



RESIDENTIAL REMODEL/ADDITION PLOT PLAN



City of Redding
777 Cypress Avenue
Redding CA 96001
Telephone:
(530) 225-4013
FAX: (530) 225-4360

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 Redding 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 Redding's Tree Ordinance requires that for every 500 square feet of enclosed gross living area or covered space, a 15-gallon tree must be planted. This means that when doing additions of habitable living area, a tree must be provided for every 500 square feet of existing and added habitable space. Credit is given for existing trees at a rate of 2 required trees for every 1 existing tree with a trunk diameter of 6 inches or more at 4.5 feet above the ground.
4. **DECKS:** Open and uncovered decks, platforms, walks, and driveways not more than 30 inches above finished ground do not require a building permit. When built above 30 inches to ground or if 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. **NUMBER:** Unless specifically approved by the City of Redding Planning Division, only 1 detached accessory building is permissible for any 1 residential lot.
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 roof 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 20 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 Redding Engineering 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 10 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 Redding 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

