



Maricopa County

Planning & Development Department

Department Directive

Department Directive:
DD-2021-01
Supersedes:

Effective: 11/19/21

Initiator: Darren Gerard

Director: Tom Ellsworth

PURPOSE: To ensure consistent and fair treatment of Lot Coverage and Yard Coverage calculations for lattice and other non-solid cover structures

REFERENCE: Maricopa County Zoning Ordinance (MCZO), Sec. 201 Definitions

POLICY/PROCEDURE:

MCZO, Sec. 201 defines Lot Coverage as *"The percentage of the area of a lot which is occupied by all buildings. The first two (2) feet of roof overhang from the exterior walls of the primary building, and the first one (1) foot of roof overhang from the exterior walls of all accessory buildings, shall not be included in the lot coverage."*

MCZO, Sec. 201 defines Building as *"A structure having a roof supported by columns or walls for housing, shelter or enclosure of persons, animals, chattels or property of any kind."*

The MCZO doesn't define "Roof". However, the Maricopa County Local Additions and Addenda, adopted construction safety codes) although not defining Roof speaks to a roof assembly as a system designed to provide weather protection and resistance to design loads.

It is appropriate to consider the Lot Coverage and Yard Coverage to be the aggregate area under roof when the covered area is under a solid roof. However, there are many types of covers used for shade and landscape treatments that are not a solid roof and do provide shelter or housing. Examples include lattice work, pergolas, fabric canopies, etc. It is fair and appropriate that the areas of these partially open covers are calculated to account for the lessened coverage.

Any structure with a covering more than 50% solid/opaque will be calculated at 100% for Lot Coverage and Yard Coverage purposes. Any structure with a covering 50% or less solid (or that otherwise does not comport with a roof assembly pursuant to the county's construction safety code and should be considered as lesser coverage as determined by the Director) will be calculated at 50% for Lot Coverage and yard Coverage purposes. (Note the eave overhang exceptions in the definition still apply.)