

Attachment A

Mark up of proposed Patio Cover related modifications to the Rocklin Municipal Code. Additions are shown as underlined text and deletions as struck out text.

17.08.030 - Setback applicability and measurement.

C. In all residential zones, the primary structure on any lot may project up to ten feet into the required rear yard setback designated by the regulations of this chapter for those zones or the applicable general development plan for planned development zones: provided, that the square footage lost from the projection is replaced by a yard or court located within the buildable portion of the lot. Unless otherwise permitted by the applicable zoning, the primary structure shall not be located less than five feet from the rear property line.

17.08.090 - Accessory ~~buildings—Garages—Barns and stables~~Structures.

A. An accessory ~~building structure~~ in any residential zone shall comply with the following:

1. Said structures shall be located to the rear or side of the main dwelling unit, not less than ten feet there from.
2. Said structures shall be a minimum of five feet from any interior side or rear property line and shall comply with the required front and street side yard setbacks as set forth in the applicable zoning. Such accessory building shall not be located within five feet of the side property line for interior lots and, in the case of a corner lot, shall not project beyond the required front yard.

B. ~~A detached garage shall not be located within five feet of any alley.~~

~~C.~~—Barns and stables, or any other building or structure used for the keeping of animals, shall be located on the rear one-half of the lot and not closer than twenty feet to any side or rear property line.

~~D.~~—~~A structure which is open on three sides, such as a patio cover, may encroach into the required rear yard setback up to five feet from any rear wall of the principal structure, but in no case may it be closer than five feet from the rear property line nor shall it create a condition where the maximum lot coverage for the zone is exceeded.~~

17.08.095 – Structures open on three sides.

A. In all residential zones, a structure, which is open on at least three sides, such as a patio cover, may encroach into the required rear yard setback up to fifteen feet from a rear wall of the principal structure, but in no case shall such a structure be located within five feet of the rear property line.

B. Structures open on at least three sides, whether attached to the primary structure or detached, shall not count toward lot coverage, regardless of roofing type, and shall not require compensation for encroachment into the rear setback area.

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C. On all lots that are 6,000 square feet or less in area, structures that are open on at least three sides, whether attached or detached to the primary structure, shall comply with the following standards:

- 1) The maximum height of said structures shall not exceed 10 feet, as measured from the adjacent finish grade to the highest point of the structure. The Community Development Director may approve a deviation from this standard when strict adherence to the standard would block an existing door or window.
- 2) Said structures shall be constructed of fire resistant materials.