



## Community & Economic Development Department Property Development Regulations & Planning Review Fees 2013

	S-F (SINGLE-FAMILY) ZONE	R-E (RESIDENTIAL ESTATE) ZONE
<b>Maximum Lot Coverage</b>	45% if less than 5,500 sq. ft. 40% if greater than 5,500 sq. ft.	35%
<b>Front Yard Setback</b>	20 ft.	30 ft.
<b>Side Yard Setback</b>	5 ft. 10 ft. if abuts street	10 ft. 20 ft. if abuts a street
<b>Rear Yard Setback</b>	10 ft. 1-Story 15 ft. 2-Story	15 ft. 1-Story 20 ft. 2-Story
<b>Building Height Maximum</b>	24 ft.	24 ft.
<b>Setback between Structures</b>	7 ft. from accessory structure 10 ft. from habitable structure	7 ft. from accessory structure 10 ft. from habitable structure

### Requirements:

- Plans must be drawn to architectural scale (Example: ¼ inch = 1 ft. or ½ inch = 1 ft.)
- Identify location of existing water heater. If proposed addition requires relocation of existing water heater or is located along exterior walls where a second story is being constructed, water heater must be placed within addition.
- Identify location of driveway and approach.
- Floor plan is required for any additions of enclosed structures.
- A two-car garage with interior dimensions of 18' x 20' is required for new dwelling units.
- Any guesthouse addition requires one attached covered parking space (carport or garage). The guesthouse may not include kitchen facilities (microwave, stove, refrigerator, etc.).

### Summary of Permit Process:

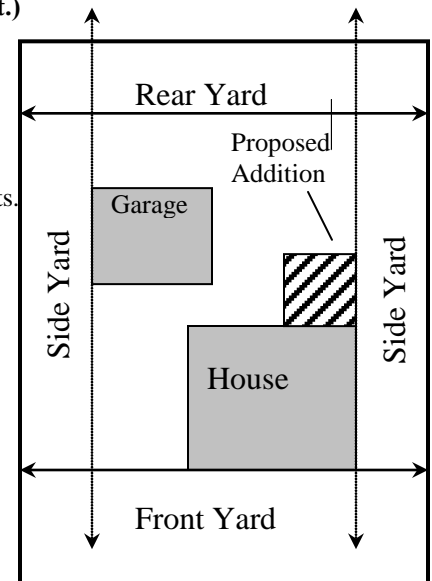
#### **Planning**

- Submit 2 sets for Zoning Consistency Review (All plans to be drawn to scale).
- Fees: \$345 for habitable additions (bedroom additions, room expansions, etc.); \$70 non-habitable additions (pools, patios, porches, etc.) These fees are doubled for Code Enforcement cases.
- Duration: 5 – 7 Days

#### **Building**

- Submit for Plan Check
  - 3 sets of construction plans with 2 sets of Structural Calculations and Title 24 (if needed)
  - Plan Check fee (based on square footage and valuation of the project)
  - Duration: 2 – 3 Weeks (if corrections are needed, allow another 1-2 weeks)
- Additional fees may apply: over 500 sq. ft.= school fees, valuation over \$100,000 = Waste Management Deposit
- Permit Issuance
  - Permit Fee (usually a little more than plan check fee )
  - Job Card Issued: Applicant responsible for scheduling inspections
- Final Inspection

**SAMPLE SITE PLAN**



NOTE: Other development standards or discretionary permits may apply. Development standards provided are meant to serve as a preliminary guide only.

## **Common Planning Conditions:**

1. Construction hours shall only take place between 7 a.m. and 7 p.m.
2. Roof-mounted vents shall be painted to match roofing material.
3. All mechanical equipment and ducts must be completely enclosed and indicated on plans.
4. Roof style of enclosed additions must match roof style of existing residence. (Except for prefabricated patios)
5. Driveway shall be unencumbered from the pavement upward.
6. Identify location of water heater. Addition to incorporate water heater within structure if exterior water heater requires relocation.
7. *For new homes:* Identify location of utilities on/near property. Utilities and appurtenances serving addition shall be located underground and completely concealed from view, subject to field verification from building inspector.
8. No eating, sleeping, cooking or living permitted within non-habitable structures.
9. Must maintain a continuous opening between existing residence and any room addition(s).
10. There shall be a distance maintained between dwellings and accessory buildings of not less than seven feet with the separation of any roof eaves at least four feet.
11. Paved driveways must be provided for new garages.
12. Guest house cannot be rented, leased or have a kitchen/kitchen facilities. A Guesthouse covenant and agreement is required prior to building permit final.
13. Storage structures 120 sq. ft. or less require planning approval only (unless it has electricity or plumbing). If the storage structure has windows or doors, it requires 10 ft. side/rear setbacks.
14. No bathrooms permitted in accessory structures.

