

Chapter 31, Major construction

Lot Coverage

31.0308.04 Lot Coverage for the purposes of the paragraph 126 of the Protective covenant, Lot Coverage calculation shall include the Square Footage for the following in the numerator calculation:

- All areas covered by buildings measured to the outside wall (excluding eaves)
- All covered areas (including gazebos, pavilions, porta-cochere, trellises, etc.)
- All area covered by pools and water features including, and up to, a 4-foot wide perimeter paved pool decking and/or walkway
- All area covered by tennis courts and/or sports courts

Notice of Posting
Lot Coverage Calculation
Amendment to Rancho Santa Fe Regulatory Code

There is concern that over the past several years, the size, mass and bulk of residence construction in Rancho Santa Fe has grown substantially and that such large developments may not be in keeping with the provisions of the Protective Covenant. The governing documents of Rancho Santa Fe (the Protective Covenant, Regulatory Code, Articles of Incorporation) as well as the Operating Rules (The Residential Design Guidelines) together provide the foundation for preserving the character of the community.

While these documents have served as the means to preserve the community character for decades, it appears that with new trends for building bigger sized homes in rancho Santa Fe, a more precise interpretations as well as amendments are necessary. Therefore, the Board of Directors has approved for posting a proposed amendment to the Rancho Santa Fe Regulatory code that would clarify lot coverage calculations as defined in Paragraph 126 of the Protective Covenant. The paragraph states:

“Percentage of Lot Occupied. No building or structure shall be erected, constructed or altered which shall occupy either alone or with other buildings, a greater percentage of the area of the lot than as follows: Par. 127. (a) In Residence Districts of Class A not more than twenty (20) per centum.”

The Rancho Santa Fe Building Department current practice of Lot coverage calculation reflects that of the County of San Diego and does not include the swimming pools (and/or water features) and tennis courts (and/or sports courts) in the numerator for the above calculation.

The Amendment revises the current practice of Lot Coverage calculation by including the square footage of the swimming pools (and/or water features) as well as up to 4-foot perimeter decking, and tennis courts (and/or sports courts) in the numerator as follows:

- Area covered by swimming pools (and/or water features) and its associated perimeter decking of up to 4 (four) feet.
- Area covered by tennis courts or any other sports courts.

The comments are due by March 5, 2020.