



INFORMATION ON DECKS AND PATIOS

A deck is generally defined as a flat roofless wood framed platform that is commonly attached directly to a home. A patio is generally defined as a roofless outdoor area of flat blocks of stone or concrete next to a house.

The following Q&A has key facts about decks and patios in Oshtemo Charter Township.

Do I need a building permit to construct a deck?

Yes. Contact the Building Department at 269-585-4150 or building@oshtemo.org for more information.

Do I need a building permit to construct a patio?

Maybe. Contact the Building Department at 269-585-4150 or building@oshtemo.org for more information.

Where can I place a deck or patio on my property?

A deck is viewed as an extension of a house and must follow the same setbacks regardless of it being attached or detached to a home; steps or ramps are also subject to these placement requirements.

Front yard setback: Typically, 30'. Some neighborhoods have different front yard setback requirements that were established when the neighborhood was approved. Please note that a larger front yard setback is required if your residence is located along one of the designated roadways listed in the chart on the back of this page.

Side yard setback: Typically, 10'. Please note that some neighborhoods have different side yard setback requirements that were established when the neighborhood was approved. Contact one of our Zoning Administrators if you think this might be the case in your neighborhood.

Rear yard setback: Typically, 15'. Please note that some neighborhoods have different rear yard setback requirements that were established when the neighborhood was approved. Contact one of our Zoning Administrators if you think this might be the case in your neighborhood.

NOTE: Structures commonly associated with a patio or deck (e.g. a gazebo or pavilion), must follow the placement requirements for accessory buildings. See the accessory buildings handout for details.

What if I live on a corner property?

If your property is on two streets, the property is considered to have two front yards. The front yard setback shall be met from both streets.

Who is responsible for locating my property lines? How can I find them?

Homeowners are responsible for verifying the location of their property lines. They can be found on your property deed, on the survey you received when you bought your home, by using the mapping tools at the County Assessor's office to help locate your property pins, or by hiring a professional surveyor.

Are there any regulations about what my deck or patio can look like?

Oshtemo Charter Township does not have any regulations stipulating what a deck or patio may look like. However, please note that if you reside in a condominium additional restrictions may apply. Check with your HOA.

Section 50.60 Setback Provisions on Designated Highways in Oshtemo Charter Township

East and West	Minimum Setback Distance
West Main Street from 12th Street to Van Kal Street	170 feet from the center of the street right-of-way
Stadium Drive from 12th Street to the South line of Section 31	120 feet from the center of the street right-of-way
Almena Drive from West Main to Van Kal Street	120 feet from the center of the street right-of-way
H Avenue from 12th Street to Van Kal Street	70 feet from the street right-of-way
KL Avenue from 12th Street to Van Kal Street	70 feet from the street right-of-way
West Main Street from 12th Street to Van Kal Street	170 feet from the center of the street right-of-way
Stadium Drive from 12th Street to the South line of Section 31	120 feet from the center of the street right-of-way

North and South	Minimum Setback Distance
12th Street/Drake Road the entire length of the Township	120 feet from the centerline of the street right-of-way
Van Kal Street from the South line of Section 31 of the Township to West Main Street and the portions within Sections 6 and 7 of the Township	70 feet from the street right-of-way
6th Street from G Avenue to West Main Street and from ML Avenue to N Avenue	70 feet from the street right-of-way
10th Street from G Avenue to West Main Street	70 feet from the street right-of-way
9th Street from the centerline of Section 2 to N Avenue	70 feet from the street right-of-way
4th Street from West Main to the South line of the Township	70 feet from the street right-of-way
11th Street from Stadium Drive to Parkview Avenue	70 feet from the street right-of-way

SETBACK DIAGRAM

