



Town of Lancaster

BUILDING DEPARTMENT
21 CENTRAL AVENUE
LANCASTER, NEW YORK 14086
716-684-4171
FAX 685-5317

DECK PERMITS

INFORMATION REQUIRED

AN ACCURATE STAMPED SURVEY WITH A SCALED, PROPOSED LOCATION OF DECK, EXACT DIMENSIONS FROM LOT LINES AND OTHER STRUCTURES

2 COPIES OF DRAWINGS WITH PLAN VIEW AND SECTIONS DETAILING ALL STRUCTURAL ELEMENTS

INSURANCE CERTIFICATES IF USING A CONTRACTOR OR CE-200 HOMEOWNER EXEMPTION CERTIFICATE IF SELF CONTRACTING

LOCAL CODE

ATTACHED TO PRIMARY STRUCTURE

SIDEYARD SETBACK- 10% OF LOT WIDTH, NOT EXCEEDING 10'. TOTAL WIDTH OF BOTH SIDEYARDS EQUAL TO 25%, BUT TOTAL WIDTH NOT EXCEED 25'.
REAR YARD SETBACK- 35' FROM REAR LOT LINE

ACCESSORY STRUCTURES

TOWN R ZONING- 5' SETBACK FROM PROPERTY LINES IN REAR AND SIDE YARDS
TOWN AR ZONING- 15' SETBACK FROM PROPERTY LINES IN REAR AND SIDE YARDS
VILLAGE ALL ZONES- 4' SETBACK FROM PROPERTY LINES AND NOT PERMITTED IN A SIDE YARD

REFER TO THE 2020 RCNYS FOR SPECIFICS ON
FOUNDATIONS, STRUCTURAL FRAMING, RAILINGS AND STAIRS

NO DECK IS ALLOWED IN ANY EASEMENT