



# TOWN OF MORAGA

## PLANNING DEPARTMENT

### RESIDENTIAL DECKS

Any deck built in a single-family residential zoning district shall be subject to the regulations of Moraga Municipal Code (MMC) 8.70 – Accessory Structures and Buildings. Per Contra Costa County Ordinance 72-6.202(14): According to the 2019 California Residential Code (CRC), permits shall not be required for the following: (14) Decks pertinent to R3 and U occupancies not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling, and do not serve the exit door required by the building code.

#### Zoning Districts:

1-Dwelling Units per Acre (1-DUA), 2-Dwelling Units per Acre (2-DUA), 3-Dwelling Units per Acre (3-DUA)

#### Setbacks:

	1-DUA	2-DUA	3-DUA
Front yard setback	25-feet	25-feet	20-feet
Exterior side yard setback	25-feet	20-feet	15-feet
Side yard setbacks	20-foot	15-foot	10-foot
Rear yard setbacks	25-feet	20-feet	15-feet

#### Setbacks and Heights; MMC 8.70(A)(B):

- A. Any open, uncovered deck twenty-four (24) inches or less above existing grade may extend into the minimum required building setback as follows:
1. Front setback: ten (10) feet, but not closer than ten (10) feet from a front lot line
  2. Exterior side setback: five (5) feet, but not closer than ten (10) feet from any exterior side lot line
  3. Side setback: ten (10) feet, but not closer than five (5) feet from any side lot line
  4. Rear setback: fifteen (15) feet, but no closer than five (5) feet from any rear lot line
- B. Any deck with a floor higher than twenty-four (24) inches above existing grade shall comply with the setbacks of the primary building, except that a new or expanded deck attached to a residential building, where such building does not conform with current setback requirements, shall be subject to the provisions of Section 8.20.060(C)(3).

#### Moraga Design Guidelines

##### SFR2.10

The overall height of the deck skirt should not exceed six (6) feet, except for cantilevered decks from the second story. The maximum height for exposed posts supporting a ground level deck should be four (4) feet where visible from off site.

##### SFR2.11

The following requirements specifically address skirt height treatment, when any portion of the skirt is visible off-site:

- A. Skirt heights of four (4) feet or less need no special treatments;
- B. Skirt heights between four (4) and six (6) feet shall receive special treatment, such as water table trim, other patterns or different surface treatment which could include other building materials, all consistent with the overall architectural concept;

- C. The visible portion of a concrete footing or grade beam shall not exceed twelve (12) inches above the lowest adjacent ground surface;
- D. No skirt height that is greater than six (6) feet shall be visible off-site.

### **SFR2.12 Landscaping & Screening**

Decks that require special consideration due to the topography and hillside design of the home, which includes decks from the first and second floor of the residences. Such decks should comply with the following standards:

- A. Decks that exceed six (6) feet in height shall be substantially screened by landscaping. The Planning Commission acting as the Design Review Board may require the property owner to enter into a landscape installation and maintenance agreement with the Town.
- B. Landscaping shall mitigate the visual impact of a deck as viewed from adjacent neighbors.
- C. Support posts should be setback from the face of the deck to minimize the height of posts and provide visual relief.
- D. Diagonal or cross bracing of support posts shall not be permitted.
- E. Decks shall be consistent with the scale and design of the home.

### **Permit Requirements**

### **Thresholds**

No Building or Design Review Permit Required	Decks not exceeding 200 square-feet in size, less than 24 inches in height from grade, not attached to a dwelling unit and that do not serve an exit door required by the building code.  Decks higher than 25 inches from grade need to meet Zoning District setbacks.
Building permit required not subject to design review	Decks 24 inches in height or less that do not exceed 200 square feet in size, are not attached to a dwelling unit, and that do not serve an exit door required by the building code.
Administrative Design Review	Decks larger than 200 square-feet in size.  Decks 24 inches above grade.  Decks built up to 6 feet in height not viable from off-site.  Decks complying with the Moraga Design Guidelines
Design Review Board	Ground level decks with exposed posts that exceed four (4) feet in height and are visible from off-site  Any other new proposed deck builds over 6 feet in height and visible from off-site.  Decks that require exceptions from any of the Moraga Design Guidelines.