



City of Woodland
Community Development Dept.
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(530) 661-5820
www.cityofwoodland.org

PATIO COVERS & SIMILAR STRUCTURES RESIDENTIAL ZONES Development Regulations Summary & Permit Procedures

This brochure summarizes key Planning and Building requirements pertaining to the installation of patio covers and similar structures in the city and is not intended to be an exhaustive list. Please contact Planning or Building staff if you have questions particular to your project.

Patio Cover Definition: Patio covers and similar structures, attached or detached to the primary residence, are defined as being open on at least three sides and covered overhead by a solid or permeable (i.e. lattice/trellis style) roof structure. Patio covers are **not** designed or intended to be used as room additions, which require compliance with code provisions such as heating, waterproofing, and structural engineered systems.

Height: Patio covers shall not exceed 15 feet in height and shall in no instance exceed the height of the main building, except as provided for below.

Exception to Height Requirement - An exception to the 15 foot height limit may be granted by the Zoning Administrator if a taller cover is required to match the architectural style and roof pitch of the main building or as necessary to tie-in structurally to the main building as long as setbacks requirements are otherwise adhered to and the Zoning Administrator finds that the increased height will not negatively impact adjacent residential properties.

Setbacks: Setback requirements are as follows:

Front – Conform to building setback requirement of applicable zoning district.

Interior Side – Conform to building setback requirement of applicable zoning district.

Corner Lot Side – Conform to building setback requirement of applicable zoning district.

Rear – Minimum 5 feet. The minimum required interior side yard and rear yard setbacks shall be increased by one foot for every one foot increase in patio cover height over 10 feet (i.e. a 10 foot tall patio cover shall be setback a minimum of 5 feet; an 11 foot tall patio cover shall be setback 6 feet; and so on).

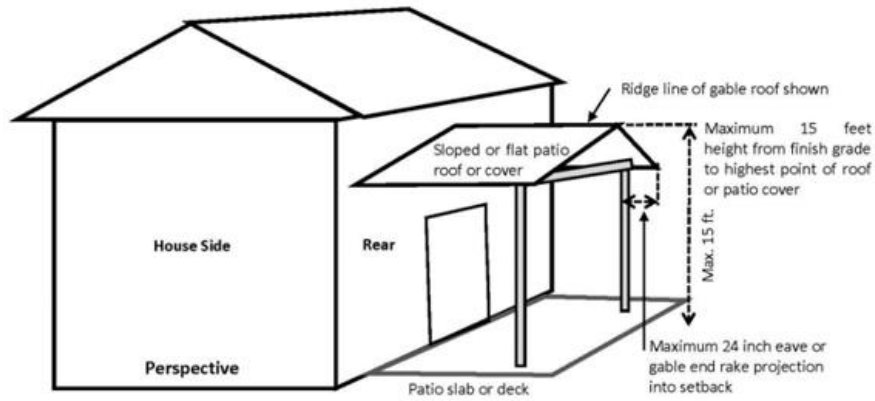
Setbacks are measured from the nearest post/structural support to the property line. **(See height and setback diagrams, pages 2 and 3 of brochure.)**

Eaves, rain gutters, and other architectural features supported from the patio cover structure may project 24 inches into the required setback subject to applicable building and fire/life safety requirements.

Yard and Lot Coverage: Patio covers with a solid/impervious roof/cover shall conform to lot coverage requirement(s) of the applicable zoning district. Patio covers with a permeable (i.e. open lattice style) or semi-transparent roof/cover are exempt from overall lot coverage requirements.

Residential patio covers may utilize up to 30 percent of the required rear yard area (i.e. required rear yard setback) as measured by roof/covering dimensions. **(See lot coverage diagram, page 4 of brochure.)**

Prohibited Structures: Metal “lean-to” or similar metal structures/carports are prohibited in residential zones.



Height/Setback Table

Patio Roof or Cover Height	Rear or Side Yard Setback
10 ft.	5 ft.
11 ft.	6 ft.
12 ft.	7 ft.
13 ft.	8 ft.
14 ft.	9 ft.
15 ft.	10 ft.

