



# Community & Economic Development Department

## Property Development Regulations & Planning Review Fees 2011

	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

### Additional Information:

- 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.
- A two-car garage with interior dimensions of 18' x 20' is required for all 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:

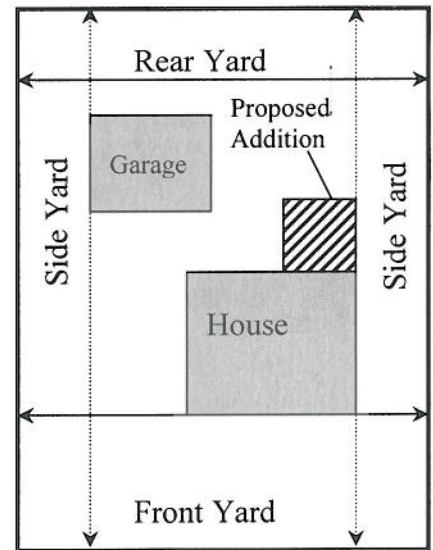
#### **Planning**

- Submit 2 sets for Zoning Consistency Review (All plans to be drawn to scale).
  - 2 sets required for legalizations, signs plans, covered patio/porch
- 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: 3-5 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 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.**