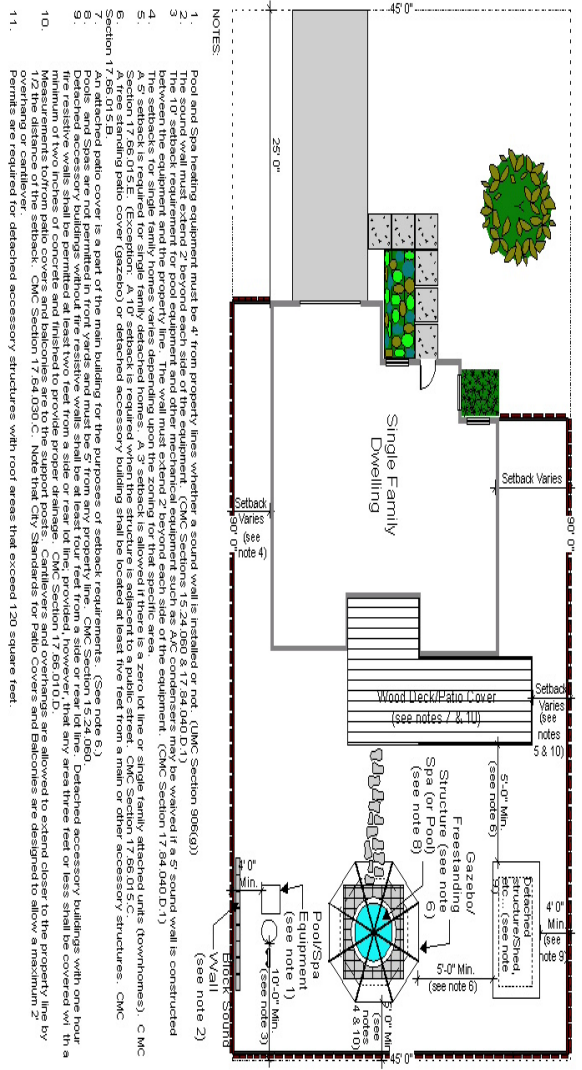


Sample Site Plan



- NOTES:
1. Pool and Spa heating equipment must be 4' from property lines whether a sound wall is installed or not. (UMC Section 906(G))
 2. The sound wall must extend 2' beyond each side of the equipment. (CMC Sections 15.24.060 & 17.64.040 D.1)
 3. The sound wall must be constructed of a minimum of two courses of concrete and finished to provide proper drainage. (CMC Section 17.66.010 D)
 4. The setbacks for single family homes varies depending upon the zoning for that specific area.
 5. A tree standing patio cover (gazebo) or detached accessory building shall be located at least five feet from a main or other accessory structures. CMC Section 17.66.015 E. (Exception: A 10' setback is required when the structure is adjacent to a public street.
 6. A tree standing patio cover is a part of the main building for the purposes of setback requirements. (See note 6.)
 7. Pools and Spas are not permitted in front yards and must be 5' from any property line. (CMC Section 15.24.060)
 8. Detached accessory buildings with one hour fire resistive walls shall be permitted at least two feet from a side or rear lot line, provided, however, that any area three feet or less shall be covered with a minimum of two courses of concrete and finished to provide proper drainage. (CMC Section 17.66.010 D)
 9. Detached accessory buildings with one hour fire resistive walls shall be permitted at least two feet from a side or rear lot line, provided, however, that any area three feet or less shall be covered with a minimum of two courses of concrete and finished to provide proper drainage. (CMC Section 17.66.010 D)
 10. Detached accessory buildings with one hour fire resistive walls shall be permitted at least two feet from a side or rear lot line, provided, however, that any area three feet or less shall be covered with a minimum of two courses of concrete and finished to provide proper drainage. (CMC Section 17.66.010 D)
 11. Permits are required for detached accessory structures with roof areas that exceed 120 square feet.

CITY OF CORONA
BUILDING DEPARTMENT

LAST REVISION	
1	October 4, 1995
2	Dec. 14, 2000

COMMUNITY DEVELOPMENT
Planning & Permitting Section / Administration



City of Corona
Community Development Department
400 S. Vicentia Avenue
Corona, CA 92882-2187

City of Corona

Community Development Department

General Information

Promoting and Sustaining Quality Development

Mission Statement

The mission of the Community Development Department is Promoting and Sustaining Quality Development.



Planning (951) 736-2262
Building (951) 736-2250
Code Enforcement (951) 739-4970
www.discovercorona.com

Introduction

Under general direction of the City Council and City Manager, the Community Development Department works with various other departments to provide a continuing quality of life for the residents and business owners located in the City of Corona. The Community Development Department is made up of the Planning Division, Building Division and Code Enforcement Division.

Planning Division

The Planning Division works with land developers in regards to commercial, industrial and residential developments. City planners review each proposed development to ensure that the design, architecture and final product comply with city ordinances and design guidelines. In certain instances, proposed developments requiring discretionary approval are forwarded along with a recommendation of the Planning Commission and City Council. The Planning Division is also responsible for the items listed below:

- ◇ maintaining current zoning codes and zoning maps
- ◇ minor and major variances
- ◇ fence, wall and gate permits
- ◇ patio covers
- ◇ sign permits
- ◇ residential, commercial and industrial additions
- ◇ providing overall general zoning information

Building Division

The Building Division is responsible for issuing building permits for new and existing construction, issuing demolition permits, taking plans in for plan check, routing plans to the proper departments for plan check, calculating permit fees, sending building inspectors to the project site to inspect the work and sending building inspectors to check unsafe unpermitted construction.

Code Enforcement Division

The Code Enforcement Division is responsible for enforcing property maintenance standards, ordinances related to unpermitted signs, land uses, development standards, abandoned vehicles, and substandard properties. Code Enforcement officers assist other departments such as Building Inspectors, Fire, Animal Control, Public Works, and Police in the interpretation and enforcement of various municipal codes.

Code Enforcement Violations to Avoid:

- ◇ Deteriorating wood, stucco, siding materials, roofs, foundations, floors, peeling paint, lack of paint causing dry rot, warping or termite infestation.
- ◇ Overgrown grass, weeds, trees, or other plant materials to such a degree that it creates a fire hazard.
- ◇ Storage or parking abandoned, inoperative, wrecked or dismantled vehicles or parts outside of an enclosed garage or solid six foot wall or fence.
- ◇ Storage or parking of trailers, campers, boats, vessels, watercraft, or recreational vehicles in the front yard. A two car garage parking space is required for most single family residences.
- ◇ Green pools.

Counter Permits

Over the counter permits begin with Planning Division review for overall general requirements followed by submittal to the Building Division for plan check submittal and building permit issuance. The following permits can be obtained at the Community Development Department's public counters:

- ◇ *Room Additions*
- ◇ *Sign Permits*
- ◇ *Fence and Wall Permits*
- ◇ *Patio Covers and Accessory Buildings*
- ◇ *Temporary Use Permits*
- ◇ *Garage Sale Permits*
- ◇ *Banner Permits*
- ◇ *Pool Permits*

Site Plan Requirements

- ◇ Minimum acceptable size of a site plan is 8 1/2" x 11".
- ◇ Indicate the scale and north arrow on the site plan.
- ◇ Show all property lines and dimensions.
- ◇ Indicate all streets and alleys.
- ◇ Show all buildings, structures, etc.
- ◇ Show proposed additions.
- ◇ Provide name and address in a title block.
- ◇ Provide legal description.
- ◇ Plans must be drawn legibly.
- ◇ Three (3) copies of site plan are required for all building permits (4 copies for sign permits).