



Thinking about building a patio cover? It is really not all that difficult . . . with this bit of information.

- ✓ If you are proposing a concrete slab only, no permit is required.
- ✓ If you are proposing a shade structure (trellis) or a solid cover – a building permit is required.

In order to obtain a permit you will need approval from the Planning and Building Divisions. In order to acquire approval from the Planning Department, you will need to meet zoning requirements. Zoning regulates development such as setback distances from property lines as in front yard, rear yard and side yard and building coverage.

The following information is required to be submitted:

- ✓ 3 sets of plans
- ✓ 3 sets of plot plans (a footprint of your property with your house, garage and any other structures located on the property, distances of the structures from property line(s) and the distances between the structures. You can develop a plot plan by measuring your home and the setback distances from the property line as they exist.
 - First determine the size of your lot. Dimension may be obtained from an assessors park map (check with the Building Department).
 - Physically determine the location of the property lines on the site (sometimes on new tracts the lot corner are marked at or near the sidewalk)
 - Continue measuring the front, side and rear yard setbacks; transfer the measurements to a sheet of paper to a convenient scale.
 - When completed, your plot will show your existing condition. See the attached illustration.

Patios **attached** to the main structure shall meet the following criteria:

- ✓ Cover supports shall be located 5-feet from the side and rear property lines except in Crossroads which is 10-feet.
- ✓ Cover over-hang may encroach into the side or rear yard setback a maximum of 2-feet.
- ✓ Building coverage is limited to 50-percent of your lot.

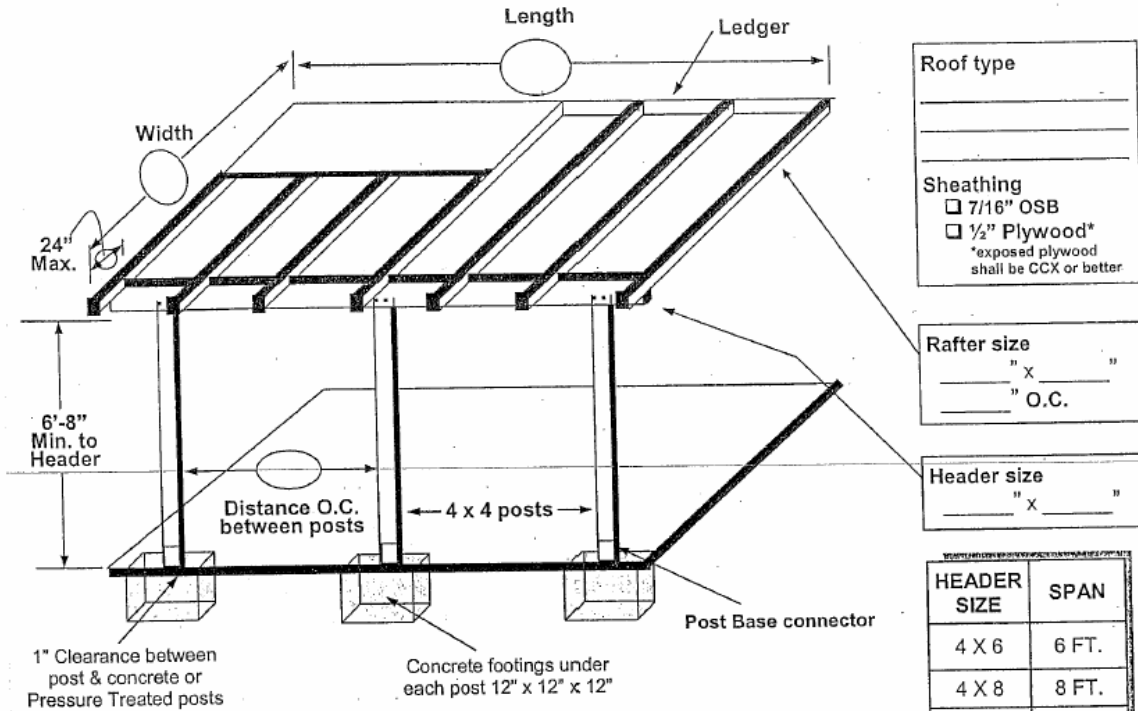
Patios, ***detached*** from the main structure shall meet the following criteria:

- ✓ Cover supports shall be located 5-feet from the side and rear property lines, except for Crossroads rear setback is 10 -feet.
- ✓ Detached cover shall be a minimum of 5-feet from waters edge if located near a swimming pool.
- ✓ Detached cover shall be a minimum of 6-feet from the main structure and any other structures on the property.
- ✓ Building coverage is limited to 50% of your lot.

