TO: HONORABLE CITY COUNCIL
FROM: CITY MANAGER
DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT
DATE: JUNE 13, 2005
CMR: 276:05
SUBJECT: SITE COVERAGE FOR PATIOS AND OVERHANGS IN LOW DENSITY RESIDENTIAL DISTRICTS

RECOMMENDATION
Staff does not recommend.

BACKGROUND
On May 16, 2005 Council adopted the Low Density Residential Chapter with minor changes that have been incorporated into the second reading of the ordinance adopting the Chapter. With the adopting motion, the City Council requested that staff look into allowing an additional site coverage for patios and overhangs in the RE and RMD zoning districts. As shown in Table 2 below, development standards for the low density residential districts allow an additional 5% for covered patios and overhangs in the R-2 District, but not in the RE and RMD districts.

18.10.040 Development Standards
Portion of Table 2: Low-Density Residential Development Standards

<table>
<thead>
<tr>
<th></th>
<th>RE</th>
<th>R-2</th>
<th>RMD</th>
<th>Subject to regulations in:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Site Coverage:</td>
<td></td>
<td></td>
<td></td>
<td>18.04.030 (86A)</td>
</tr>
<tr>
<td>Single story development</td>
<td>25%</td>
<td>40%</td>
<td>40%</td>
<td></td>
</tr>
<tr>
<td>Multiple story development</td>
<td>25%</td>
<td>35%</td>
<td>40%</td>
<td></td>
</tr>
<tr>
<td>Additional area permitted to be covered by a patio or overhang</td>
<td>5%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

DISCUSSION
Staff has further analyzed this matter, consulted with the Individual Review (IR) consulting architect, and determined that additional site coverage for the RE and RMD districts is not needed for the following reasons.

1. Although the site coverage percentage in RE is lower, the minimum lot size in RE is considerably larger at one acre and a majority of lots in this district are above the minimum lot size. Therefore the site coverage requirement of 25% on a one-acre site
allows up to 10,890 square feet of coverage, sufficient for both the house (maximum house size of 6,000 sf) and overhangs.

2. The site coverage in RMD is already at 40%, whether pertaining to a one or two story building. This builds in the additional 5% for overhangs into the existing site coverage requirement.

3. The zoning ordinance exempts eaves and overhangs of up to four feet from site coverage requirements further providing for sufficient shading.

Staff has therefore not modified this in the second reading of the ordinance.

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