

Additions & Accessory Buildings



INFORMATION

What is an accessory building?

In residential neighborhoods, accessory buildings include any structure that is not part of the main residence. Examples include: barns, cabanas, carports, decks, detached garages, gazebos, guest houses, second dwelling units (sometimes called "granny flats"), and patio covers. (Rancho Cucamonga Municipal Code 17.02.140)

How close to property line can I build?

The City is divided into different areas called "zones." Each zone has its own set of development standards. The requirements for the same zone may vary in different areas of the City, such as within planned communities (Terra Vista and Victoria) and the Etiwanda community. The required distance (setback) from property line depends upon the zone and type of structure.

By checking your street address, the Planning Department can determine what building setbacks are required for your lot. There are setback requirements from the front, side, and rear property lines. In the front yard, building

setbacks are measured from the curb face. Within the rear yard area, special development standards apply.

Where is my property line?

The Engineering or Planning Department can provide you with a copy of your recorded tract map that shows dimensions of your lot and any easements. Your property deed also will include a "legal description" that describes the boundaries of your lot. Do not assume that a fence or wall is at your property line. You may need to hire a surveyor who can determine and mark the location of your property lines.

How high can I build?

Like building setbacks, the height limit is based upon the type of structure and the zone. As a general rule, accessory buildings are subject to the same height limit as the residence; however, are limited to 16 feet (one story) within the rear yard setback. Contact the Planning Department for specific information about your lot.

What is the maximum floor area?

The maximum area of the lot that can be "covered" by buildings depends upon the zone. Lot coverage is any area of the property covered by buildings (measured from the outer edge of roof eaves), solid patio covers, projecting balconies, decks, and similar features. Lot coverage does not include driveways, patio slabs, open trellis/lattice style patio covers, sidewalks, landscaping, pools, or sport courts. Contact the Planning Department for specific information about your lot.

Do I need a permit?

A building permit is required for detached structures of 120 square feet or greater, any size room addition to an existing home, including patio covers and slabs. Permits are also required for any remodeling involving removal or construction of walls, openings, new and/or changes to electrical or plumbing. Contact the Building & Safety at (909) 477-2710 to obtain the necessary permits prior to construction.

Barns

A separate handout is available from the Planning Department for barns.

Second Dwelling Units

A separate handout is available from the Planning Department for second dwelling units.

Further Information

Please call or visit us at 10500 Civic Center Drive. City offices are open Monday through Thursday, between 7:00 a.m. and 6:00 p.m. Our phone numbers are:

- Building & Safety (909) 477-2710
- Engineering (909) 477-2740
- Planning (909) 477-2750

