

E. DECKS

1. APPEARANCE

a. Property Owners who wish to apply wood coatings to their decks should be aware that they must use transparent, semi-transparent or solid stains/finishes; colors that are typically allowable are browns and earth tones which are in harmony with the natural surroundings. For a complete list of approved colors, contact the Association office.

(1) Property Owners wishing to stain their decks must apply to the ARC and provide a color sample for review and approval prior to staining/coating the deck.

(2) All wood on the deck must be stained/coated so as to present a uniform color and appearance.

i. **Single-Family and Townhouse Deck Color Choices:** Behr brand exterior wood stains and finishes in **transparent, semi-transparent, and solid** may be used. The Behr wood coatings include the exterior wood stains, finishes, and “DeckOver” type products. Deck railings and trim may use a white paint/stain, but the deck floor and steps must use one of the approved colors identified below:

<u>Color</u>¹	<u>Color</u>
Woodbridge	Terra Cotta
Cappuccino	Russet
Chestnut	Redwood
Sable	Cedar Natural Tone
Chocolate	Redwood Natural Tone
Valise	Royal Hayden
California Rustic	Barn Red
Slate Grey	

2. SINGLE-FAMILY DETACHED HOME DECKS

a. In addition to approval by the ARC, county permits are required for all decks supported by footings, regardless of height, for decks employing any type of railing system, for decks with three (3) or more steps, and for decks that have any point that is 18 inches or more above grade.

¹ Owners may consult the color charts available in the Community Center office to see the colors that can be used.

- b. Except in special circumstances, single family decks must be at the rear of the house and no part may extend out from the side plane of the house.
- c. If a side deck is requested, the application must show that the installation complies with county code requirements related to required distances from property lines.
- d. Other than any county restrictions, there are no size or stair limitations for rear decks.
- e. Side decks can extend out from the side of the house a maximum of six (6) feet and can extend along the side of the house (from the rear edge) for no more than eight (8) feet.
- f. Support columns, joists, and stair stringers must be made of pressure treated wood. At a minimum the columns must be six (6) by sixes (6).
- g. The deck's floor, stair steps, and trim may be constructed of wood, composite, or a combination of these materials in approved colors. No metal stairs are allowed.
- h. Composite material colors approved for use on decks are grey, brown and Madeira.
- i. Railings and balusters on decks may be constructed of wood, composite, metal, or vinyl. The color scheme must be compatible with the deck.
- a. Permanently installed accessory components such as benches, flower boxes, trellises, plant hangers, arbors, and pergolas should be treated as part of the deck design and should be compatible in material and color with the deck. Trellises, plant hangers, arbors, and pergolas must be not taller than 8 ft. above the deck floor (per Fairfax County Department of Code Compliance).

3. TOWNHOME DECKS

- a. In addition to approval by the ARC, county permits are required for all decks supported by footings, regardless of height, for decks employing any type of railing system, for decks with three (3) or more steps, and for decks that have any point that is eighteen (18) inches or more above grade.
- a. The maximum size of the deck/balcony/stairs may not exceed fourteen (14) feet out from the rear edge of the house and must be at least twenty-four (24) inches away from any side property boundary line.

Ground level decks: Decks no higher than eighteen (18) inches off of the

ground are essentially patios and, other than county rules, there are no special limitations.

- c. Decks and balconies shall not be used for storage except for lawn/deck furniture and barbeque equipment.
- d. Acknowledgement must be obtained from adjacent neighbors of your intentions to install a proposed deck or balcony.
- e. Support columns, joists, and stair stringers must be made of pressure treated wood. At a minimum the columns must be six (6) by sixes (6).
- f. The deck's floor, stair treads (steps), and trim may be constructed of wood, composite, or a combination of these materials in approved colors. No metal stairs are allowed.
- g. Composite material colors approved for use on decks are grey, brown and Madeira.
- h. Railings and balusters on decks may be constructed of wood, composite, metal, or vinyl. The color scheme must be compatible with the deck.
- i. Permanently installed accessory components such as benches, flower boxes, trellises, plant hangers, arbors, and pergolas should be treated as part of the deck design and should be compatible in material and color with the deck. Trellises, plant hangers, arbors, and pergolas must be not taller than 7 ft. above the deck floor (per Fairfax County Department of Code Compliance).
- j. Privacy screening for elevated decks should be treated as part of the deck design and can be no taller than 6 ft. (measured from the deck flooring (per Fairfax County Department of Code Compliance). To protect adjacent neighbors' sight lines, townhome owners may not screen the rear of their decks, nor install side screening which extends more than 8 ft. from the rear wall of the house (per Fairfax County Department of Code Compliance). Privacy screening should be compatible in material and color with the deck.

(1) PEPPERWOOD STYLE TOWNHOME

If stairs are built along one side of the deck, the deck may extend to the property boundary on that side of the deck for a maximum distance of three (3) feet out from the house to create a top landing for the stairs.

(2) TOWNHOME - END UNIT

- i. Townhome end units may install decks along the side of the unit; however, the deck must not extend more than 10 feet out from the side of the unit and may come no closer than 5 feet of the side property line. The deck may extend along the side for no more than 12 feet, measured from the rear edge of the unit, and must be at least 5 feet back from the front edge of the unit. Rear of deck may come no closer than 5 feet from rear property line.
- ii. Appropriate landscaping should be used along the front side of the deck to ensure an aesthetically pleasing front view.

(3) TOWNHOME THAT BACKS TO THE WOODS

Townhomes that back to the woods may request installation of a spiral staircase to access an upper level deck. If applied for, the following standards apply:

- i. The frame of the spiral staircase must be green, brown, or black in color.
- ii. The stair treads on the spiral staircase must be made of pressure treated wood or composite materials and affixed to the frame of the spiral staircase.
- iii. The application for the deck and spiral staircase must be accompanied by a Fairfax County permit showing approval of the spiral staircase and a brochure highlighting the model and color of the spiral staircase to be installed.