



Patio/Porch/Trellis Plan Submittal requirements

The following items must be provided and/or shown on the submittal plans:

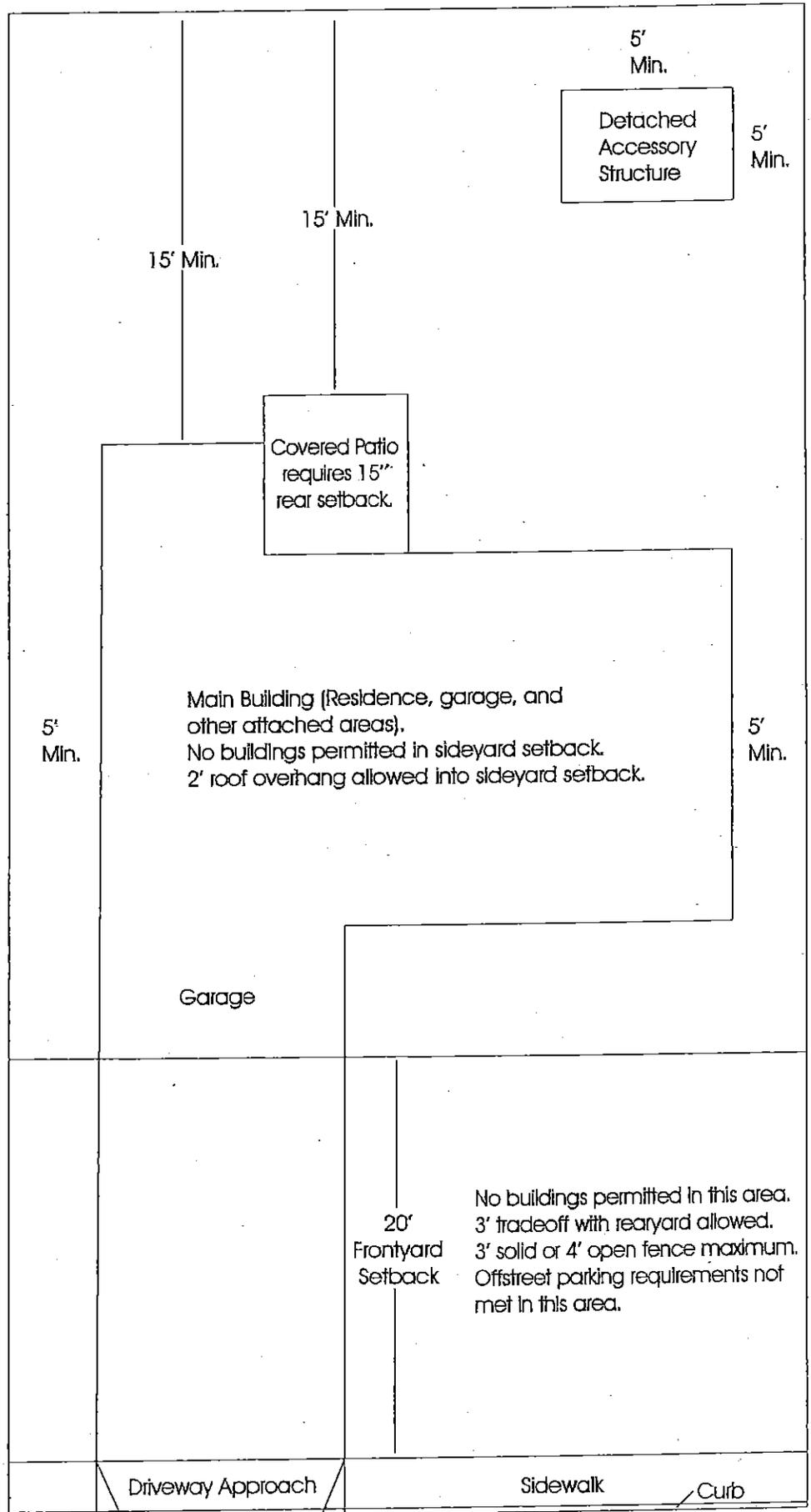
*Three (3) sets of plans and two (2) sets of any calculations are required for submittal, accompanying the Building Permit Application

1. Owner/Builder, Designer information
2. Plot plan showing property lines, distances from outside post to property line and distances to all adjacent structures
3. Truss or Structural calculations, as applicable to design
4. Provide footing detail:
 - a. Size and content of footing
 - b. Connection of post to footing
 - c. If the post is to be attached to an existing concrete slab, state so on plan and show and specify type of connection of existing slab to post
5. Provide top, side and front elevations
6. Show and specify on plans the type of connection of the post to beam or header
7. Show and specify header
8. Specify and show the spacing of posts to determine the span of the headers
9. Show the height to the header from slab or grade to the bottom of the header
10. Show and specify on plans the type of connections of header or beam to rafters
11. Provide the size of the rafters and specify their spacing and spans
12. Show and specify the connections of the rafters to the existing structure if the patio/porch/trellis is to be attached to an existing structure
13. Show method of providing lateral bracing
14. Define what type of covering is to be applied (lattice, decking, shingles, etc.) and pitch of roof
15. Provide size, spans, dimensions and method of connection for covering

City of Atwater
 Typical R-1 Zone Setbacks

Notes:

1. Corner lots have a 10' or 15' setback on exterior sideyard. Check.
2. No building or structure allowed in any easement.
3. Detached accessory structures 16' height maximum.
4. Detached accessory structures not more than 120 Sq Ft in roof area and 8' in height are exempt from setbacks. Detached accessory structures not more than 120 Sq Ft in floor area are exempt from building permits (One per lot not in the frontyard setback or P.U.E.)
5. Detached accessory structures greater than 500 Sq Ft in size will require an approved Conditional Use Permit.





**CITY COUNCIL
OF THE
CITY OF ATWATER**

ORDINANCE NO. CS 905

**AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF ATWATER AMENDING SECTIONS IN
TITLE 17, "ZONING," OF THE ATWATER
MUNICIPAL CODE RELATING TO PATIO
COVERS, FENCES AND DETACHED
ACCESSORY BUILDINGS/STRUCTURES**

The City Council of the City of Atwater does hereby ordain as follows:

SECTION 1: That Title 17, "Zoning," Chapter 17.16, "Low Density Residential Districts," of the Atwater Municipal Code is hereby amended as follows:

- 17.16.055(D) Attached unenclosed patio covers may encroach by ten (10) feet into the required rear yard setback.
- 17.16.065 Fences constructed from wood may not exceed seven (7) feet in height on the interior property lines, but may not exceed three (3) feet in height in exterior setbacks or within the clear-zone. A chain link fence without slats or similar type, which does not block the view, may be four (4) feet high within exterior setbacks. On all corner lots, exterior side yard fence constructed from wood may be seven (7) feet in height, set back ten feet from the property line.
- 17.16.080(K) Distance between main buildings and detached accessory buildings/structures shall be a minimum of five (5) feet unless fire or building codes require a larger distance.