

CANAL WALK DECK POLICY

As an exception to Section VII.K of the Rules and Regulations, a deck is permitted if a doctor (M.D., O.D. or equivalent) has determined that it is a medical necessity which would allow the homeowner or other permanent resident of the home to enjoy the rear patio area without descending steps. A letter from a doctor is required to document the medical necessity.

Construction must not begin until the PMR is approved and copies of applicable Township permits are given to the Community Manager. The Canal Walk deck construction and use requirements are specified below. Homeowners are also required to comply with applicable Township building codes.

Construction and Use Requirements

1. The deck must be designed to blend harmoniously with the style of the home and the community. It must not be imposing to neighbors or create visual clutter. The homeowner is responsible for using and maintaining the deck and the area around it in a suitable fashion that minimizes its impact on neighbors.
2. The visible components of the deck must be constructed of maintenance-free, man-made materials in medium or light wood tones that complement the color of the home. The railing system must be an open design that does not obstruct the view. Privacy fences or screens are not permitted.
3. The deck must be attached to the rear of the home and be directly accessible from an existing rear entry door. The deck floor must be at the same level as the floor in the room that provides access to the deck. Multi-level decks are not permitted.
4. The deck floor must not exceed 250 square feet; must not extend beyond the left or right corners of the home; must not extend more than 12 feet from the rear wall of the home; and must be at least five feet from any property line (unless a greater distance is required by the Township). Steps that provide egress to ground level must be at least five feet from any property line.
5. If the area beneath the deck is not covered with patio pavers, it must be covered with heavy grade plastic or other material that will prevent vegetation from growing. This ground covering must be held in place by stones or by other permanent means.
6. Securely fastened, maintenance-free lattice is required around the open perimeter of the deck and must extend from the bottom of the deck floor to ground level. Storage is permitted under decks provided it does not become unsightly.
7. These rules may be modified at the discretion of the Board to address atypical home designs, lot size/configuration/elevation/topography, proximity to neighbors, drainage and any other unique conditions not specifically identified.