



RESIDENTIAL REMODEL/ADDITION PLOT PLAN

City of Shasta Lake
Development Services
4477 Main Street
PO Box 777
Shasta Lake CA 96019
(530) 275-7430

GENERAL

1. **PARCEL MAP:** Copies of parcel maps showing the property line boundaries and orientation may be obtained from the Shasta County Assessor's Office, the City of Shasta Lake Planning Division, or the title company where the property deed was recorded.
2. **EXISTING STRUCTURES:** When preparing the plot plan, show all existing buildings, patio covers, pools, etc. on the plan as well as the dimensions of all distances of these structures to the adjacent property lines and to the proposed building project.
3. **TREES:** The City of Shasta Lake's Tree Ordinance requires that for each proposed single-family unit/lot, three 15-gallon trees must be planted; and, two 15-gallon trees must be planted for each new multifamily unit. In addition, one 15-gallon tree must be planted for each protected tree removed.
4. **DECKS:** Open, unattached, and uncovered decks, platforms, walks, and driveways not more than 30 inches above finished ground do not require a building permit. When above 30 inches to ground, attached, or covered, construction drawings and a valid building permit are required. Decks, porches, etc. that are 18 inches or less from finished grade may be constructed to within 18 inches of the property line.

DETACHED BUILDINGS

1. **LOCATION:** Detached buildings constructed on a residential lot must be located on the rear half of the lot, a minimum of 10 feet from the dwelling unit, and shall be no closer than 3 feet from the property line to the closest projection. If the 3-foot minimum clearances cannot be achieved, a fire-rated structure or separation will be required.
2. **TOTAL NUMBER OF SQUARE FEET:** Attached or detached private two-car garage or carport not exceeding five hundred fifty (550) square feet of floor area, plus one thousand (1,000) square feet of floor area in the same or separate garage or carport or in a residential accessory building(s) or greenhouses or a combination thereof. Any building under one hundred twenty (120) square feet of floor area is not considered part of the one thousand (1,000) square foot total.
3. **SIZE LIMITATIONS:** One-story, detached accessory buildings used as tool and storage sheds, playhouses, or similar uses are exempt from required building permits provided that the projected floor area does not exceed 120 square feet and that the installed location is in conformance with all other items addressed above. Detached buildings in excess of 120 square feet shall require building plans and a valid permit. The maximum permissible height of a detached structure on a residential lot is fifteen feet.

SETBACKS AND EASEMENTS

1. **EASEMENTS:** All easements, including electric utilities, gas services, and sewer and drainage lines, shall be shown and identified on the plot plan. Information concerning easements may be obtained from the City of Shasta Lake Planning Department or the title company where the property deed was recorded.
2. **SETBACKS:** All setbacks shall be measured from the property line. Typically, when the proposed structure is attached to the house, the minimum setbacks are 20 feet in the front yard, 5 feet on one side yard and 12 feet on the other side yard, and 15 feet for the backyard on residential lots zoned "R-1" Single Family Residential District. Be sure to check with the City of Shasta Lake Planning Division for the zoning of the property and the required minimum distances allowable to property lines on any specific parcel.

See Plot Plan Example on Next Page