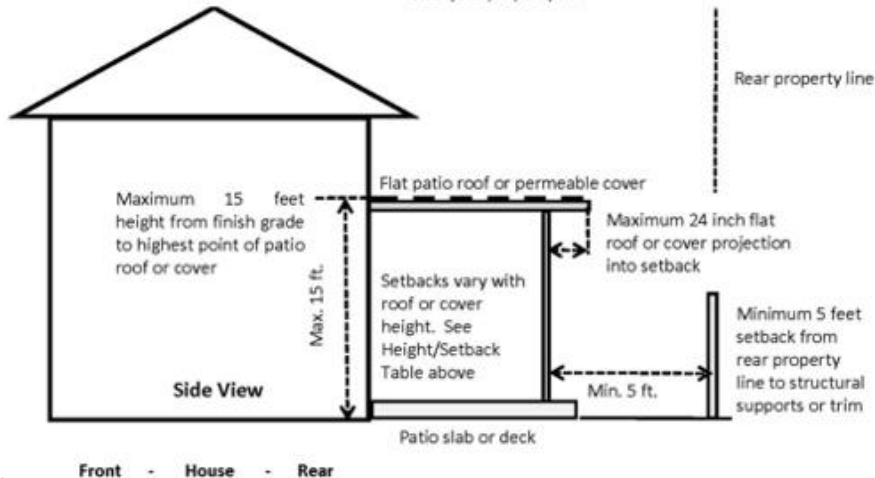
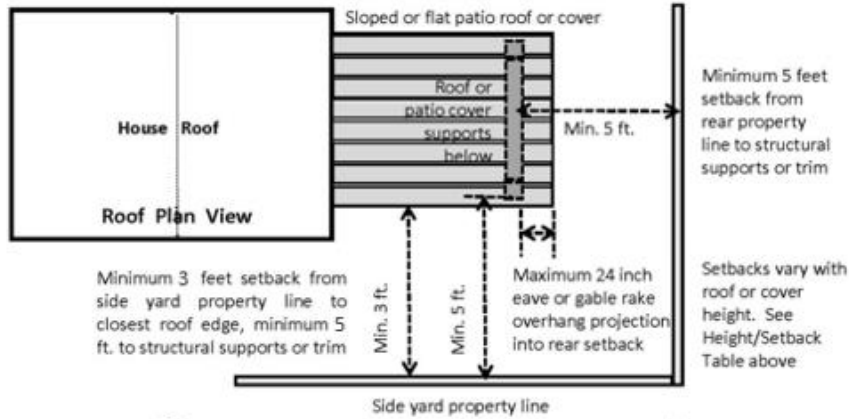
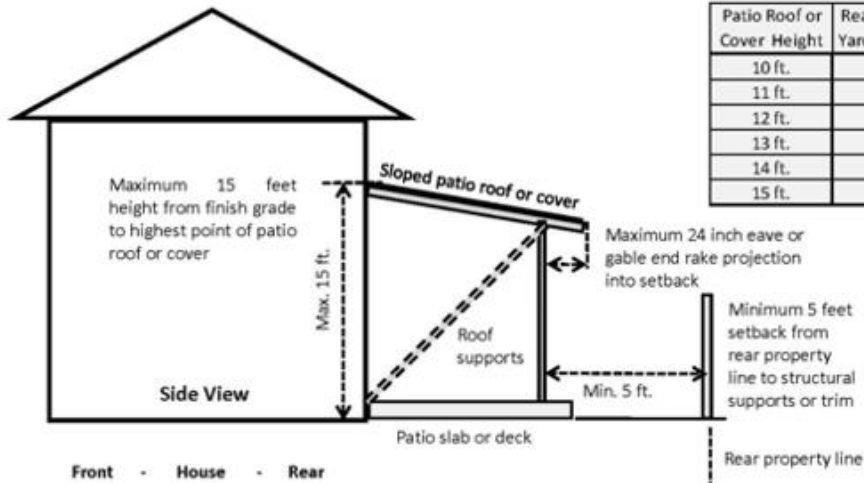

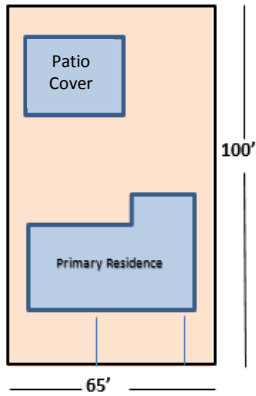


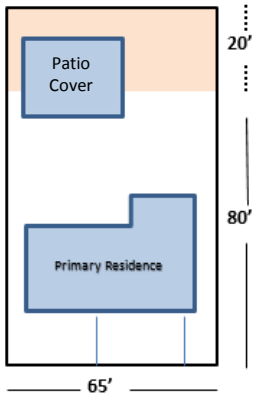
Diagram 2.
Measuring Overall
Lot Coverage &
Required Rear Yard
Coverage

 Signifies portion of lot under consideration.



Overall Lot Coverage: The total footprint of all structures on a parcel shall not exceed 50% of the entire parcel.

Example:
 $65' \times 100' = 6,500sf$
 $6,500sf \times .50 = 3,250sf$
Total footprint of all structures shall not exceed 3,250sf. Includes garages, patio covers, other accessory buildings, but not pools.



Required Rear Yard Coverage: Patio cover shall not exceed 30% of "required" rear yard. *This provision applies only to the portion of the roof structure that is located within the "required" rear yard. In most cases, the required rear yard is the area measured 20 feet from the rear property line.*

Example:
 $20' \times 65' = 1,300sf$
 $1,300sf \times .30 = 390sf$
Total roof structure of patio cover shall not exceed 390sf of the required rear yard.

PERMIT PROCEDURES

Patio covers 120 square feet or greater in area, and all patio covers attached to the main building, require a Building Permit. Please note on your plot plan all setbacks (i.e. measured distance) from patio cover to side and rear property lines; if detached, show distance to main structure on site; and show distance from any other structures in the rear yard.

Detached patio covers less than 120 square feet in area do not require a Building Permit, but still must comply with setback requirements.

If you have questions, please call the Community Development Department at

(530) 661-5820. Staff is available from 8:00 AM to 4:00 PM at 300 1st Street, Woodland, CA 95695