



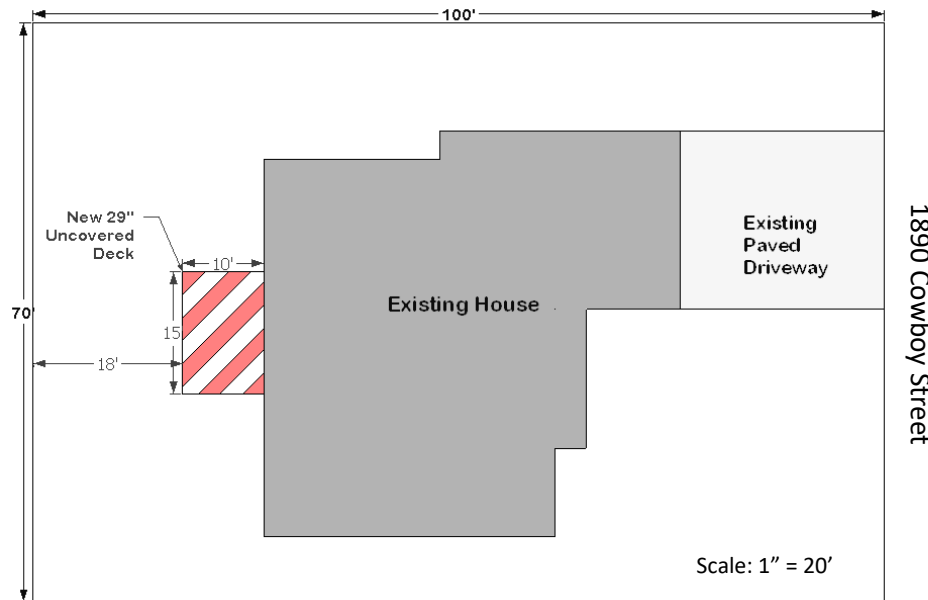
Deck or Porch: A permit is required to build or install a deck or porch within the City of Rock Springs. The following gives an overview of what you'll need to know to successfully add a deck or porch to your residential property:

For more information, please contact the Planning & Zoning office at (307) 352-1540.

To get a deck/porch permit, you will need the following items:

1. Site plan (drawn to scale) of your entire property, which contains the following:
 - a. The lot dimensions (a City planner can help you with this)
 - b. The house and driveway footprint (labeled)
 - c. The house's address
 - d. The proposed deck/porch location (labeled, w/dimensions)
2. Cash, Check, or Card
3. Cost Estimate (written documentation not necessary)

Sample Site Plan:



If you're building a **covered deck or porch, keep in mind that:**

- Because it's covered, it will be considered part of the existing building footprint and will be subject to the applicable building setbacks for the zoning district in which it is located, e.g. R-2.
- The Building Dept. will need to see engineered drawings.

If you're building an **uncovered deck or porch, keep in mind that...**

- It must conform to the following setback requirements (measured from property lines):
 - Interior Side Yard: 5'
 - Rear Yard: 5'
 - Front Yard: 10'
 - Corner-side Yard: 20'
- The Building Dept. will need to see engineered drawings if it is over 30" in total height (measured at grade), in which you will need zoning approval and a building permit for.
- Uncovered decks under 30" will need a Zoning Permit.

Also keep in mind that...

- Property lines are rarely located at the sidewalk's edge; they usually begin 4-5' in from the sidewalk. It is the responsibility of the property owner to determine property line locations.
- A survey may be required, if deemed necessary by a City planner.
- If your home was built after 2007, there is a good chance that a City planner will be able to provide you with a copy of the original site plan for the property.
- Decks and porches must not be located inside easements.

Disclaimer: The information provided in this handout is not exhaustive. It is meant to serve as a general overview only. Contact the City's Planning staff if you intend to build or install a deck.