

ZONING INTERPRETATION RECORD

Subject of Interpretation: Patio covers in the R-4 district

Zoning Ordinance Section Number: 5.804.F

Title of Section: R-4; Property Development Standards - Building Setback

Cause for Interpretation: Numerous citations being filed while a number of existing patio covers not meeting the current interpretation have been built over several years.

Interpretation: In the R-4 district, patio covers which are constructed in a manner whereby fifty (50) percent of the roof structure is open and unobstructed to the sky do not need to meet the building setback requirements, but shall be required to meet any applicable building code requirements. The concept of building as defined in the ordinance implies a structure where an occupant is protected from the elements (sun and rain). References in R1- districts refer to attachments, patio covers, awnings, etc., as separate from a building or main building, also the R-4 district does not refer to Section 7 - General Provisions. Therefore, the setback provisions in R-4 are different from those in R1- and open patio covers are not intended to follow the standards for building. NOTE: This interpretation does not apply to R1- districts.

Don Haddler
Interpretation by

01/03/92
Date

Donald Haddler, Sr.
Approved By