

OVERHEAD STRUCTURES

First Class Permit and Lee County Permit Required

Woodhaven Rules and Regulations, Article VII, Section 6C.

1. Total maximum under roof area of all overhead structures shall not exceed 400 square feet. First class permit is required.
2. Each structure may be made, covered, and roofed with any generally accepted industry material, in accordance with the manufacturer's intended purpose and installation instructions. Manufacturer's specifications may be required for permit.
3. The structure shall not exceed 12', measured from floor to roof peak.
4. Maximum roof extension (overhang) of an overhead is 24".
 - a. Extension (overhang) is measured from the support post establishing setback of the overhead, when placed over a patio or undeveloped area.
 - b. Extension (overhang) is measured from the support post establishing setback of the deck, when overhead is constructed as a deck overhead.
5. If the structure is attached to an RV, the integrity of each structure will remain sound when one is separated from the other. Support beams are to be adequately placed to support the weight of the overhead.
6. Overhead structures shall not be used to provide storage of personal property (except during the off-season); nor may it be used to shelter (full or partial) for recreational vehicle or automobiles.
7. Screened Overhead Structure
 - a. Screening installed to enclose an overhead must be temporary in nature if a room addition is also present on the property. (see option below) Use of screens is permitted from March 1 through November 30; screens must be removed from December 1 through the last day of February (the area is to remain open during this timeframe).
 - b. When no room addition is present on the property, screens may remain on a year-round basis. use of exterior shades to protect screen rooms must be manufactured specifically for this application and be maintained in good repair.
 - c. Property owners with less than 400 square feet of room addition on their property may screen the difference in the area up to the maximum 400 square feet, with that portion permitted to remain on a year-round basis. Any additional screening is required to be removed as noted in 7a.
 - d. A portable/temporary screen room (see Article VII, Section 6K) may not be used where a deck overhead has been enclosed with screens.

Setbacks: 15' from front property line, 7' from side and rear property lines.