RESIDENTIAL PATIO COVER REQUIREMENTS

SETBACK REQUIREMENTS

1. An enclosed patio cover is considered a room addition, and must observe all of the setback requirements for the main residence.

2. Unenclosed patio covers in the R-7.5, R-12.5, R-20, and R-TH districts may be located as close as six (6) feet to side and rear property lines, and may not be used as second floor patios.

3. Unenclosed patio covers may be covered with insect screening or transparent plastic of not more than 0.125 inch in thickness.

4. Consult the Building Department for specific zoning requirements.

PERMIT SUBMITTAL REQUIREMENTS

1. An enclosed patio is considered a room addition and must comply with all construction requirements for a residence.

2. Building permit required.

3. Two (2) copies of a plot plan, drawn to scale, showing all setback dimensions.

4. Two (2) copies of construction drawings showing all construction details including: Method of structural attachment to the residence, roof framing and covering details, post/column and beam details, foundation/footing details. Size, species, and grade of all framing members must be indicated. All connections should be indicated. Wood members in contact with the ground, or in contact with foundations must be treated lumber.

5. Separate electrical permit required for any electrical work.

6. Additional information may be required for unique circumstances.

ANY QUESTIONS PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT AT (817) 410-3165.

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DEVELOPMENT SERVICES DEPARTMENT
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