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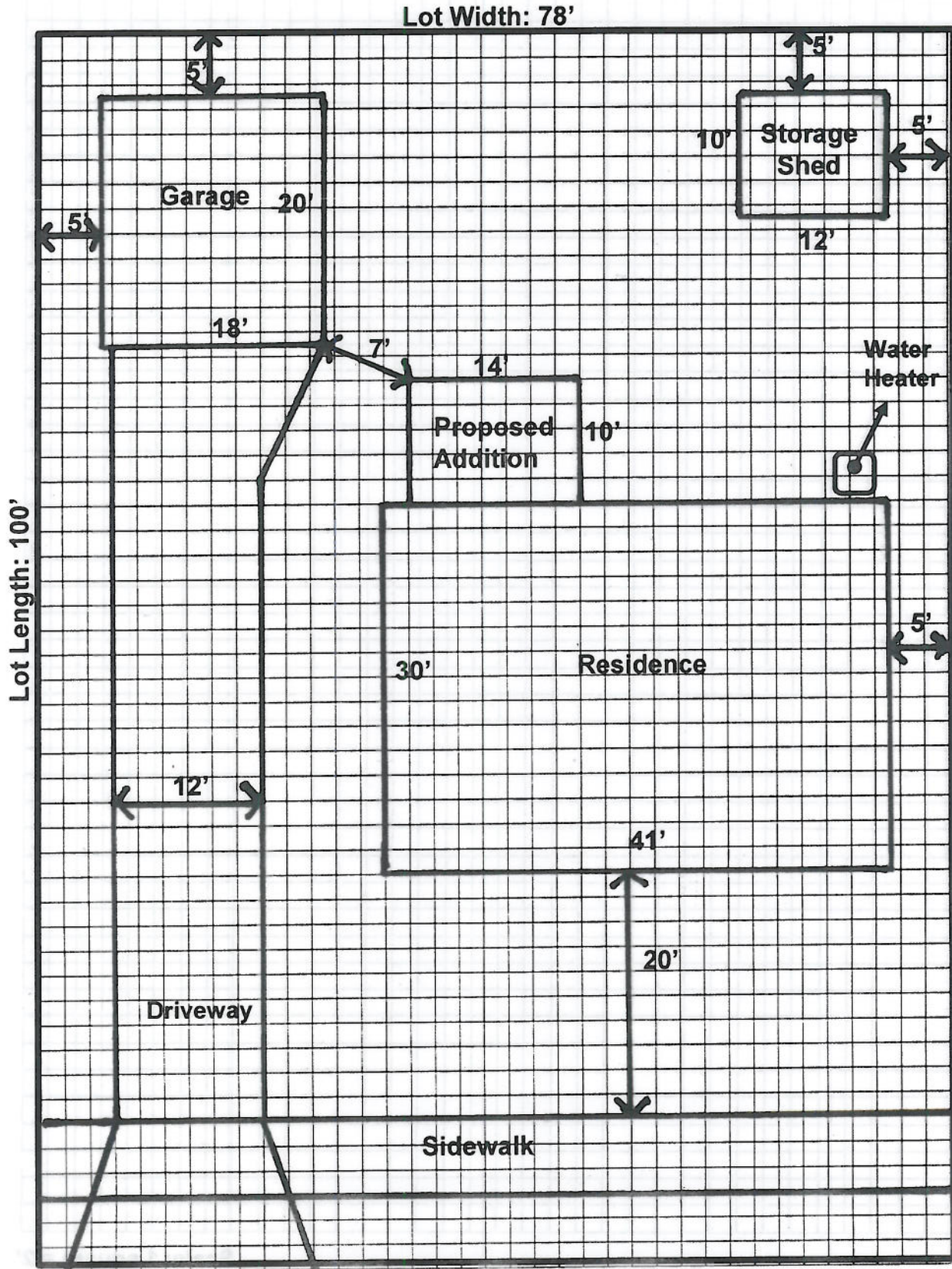


