

## R-1 SINGLE FAMILY DEVELOPMENT REQUIREMENTS

The following requirements reflect the City of Canyon Lake Zoning Ordinance and related City documents. *The Property Owners Association (POA) may have different requirements and should be contacted for further information.*

### Project Plan Submittal Information

- Plans must be filed with **both** the City of Canyon Lake and the Canyon Lake Property Owners Association (POA). It is the responsibility of the applicant to file the appropriate information with both entities and pay and applicable review fees.
- Plans filed with the City are to be submitted to the City Building Department. The City Planning Department will also review the plans and a separate review fee and application is required. The Plans reviewed by the Planning Department are to include the following:
  - ✓ A Site Plan/Plot Plan, with all distances dimensioned; Any existing easements displayed, and; Proposed landscaping and impervious surfaces shown and tabulated.
  - ✓ Building elevations of all four sides of the building.
  - ✓ Floor plans.
- All Building Plan Check Fees and Development Impact Fees will be tabulated by the Building Department at the time of submittal.

### Building Setbacks

- Front Yard: 20 feet
- Rear Yard: 10 feet
- Side Yard: 5 feet (interior), 10 feet (street side)

### Building Height

- a. Building height shall not exceed height of 40 feet, except as authorized by subsection (1) below.
- (1) In instances where the lot slope is greater than 10 percent for lots that are below the street grade, as measured from the front lot line to the rear lot line, the building height shall not exceed either of the following criteria:
- (A) A maximum height of 45 feet, as measured at the average finished grade elevation, which is established as the point between the lowest and highest finished grade elevations under the structure.
  - (B) A maximum height of 25 feet, as measured from the average established top of curb grade at the front lot line to the highest point of such building.
  - (C) For the purposes of this subsection, applicants must provide complete topographical and lot survey information prepared by an architect, surveyor, or civil engineer licensed or registered to practice in the State of California, for the lot or lots involved. Such information shall include elevation reference points for the front and rear lot lines shown directly on the site plan.

### Parking

- Two cars per dwelling

### Lot Size

- Minimum lot size: 7,200 sq. ft. If a lot is smaller than 7,200 sq. ft. it may be developed as a non-conforming lot and must meet all existing development requirements.

### Utility Connections

- The applicant/builder is required to obtain all necessary approvals from the appropriate water/sewer entity and public utility.

### Easements

- Some properties have existing recorded easements for sewer, drainage or access that traverse the property. All structures must avoid existing easements to maintain their effectiveness. Please check recorded documents, such as record Tract Maps and landowner's Preliminary Title Report for that information.

### Landscape Plans

- Landscape plans are required upon submittal of plans for a new home. Plans must comply with applicable provisions of the State Model Water Efficient Landscape Ordinance, which the City has adopted by reference.