

## Decks and Patios

A deck is generally defined as a flat roofless wood framed platform that is commonly attached directly to a home.

A patio is generally defined as a roofless outdoor area of flat blocks of stone or concrete next to a house.



The following Q&A has key information about decks and patios in Oshtemo Charter Township.

### Q – Do I need a building permit to construct a deck?

A – Yes, a building permit is required to install a deck. Contact the Building Department at 269-585-4150 for details.

### Q— Do I need a building permit to install a patio?

A – A permit is not typically required to install a patio; however, please contact the Building Department at 269-585-4150 to confirm.

### Q— Where can I place a deck or patio on my property?

A – A deck is viewed as an extension of a house and must follow the same setbacks regardless of it being attached or detached to a home; steps or ramps are also subject to these placement requirements.

Front yard setback: Typically, 30'. Some neighborhoods have different front yard setback requirements that were established when the neighborhood was approved. Please note a larger front yard setback is required if your residence is located along one of the designated roadways listed in the chart on the back of this page.

Side yard setback: Typically, 10'. Please note that some neighborhoods have different side yard setback requirements that were established when the neighborhood was approved. Contact one of our Zoning Administrators if you think this might be the case in your neighborhood.

Rear yard setback: Typically, 15'. Please note that some neighborhoods have different rear yard setback requirements that were established when the neighborhood was approved. Contact one of our Zoning Administrators if you think this might be the case in your neighborhood.

*NOTE: Any structures, like a gazebo or pavilion, that are commonly associated with a patio must follow the placement requirements for accessory buildings. See the accessory buildings handout for details.*

### Q – What if I live on a corner property?

A – If your property is on two streets, the property is considered to have two front yards. The front yard setback shall be met from both streets.

### Q – Who is responsible for locating my property lines? How can I find them?

A – Homeowners are responsible for verifying the location of their property lines. They can be found on your property deed, on the survey you received when you bought your home, by using the mapping tools at the County Assessor's office to help locate your property pins, or by hiring a professional surveyor.

### Q – Are there any regulations about what my deck or patio can look like?

A – There are no regulations about the size or look of your deck or patio.

### Notes:

- If you reside in a condominium, please review the HOA/Deed Restrictions to see if additional requirements apply beyond the Township's requirements.
- If you have any questions, please feel free to contact one of Oshtemo's Zoning Administrators: Colten Hutson ([chutson@oshtemo.org](mailto:chutson@oshtemo.org)) or Leeanna Harris ([lharris@oshtemo.org](mailto:lharris@oshtemo.org)).

**Section 50.60 Setback Provisions on Designated Highways in Oshtemo Township**

| <u>East and West</u>  | <u>Minimum Setback Distance</u>                         |
|---|---|
| West Main Street from 12th Street to Van Kal Street   | 170 feet from the center of the street right-of-way     |
| Stadium Drive from 12th Street to the South line of Section 31 of the Township  | 120 feet from the center of the street right-of-way     |
| Almena Drive from West Main to Van Kal Street   | 120 feet from the center of the street right-of-way     |
| H Avenue from 12th Street to Van Kal Street   | 70 feet from the street right-of-way                    |
| KL Avenue from 12th Street to Van Kal Street  | 70 feet from the street right-of-way                    |
| <u>North and South</u>  | <u>Minimum Setback Distance</u>                         |
| 12th Street/Drake Road the entire length of the Township  | 120 feet from the centerline of the street right-of-way |
| Van Kal Street from the South line of Section 31 of the Township to West Main Street and the portions within Sections 6 and 7 of the Township | 70 feet from the street right-of-way                    |
| 6th Street from G Avenue to West Main Street and from ML Avenue to N Avenue   | 70 feet from the street right-of-way                    |
| 10th Street from G Avenue to West Main Street   | 70 feet from the street right-of-way                    |
| 9th Street from the centerline of Section 2 to N Avenue   | 70 feet from the street right-of-way                    |
| 4th Street from West Main to the South line of the Township   | 70 feet from the street right-of-way                    |
| 11th Street from Stadium Drive to Parkview Avenue   | 70 feet from the street right-of-way                    |

**Setback Diagram**

