

DECKS, PATIOS, HOT TUBS, SPAS, & POOLS AND RELATED EQUIPMENT

~~Modern installations of decks, pools, patios, and hot tubs shall be considered on a case-by-case basis. The appropriateness of such modern features shall vary according to siting, size and design. Amenities such as pools, decks and hot tubs should not be located on any publicly elevation. Brick patios and wood decking with excessive square footage in proportion to the area of the lot damages historical integrity and appearance.~~

The installation of pools, hot tubs, spas and related equipment that are located in the front or to the side of a property adjacent to the public right-of-way—excluding rear yards—are not permitted in the historic district, as these modern features detract from the sense of time and place that sets the district apart from modern developments.

External areas in front or to the side of properties visible from the public-right-of way are an important contributor to the historic district. The introduction of excessive areas of paving material that exceed over forty percent of a front or street-side yard is not permitted in the historic district.

- ~~1. Wood decking or brick patios are allowed on non-street-side or rear yards. Wood decks ~~shall~~ must not be built on the front or street-side yard of any ~~house~~ building adjacent to the public right-of-way.~~
- ~~2. Wooden decks in side yards not adjacent to public right-of way shall be set back a minimum of ten feet from the front wall of a structure and are not allowed in front of the front façade of a property. If deemed appropriate to be located in a side yard, wooden decks shall be screened with fencing or landscaping. This guideline shall not pertain to landings required by the Florida Building Code.~~
- ~~3. Best efforts shall be made to ensure that decks, pools, hot tubs and patios are not visible Pools and related equipment proposed in HARC-approved locations must be screened from the elevation sight from the right-of-way by use of landscape or HARC-approved fence screening.~~
- ~~4. The proportion of decking, patio or pool dimensions shall not exceed fifty percent of the total lot minus the building footprint.~~
- ~~5. No swimming pool shall be built in a front yard of any structure in the historic district.~~
- ~~6. Swimming pools may be built in a side or rear yard adjacent to a public right of way only if the pool is located directly behind the principle structure or it is set to the~~

~~rear half of the side yard. A property owner shall not seek a change of address to circumvent this rule.~~

4. The above guidelines pertain to both in-ground and above-ground hot tubs, spas, and pools, as well as any related equipment.

5. The above guidelines shall not pertain to ponds.

Historic Architectural Review Commission Design Guidelines, Chapter IX: Architectural Glossary, Pages 69-78;

ARCHITECTURAL GLOSSARY

Courtyard: ~~An open, unobstructed, unoccupied space, other than a yard, on the same premises on which the building is located. An unoccupied open space on the same lot with the principal building and fully enclosed on at least three adjacent sides by walls of the principal building, or at least three or more exterior structural walls.~~

Deck: A raised outdoor platform with or without a roof.

Landing: A platform that sits at the base of a set of stairs/steps, a ramp, an entrance/exit, or a door. Minimum dimensions are 36" by 36" for dwelling units, and maximum dimensions are 60" by 60" for ADA accessible units.

Patio: A paved, uncovered area directly on the ground, which can either be attached to or detached from a building.

Paving: A hard ground covering that is laid using materials including, but not limited to: asphalt, bricks, concrete, gravel, stones, tiles, wood, and synthetics.

Pond: A small body of still water not deeper than 18 inches, which is used as a landscape feature and not for human occupation.

City of Key West Land Development Regulations, Chapter 86: General Provisions;

Section 86-9 Definition of Terms

Courtyard means an open, unobstructed, unoccupied space, other than a yard, on the same lot with the principal building and fully enclosed on at least three adjacent sides by walls of the principal building, or at least three or more exterior structural walls.

Patio means ~~an open unoccupied space on the same lot fully enclosed on all four sides by the principal building~~ a paved, uncovered area directly on the ground, which can either be attached to or detached from a building.