

Patios

General Considerations

A patio shall be design and located to be harmonious with the architecture of the house and to mitigate the impact of its use upon neighboring properties.

All construction including stairs, stair railings, and landings shall conform to the Virginia Residential Building Codes and any other applicable codes.

In general, the patio shall be an appropriate size for the area in which it is to be located and should be constructed of wood, concrete, slate, brick or other masonry or stone material. Landscaping is recommended for screening.

Modifications to existing patios must incorporate the same materials and detailing as the approved existing patio.

The addition of patios in **attached housing** shall be in accordance with the approved project standards established by the builder. In the absence of defined project standards, the following *Specific Guidelines* shall apply.

Specific Guidelines

- The patio shall be designed as an integral part of the house and property.
- Design and location should minimize any tree removal.
- Changes in grade or drainage pattern must not adversely affect adjoining properties.
- The preferred location is in the rear or side of the house. Front or street facing side yard patios will not be approved.
- Generally, the patio should extend no farther than 20' from the rear or side of the house.

Submission Requirements

- A copy of the property plat showing the house, property lines, easements, significant vegetation, existing patios and decks, fencing, accessory structures and the location of the proposed patio
- Photographs showing the proposed location of the patio
- A plan, to scale, showing the existing house and the proposed patio, including materials and measurements
- Detailed construction drawings of railings, steps, etc.
- A landscape plan, as applicable