

Community Development Department
300 First Street
Woodland CA 95695
(530) 661-5820 www.cityofwoodland.gov

THIS HANDOUT IS A SUMMARY OF REQUIREMENTS
Please refer to section 17.64.020.E Patio Covers of the City's Municipal Code

PATIO COVER: A structure detached or attached to the primary residence, unenclosed (open on at least three sides), and covered overhead by a solid or permeable (i.e. lattice/trellis style) roof structure. This includes sunshades, gazebos, carports, porches, and other similar structures. Patio covers are **not** intended to be used as room additions, which require compliance with code provisions such as heating, waterproofing, and structural engineered systems.

PERMITS

If the proposed patio cover is 120 square feet or larger, a Design Review Permit is required through the Planning Division. If the proposed patio cover is 120 square feet or larger, involves any electrical work, or if it is attached to an existing structure, a Building Permit is required. Contact the Building Division for further details.

For the application submittal, please ensure your plot plan includes the following:

- All setbacks, which are the measured distances from the patio cover to the property lines.
- If the patio cover is detached, show the distance to the main structure on the site.
- The distance from any other structures or features (such as pools) in the yard.

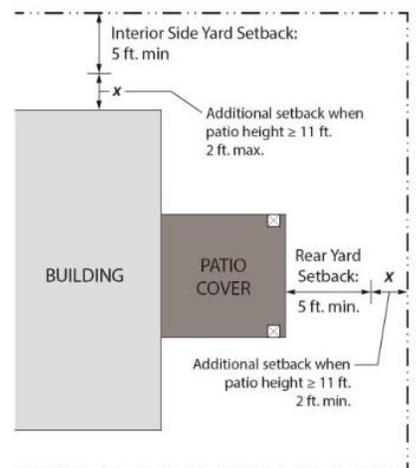
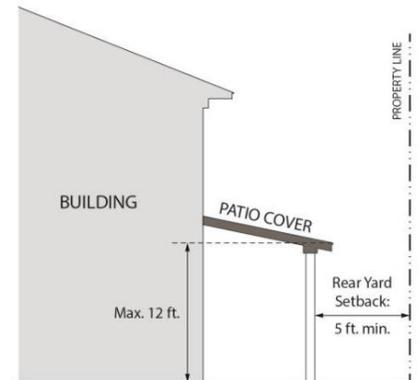
Setbacks: Setbacks are measured from the nearest post/structural support to the property line. If a patio cover is sloped or otherwise varies in height, the setback requirements for the side versus the front of the structure may vary depending on the orientation to the nearest property line(s).

Front and Street Side: Conform to building setback requirement of base zone.

Interior Side and Rear Setbacks:

Table 17.64.020.E-1: Patio Cover Setbacks	
Height at Point Closest to Property Line	Minimum Setback from Interior Side or Rear Property Line
Less than 11 feet	5 feet
At least 11 feet but less than 12 feet	6 feet
12 feet (Maximum Height)	7 feet

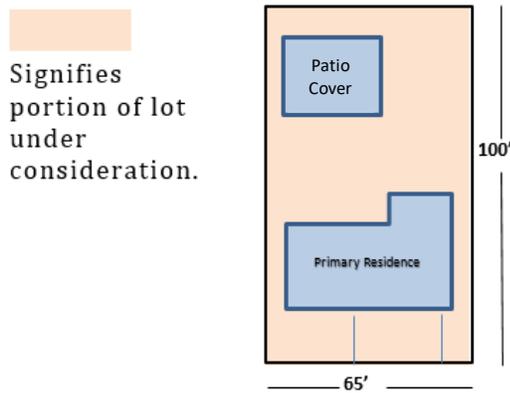
Projections (Section 17.64.060): Eaves, rain gutters, and other architectural features supported from the patio cover structure may project 24 inches into the required setback subject to applicable building and fire/life safety requirements.



Height: Patio covers shall not exceed 12 feet in height and shall in no instance exceed the height of the main building, except as otherwise approved for patio covers to match the architectural style and roof pitch of the primary building. Taller covers may be required to meet the setbacks of the base zone.

Yard and Lot Coverage:

- Patio covers with a permeable (i.e. open lattice style) roof/cover are exempt from overall lot coverage required for the entire parcel.
- Patio covers with a solid/impervious roof shall conform to lot coverage requirement(s) of the applicable zoning district.
- Solid residential patio covers may utilize up to 30 percent of the required rear yard setback area (as measured by the roof dimensions).



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.

Design:

- Patio covers may not encroach into recorded utility easements.
- Patio covers shall not be enclosed by any walls, partial solid panel wainscoting, and/or glazing, except for the walls adjoining primary and/or accessory building(s), which may not constitute more than two of the four sides of the patio structure.
- Patios shall be open structures that are at least 80 percent transparent.
- Patios shall not be conditioned space but may be fitted with removable clear plastic or screen mesh.
- Metal “lean-to” structures and similar metal structures are prohibited in residential zones.
- Carports must be constructed out of durable materials, complement the architecture of the primary structure, and be built on a permanent foundation. Temporary carports are prohibited.

If you have questions, please call the Community Development Department at (530) 661-5820. Our office is located at 300 First Street, Woodland, CA 95695.