

## Summary of Bill 150502: Balconies & Roof Decks. Introduced by Henon for Squilla

Overall: Adds in rules for access structures anywhere roof decks are concerned. Code changes from “Roof decks must be...” to “Roof decks *and access structures* must be...”

Also adds in section on “Exterior Balconies” to establish standards

1. Amends 14-203 (“Definitions”) to include definitions for “Balcony” and “Building Line”
2. Amends 14-604 (“Accessory Uses and Structures”)
  - a. Clarifies that access structures must be set back at least five feet from the frontmost part of the building (building line). In cases where the top story is already set back at least five feet from the frontmost part of the building (building line), then the access structure does not need to be set back further.
  - b. Clarifies that access structures, just like roof decks, cannot be constructed in front of the setback requirements detailed in the tables and notes. (14-701 (2)(b) and corresponding table 14-701-1 and also 14-701(2)(c) and corresponding table 14-701-2) [Link here.](#)  
These affects the following structural classifications only:
    - i. RSD 1, 2, 3
    - ii. RSA 1, 2, 3, 4, 5
    - iii. RTA 1
    - iv. RM 1, 2, 3, 4
    - v. RMX 1, 2, 3
  - c. Adds that roof deck access structures may not exceed 90 sq. ft. in area
  - d. Adds in new section 14-604 (13) entitled “Exterior Balconies.” Following standards must apply
    - i. (a) Exterior balconies are permitted in the following districts:
      1. RM-2, RM-3, RM-4, RMX-3, CMX-3, CMX-4, CMX-5 and IRMX districts
    - ii. (b) Exterior balconies must be located at least 10 feet above the average ground level and can not be located above the highest floor level of the building
    - iii. (c) Exterior balconies can extend from the frontmost part of the building (building line) or be set back from the building line at the floor level of the building
    - iv. (d) Exterior balconies can not extend more than 4 ft. from the frontmost part of the building (building line) at the floor level of the building
    - v. (e) Exterior balconies may extend into the required yard area
    - vi. (f) A parapet, balustrade, railing or other guard must be located at the front of any balconies and also at the sides of any balcony that extends beyond the building line. The guard’s height must be at most 42 inches above the floor of the balcony along the front of the balcony. No balcony can ever be fully enclosed
    - vii. (g) Covers can be provided for exterior balconies, but the covers cannot extend beyond the floor of the balcony being covered
3. This ordinance shall become effective immediately