual lot. All patios under decks shall be identified on the certificate of survey as they are included in Hard Surface Coverage requirements.

Enclosed decks/porches constitute impervious surface and are included in the hard surface coverage requirement.

#### **Maximum Hard Surface Coverage of Total Lot Area**

<b>Zoning District</b>	<b>Lot Coverage</b>	<b>Front Setback</b>	<b>Rear Setback</b>	<b>Side Setback</b>
Residential Single Family District (RSF)	25%	30 ft.	30 ft.	10 ft.
Agricultural Estate (A2)	20%	20 ft.	50 ft.	10 ft.
Rural Residential (RR)	20%	50 ft.	50 ft.	10 ft.
Mixed Low Density Residential (R4)	30%	30 ft.	30 ft.	10 ft.
Mixed Medium Density Residential (R8)	35%	25 ft.	25 ft.	10 ft.
High Density Residential (R12)	35%	25 ft.	25 ft.	10 ft.
High Density Residential (R16)	50%	50 ft.	50 ft.	50 ft.
Planned Unit Development Residential (PUD-R)	Varies with PUD-R	Varies with PUD-R	Varies with PUD-R	Varies with PUD-R

***Hard Surface Coverage*** means the percentage of impervious surface of an individual lot area, including but not limited to sidewalks, driveway, house, covered porches, accessory structures, stoops patios, etc.

***Impervious surface*** means any material that substantially reduces or prevents the infiltration of storm water. It shall include, but not be limited to, gravel driveways, parking area, buildings and structures.