

City of Norco

General Requirements for Accessory Buildings

EFFECTIVE 10/1/2010, ALL DETACHED ACCESSORY BUILDINGS MUST BE REVIEWED AND APPROVED BY THE PLANNING COMMISSION.

APPLICATION REQUIREMENTS:

- 864 square feet or under: requires a Site Plan Review
- Over 864 square feet: requires a Conditional Use Permit

MINIMUM SETBACK REQUIREMENTS:

- Between Buildings: 10'
- Side: 5'
- If the lot is on a corner, 15' must be provided on the corner street side of the lot.
- Rear: 5'

MAXIMUM HEIGHT REQUIREMENTS:

- Under 864 square feet: 14' or as approved by the Planning Commission.
- Over 864 square feet: 20' or as approved by the Planning Commission.

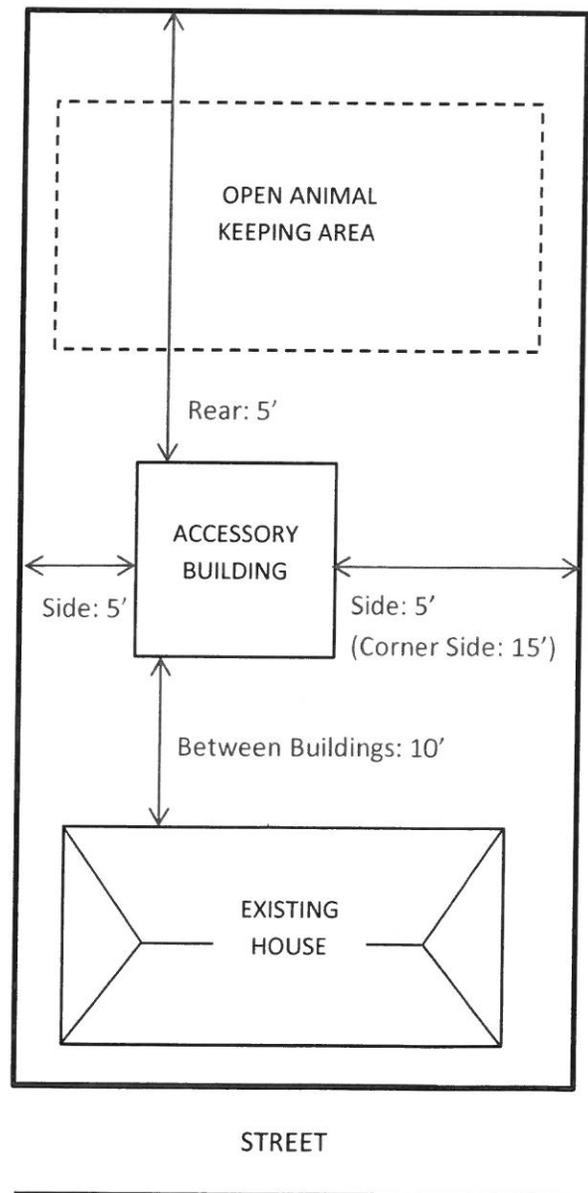
ANIMAL KEEPING AREA:

If there is no Primary Animal Keeping Area on the property, a contiguous animal keeping area will be required, and must be maintained. The provisions for an Animal Keeping Area are as follows:

- The area must be rectangular in shape, with a minimum of 24' on any side.
- The total open area shall be equal to the allowed number of animal units multiplied by 576 square feet. For example, if 5 animal units are allowed in a property, then the total open space must be 2880 sq. ft. or bigger.

LOT COVERAGE:

- The maximum lot coverage of all structures shall not be more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less).
- For properties with PAKA's, that maximum PAKA coverage is 40%.



Plan Requirements for New Construction

Additions, Garages, Accessory Structures, Etc.

Submit (3) complete sets of plans. All plans shall be neatly drawn upon substantial paper (minimum 8-1/2" x 11", **maximum 24" x 36"**), exactly as the building is to be constructed. Minimum font size is 10. Provide job address and property owner's name, address and telephone number on all pages. Defaced, incomplete, illegible or faded plans will not be accepted. Number pages & provide index.

Minimum plan requirements: Provide additional info as necessary to indicate the exact nature & extent of the proposed construction:

- Plot Plan:** Of the entire lot & drawn to scale (suggested scale 1" = 40'). Provide North arrow. Identify all property lines. Indicate the size, use & setback dimensions of **all proposed & existing** construction, including all accessory structures, patios, retaining walls, flatwork, etc. Provide flow lines indicating the drainage pattern of the property after improvement. Include adequate dimensions, elevations & section views to indicate proper drainage around & away from proposed construction.
- Foundation Plan:** Provide a plan view of the foundation slab & cross-sectional details of all footings. Indicate all holddown devices & anchor bolt size & spacing.
- Floor Plan:** Scale to be 1/4"=1'. Provide a fully dimensioned plan view of proposed construction (double-line walls), including all rooms adjacent to additions & alterations. Indicate the size, types & locations of all windows & doors. Indicate all header & beam sizes. Show the size, spacing & direction of ceiling joists. Identify all plumbing fixtures & electrical outlets, lights, switches, etc. Differentiate new construction & new components from existing.
- Roof Plan:** Provide a plan view of the proposed roof. Indicate the size, spacing & directions of all rafters, including all existing rafters below areas of new "California" fills. Indicate lines of purlin bracing & dimension all spans. Truss roofs require the submittal of "wet-signed" truss plans & calculations (2 sets, no deferrals). Indicate any rooftop equipment (HVAC, solar, etc.).
- Exterior Elevations:** Provide elevations adequate to identify all exterior features. Indicate doors, windows, finish floor line, grade line at foundation, wall heights, braced wall panels, exterior finish, attic vents & roofing material. Roofing material to be minimum Class "B" fire-rated & installed to meet all high wind requirements. Indicate roof pitch(s).
- Structural Details:** Provide a cross-sectional detail of all spans, plus details of all main structural connections. Cross-section to show the foundation & the size & spacing of all structural members (studs, joists, rafters, beams, etc.). Indicate all required hardware & the species & grade of all structural lumber. Indicate insulation and interior wall & ceiling finish materials.
- Energy:** Provide Title 24 energy documentation based on 2013 Building Energy Efficiency Standards (BEES).
- Design:** All work is to comply with 2013 CBC. All structures or portions of structures not conforming to the conventional framing provisions of the CBC will require professional design.