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## SAMPLE SITE PLAN

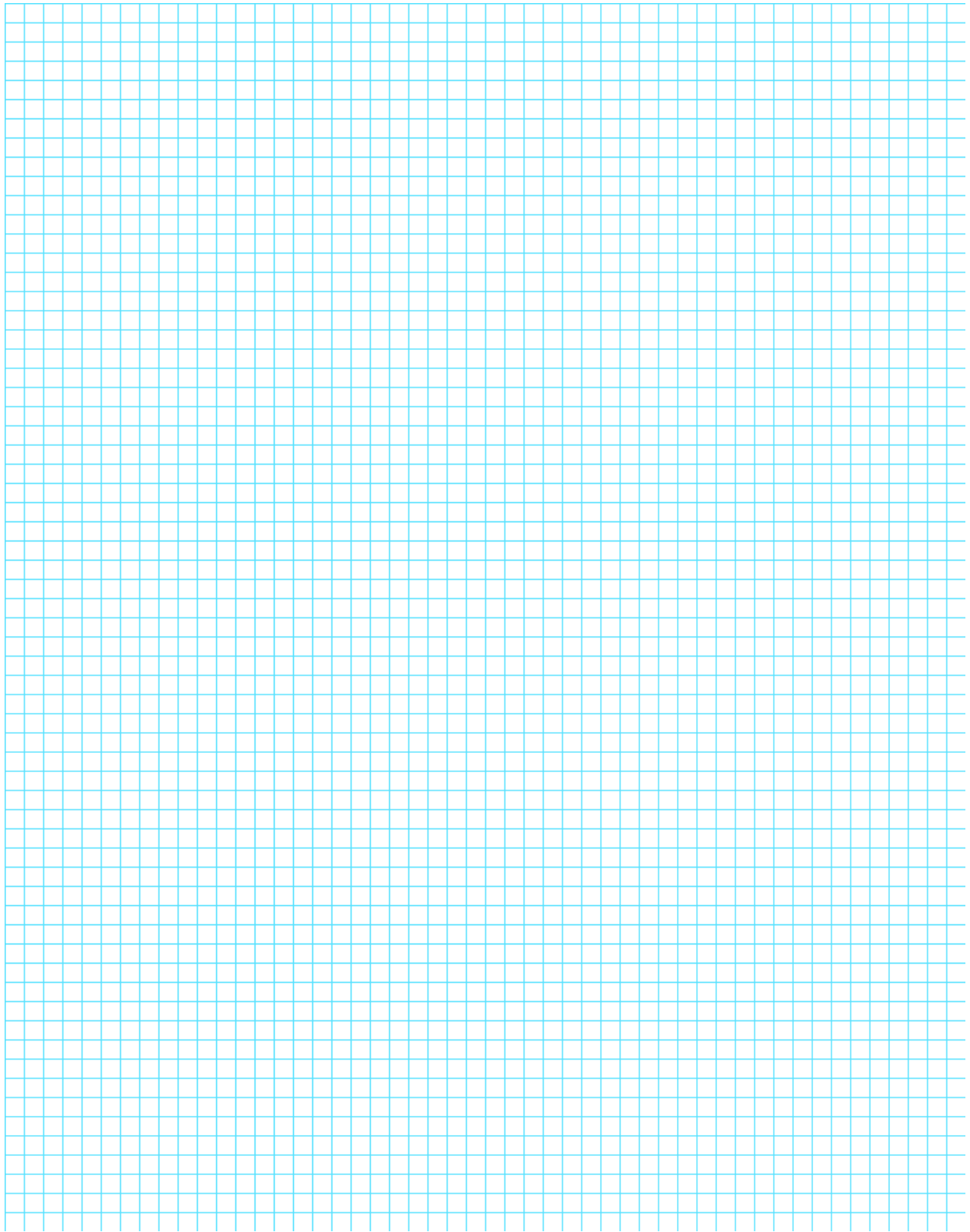
**Required Information:**

- Address
- Property Owner & Phone Number
- Site plan must be drawn to architectural scale (Example: 1/4" = 1')
- Clearly identify proposed addition
- Exact setback distances from all existing and proposed structures
- Exact lot dimensions
- Exact exterior dimensions of all existing and proposed structures
- Identify water heater
- Identify driveway & approach



Scale: 1 square = 2'

Name: \_\_\_\_\_ Property Address: \_\_\_\_\_



**Scale: 1 square = 2 feet**