

## PATIO COVERS

Thinking about building a patio cover? It's really not that difficult. If you are proposing a concrete slab only, no permit is required. However, if you are proposing a shade structure (trellis) or a solid or lattice patio cover, a building permit is required. You have the following options when building a patio cover:

1. Use this packet and provide the following two items; an 8.5 x 11 hand drawn or City GIS Site Plan and a completed City of Ventura Patio Cover Plan. If the illustration fits what you have in mind, all you have to do is fill in the blanks.
2. Use our "Residential Minimum Plan Submittal Requirements" handout (attached) and prepare a set of building plans.

For either option and in order to obtain a permit you will need approvals from Planning and Building & Safety. You will need three (3) sets of plans consisting of a plot plan and your patio cover construction drawing, both drawn to scale. For those of you who are not familiar with a plot plan, it is a footprint of your house and garage on your lot. If you have other structures on the lot also include them. The plot plan will show the existing structure(s), and how they are situated on the lot, the 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. Dimensions may be obtained from an assessors parcel map; physically determine the location of the property lines on the site (sometimes on new tracts the lot corners are marked at or near the sidewalk); then continue measuring the front, side and rear yard setbacks; transfer the measurements to a sheet of paper to a convenient scale. When you are finished, your plot plan will show your existing condition and the proposed patio cover. See the attached illustration.

In order to acquire approval from Planning, 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. In a single-family residential zone (R-1-6 or R-1-7) your rear yard setback is 25% the depth of the lot. As an example, let's assume that your lot is 100 feet deep and your proposed patio cover will be attached to the dwelling and located in the rear yard: your rear yard setback is 25 feet (100' X .25). Let's further assume that when you measure from your rear property line to the exterior wall of your house your measurement is 25 feet Your patio cover will be located within the required rear yard setback. The following are the requirements for attached patio covers within the required rear yard:

1. Width of patio cover is not to exceed one-half the width of the lot.
2. Patio cover supports (posts) are to be located a minimum of 12 feet from the rear property line and 5 feet from the side yard property line.
3. Patio cover eaves (overhang) may extend a maximum of 2 feet into the required rear yard and side yard setbacks. Eaves between 2 feet and 5 feet from side yard property line must be protected by 1-hour fire-resistant construction. No protection is needed for eaves more than 5 feet to property lines.
4. No enclosure of walls of any kind is permitted to sides of your patio cover.
5. Building coverage is limited to 35% for R-1-6 and R-1-7 zone lots.

Your building lot coverage is determined by dividing the area of the existing structure(s) plus the area of the proposed patio cover divided by the area of the lot. For example, let's assume that the area of your home and garage is 1800 sq. ft. and the area of your lot is 7000 sq. ft. (70' x 100'). Your building lot coverage is 2000 sq. ft. (1800 sq. ft. + 200 sq. ft.) divided by 7000 sq. ft., or 28.6%. See the attached illustration.

Requirements 1-4 apply any time your attached patio cover is located in the described rear yard; No. 5 applies in all cases.

There are various zoning designations throughout the city. Contact the Planning Division for the zoning of your property.

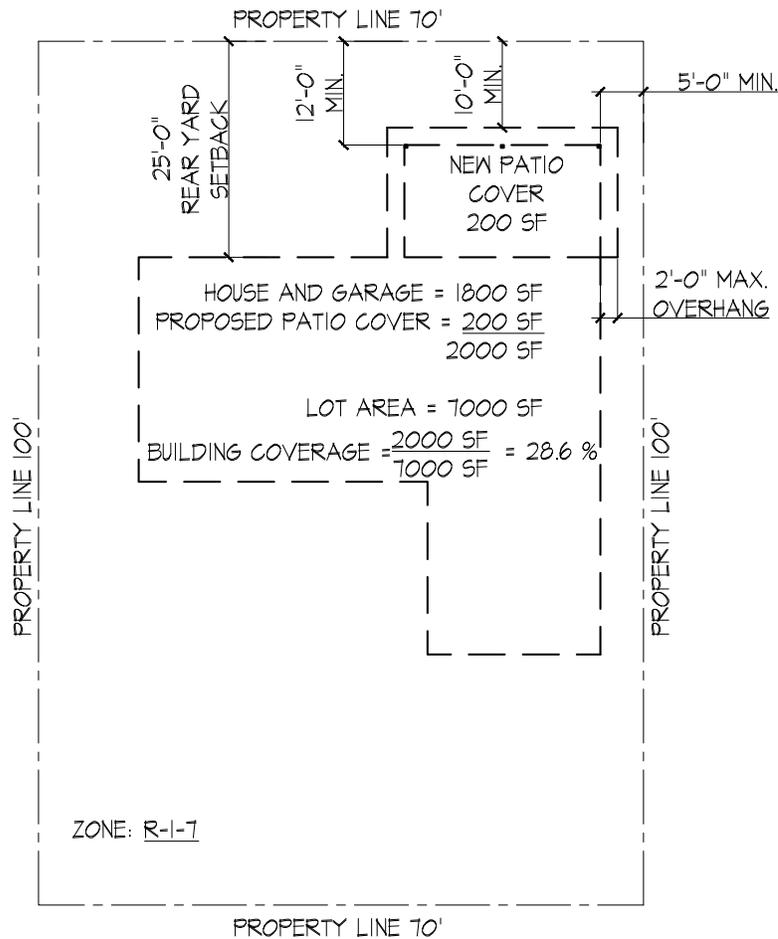
If your proposed cover exceeds 50% the width of the lot or is closer in setback(s) than is allowed or the building coverage is greater than is allowed, you will need to either reduce its size or apply for an "Administrative Variance." The administrative variance process is a public hearing process reviewed by the Planning Division. Discuss your proposal and administrative variance process and application with a Planning staff member. If you have an unusual situation also discuss it with a Planning staff member. Remember that your site plan must be drawn to scale and it is also an important part of a plan for obtaining a building permit.

Attached is an illustration of a typical attached patio cover along with span tables. If you have a detached patio cover or have something else in mind, submit your construction plan for us to review. The important details that are to be included on your plan are attachment to the house, proper member sizes, post to beam connections, and size and attachment to concrete footing or slab.

### PATIO COVER PLOT PLAN ILLUSTRATION

This site plan illustrates the zoning requirements for a patio cover in the required rear yard setback area.

OWNER NAME: \_\_\_\_\_  
 PROJECT ADDRESS: \_\_\_\_\_  
 LEGAL DESCRIPTION: \_\_\_\_\_



### STREET NAME

#### QUESTIONS?

Further information regarding Land Development permits and approvals can be obtained from the Planning Division. You can also contact the Building & Safety Division or Engineering Division with specific questions regarding building permits, engineering requirements, and the like.

HOURS: Monday, Tuesday, Wednesday and Friday, 7:30 a.m. to 5:00 p.m.  
 Thursday 9:00 a.m. to 5:00 p.m.  
 (City Hall closed alternate Fridays)

LOCATION: Ventura City Hall, 501 Poli Street, Room 117  
 PHONE: (805) 654-7869  
 MAILING ADDRESS: P.O. Box 99  
 Ventura, CA 93002-0099

\*All financial transactions must be completed by 4:30 p.m. daily