



Community Development Department

Property Development Regulations

Contact (562) 801-4332 or planning@pico-rivera.org

	S-F (SINGLE-FAMILY) ZONE	R-E (RESIDENTIAL ESTATE) ZONE
Maximum Lot Coverage	45% if less than 5,500 sq. ft. 40% if greater than 5,500 sq. ft.	35%
Front Yard Setback	20 ft.	30 ft.
Side Yard Setback	5 ft. 10 ft. if abuts street	10 ft. 20 ft. if abuts a street
Rear Yard Setback	10 ft. 1-Story 15 ft. 2-Story	15 ft. 1-Story 20 ft. 2-Story
Building Height Maximum	24 ft.	24 ft.
Setback between Structures	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 ⅛ inch = 1 ft.)**
- Show accurate property lines and foot print of all structures on the property.
- **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 electrical meter.**
- **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.

Summary of Permit Process:

Planning

- Submit for Zoning Consistency Review (ZCR)
 - Submit site plan, floor plan and elevations through email.
 - Fees: \$339.90 for habitable additions (bedroom additions, room expansions, etc.), \$169.95 non-habitable additions (pools, patios, porches, etc.).
 - These fees are doubled for code enforcement cases.
 - Duration: 2 – 3 weeks

Building

- Submit for Plan Check
 - Submit full construction plans with Structural Calculations and Title 24 (if needed) through email.
 - Plan Check fee (based on square footage and valuation of the project)
 - Duration: 4 – 6 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

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.
15. Off-street parking must be provided when the existing residence is altered or enlarged by additions with the exception of nonconforming conditions.

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