

**City of Coronado
Community Development Department
Administrative Policy**

Subject: CORONADO CAYS – REAR DECKS IN THE VILLAGE TOWNHOUSE ZONE	<i>Date:</i>	September 13, 2019
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	<i>Approved by:</i>	Community Development Director

BACKGROUND: The Coronado Cays Specific Plan (Specific Plan) establishes land use regulations and development standards for Coronado Cays neighborhoods. Among other regulations, the Specific Plan outlines criteria for the use, placement, and setbacks of rear yard decks throughout individual neighborhoods in Coronado Cays but is silent for the Village Townhouse Zone. The lack of clear development standards has resulted in inconsistent interpretations by Community Development Department staff as to whether rear decks are permissible in the Village Townhouse Zone.

PURPOSE: The purpose of this policy is to establish clear and consistent standards for the use and placement of rear yard decks within the Village Townhouse Zone to ensure decks are built in a safe manner which minimizes impacts on neighboring residences.

POLICY: It is the policy of the City of Coronado Community Development Department that rear yard decks and patios are permitted structures in the Village Townhouse Zone. Rear yard decks, patio slabs, or other surface materials may encroach into required setbacks provided they do not exceed the height of the main structure's first floor house slab as constructed by the original developer and do not adversely affect the structural integrity of the bulkhead.

It shall also be the policy of the City of Coronado Community Development Department that any property owner who has an existing rear yard deck in the Village Townhouse Zone may retain the deck subject to compliance with the above referenced development standards and through obtaining approval of the Coronado Cays Homeowner's Association and a building permit from the City of Coronado.

Building permit and building inspection fees shall be waived for any resident within the Village Townhouse Zone who submits an application to either permit an existing deck or to rebuild a deck which was removed in response to a City code enforcement action.

This policy shall be effective immediately.