FRAMING-FOUNDATION PLAN FOR PATIOS

Along with your building permit application, please submit:

- 2 sets of plans
- 2 sets of plot plans (drawing of your property showing your house and any other structures,



Roof type _____

Sheathing
 7/16" OSB
 1/2" Plywood*
*exposed plywood shall be CCX or better

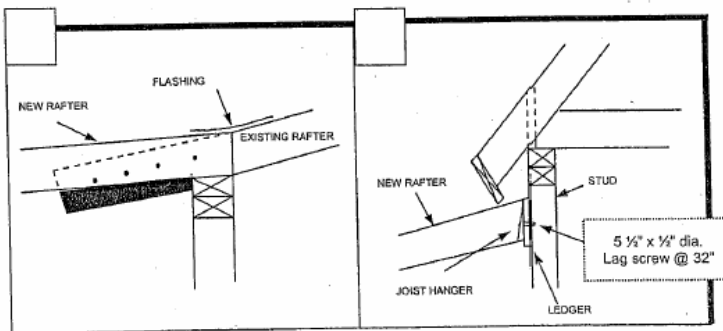
Rafter size
 _____" x _____"
 _____" O.C.

Header size
 _____" x _____"

HEADER SIZE	SPAN
4 X 6	6 FT.
4 X 8	8 FT.
4 X 10	10 FT.
4 X 12	12 FT.

- Cover supports shall be located 5-feet from the side and rear property lines
- Cover over-hang may encroach into the side or rear yard setback a maximum of 2-feet
- Building coverage is limited to 50% of your lot

METHODS OF ATTACHMENT - CHECK ONE



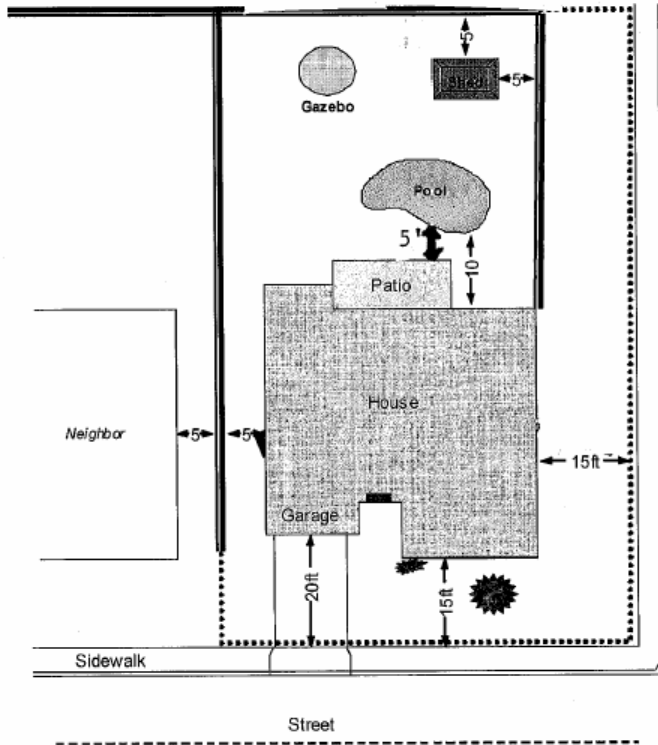
RAFTER SIZE	SPACING	SPAN ALLOWED
2 X 6	12"	12' - 4"
	16"	10' - 8"
	24"	8' - 8"
2 X 8	12"	16' - 3"
	16"	14' - 0"
	24"	11' - 6"
2 X 10	12"	20' - 8"
	16"	17' - 11"
	24"	14' - 8"
2 X 12	12"	25' - 2"
	16"	21' - 9"
	24"	17' - 9"

PLOT PLAN ILLUSTRATION

Patio Cover - Garden Shed - Pool - Gazebo

Provided as a visual representation of the minimum standards applicable to residential zones (R1, R2, R3).

CROSSROADS 10-FT. SET BACK FROM BACK PROPERTY LINE.



- = max 8ft fence
- = max 3ft (solid)
max 8ft (wire or non-solid fences that do not limit visibility)

Notes:

Fences that are 6ft and below do NOT require a building permit.

A fence at least 3ft high is required between a yard with a pool and the neighbor's yard.