



Community Bulletin

DECKS – PATIOS – PORCHES

This publication is prepared and maintained by the City of Piqua Development Office and is intended to be used as an informational handout designed to provide the general public with a clear and concise overview of the community standards applicable to the specified topic. For inquiries requiring a more detailed response, or specific codified ordinance language, please contact our office at (937) 778-2049.

DEFINITION: Section 154.005 of the City of Piqua Codified Ordinances defines a structure as anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground. This includes Decks, Patios, and Porches.

STANDARDS: Decks, Patios, and Porches may be permitted as an accessory use of a property subject to the following regulations. The information provided in this bulletin assumes the deck, patio or porch is attached to or immediately adjacent to the principal structure.

Location – Decks, Patios, and Porches may be located in the front, side, or rear yard of a private lot.

Proximity to Overhead Utility Lines – Minimum horizontal and vertical separation distances between the structure and overhead utility lines must be maintained in accordance with the Ohio Residential Building Code.

Proximity to Lot Lines – The minimum side and rear yard setbacks for a Deck, Patio, or Porch are the same as the setbacks applicable to the principal structure. These dimensions vary by zoning district, with minimum side yard setbacks ranging from six (6) to fifteen (15) feet and minimum rear yard setbacks ranging from thirty (30) to forty (40) feet. Likewise, the minimum front yard setback varies by zoning district, and ranges from twenty-five (25) to fifty (50) feet. Deck, Patio, and Porch structures located in the front yard are permitted to extend into the required front yard area by up to ten (10) feet.



Permit Requirement – A permit application and a simple site plan showing the lot boundaries and the location of the existing and proposed improvements on the lot, are to be submitted to the Development Office for a code compliance review prior to the installation of the Deck, Patio, or Porch.



DECKS – PATIOS - PORCHES

When one chooses to live in an urban environment they also choose to be a part of a larger community. By way of the established culture of that community, there are certain social behaviors or practices deemed acceptable or unacceptable by the community members. While the actions associated with these behaviors or practices often fall well beyond the realm of the adopted community standards, these actions can have a significant impact on the quality of life enjoyed by a particular neighborhood or the community at large. With this in mind, the following “common courtesies” reminders are provided in the spirit of being a Good Neighbor.

A GOOD NEIGHBOR...

...*always* carefully considers the location and elevation of the deck, patio, or porch to make sure they will not be “looking into” the neighbor’s yard or windows when they are using the deck, patio, or porch.

...*always* constructs a deck, patio, or porch so that the appearance of the structure is consistent and compatible with the character and architecture of the principal structure to which it is accessory.

...*always* keeps the surface materials of the deck, patio, or porch structure well maintained and free of any unsightly defects.

...*always* uses deck, patio, or porch furniture and décor items that were designed and intended for outdoor use.

...*always* secures the underside of the deck, patio, or porch to deter small animals and children from gaining access to the underside of the structure.

...*never* allows the deck, patio, or porch supports, flooring, or railing to become deteriorated, unstable, or otherwise unsafe.

