

Frequently Asked Questions from Homeowners

Contact Planning Division for more information at (714) 754-5245

1. What is the zoning of my property?

Zoning is the separation of a city into districts, or “zones,” that provide for the regulation of the intensity of development and allowable uses. If you know the location of your property, you may identify your zone by using the Zoning Map. You may also contact the public counter for zoning information at (714) 754-5245. Written confirmation of the zone can be requested and is subject to a processing fee.

2. How many units can I build on my property?

The maximum number of units allowed is determined by your property’s zoning and lot size. To determine the maximum density for your property please review the [residential development standards](#) found in the City’s Zoning Code.

3. What are the size and lot dimensions of my property?

You may call the City at (714) 754 - 5245 to obtain your lot dimensions. However, having the lot privately surveyed will determine the precise location of the lot lines.

4. Is my property in a flood zone?

The Federal Emergency Management Agency (FEMA) identifies areas of 100-year special flood hazard areas (1-percent annual chance flood hazard in a community). Please refer to the Flood Zone Map to determine if your property is in the flood zone.

5. Where can I find information about building a new addition?

In all residential zoning districts, new construction requires zoning approval, and you must submit plans for a plan check review for approval. Please refer to the [Residential Development Information](#) for more detailed information related to development standards (e.g. setbacks, building height, lot coverage) and design guidelines. It is recommended that you sketch a scaled site plan of your proposed addition and discuss it with a planner at the public counter. No appointment or fee is required for this review.

6. What do I need to know before building a block wall or fence?

If the wall/fence is on the lot line or within a 10-foot setback from the front property line, then the wall cannot exceed 36 inches in height. If the wall/fence is more than ten feet behind the front property line, then it can be a maximum of 6 feet in height. If the property is a corner lot, the fence cannot exceed 2.5 feet in height within the required intersection “visibility triangle.” For a block wall or fence in excess of 6-feet, a Minor Modification needs to be processed with a justification of the height and required findings met. Please refer to the [Walls, Fences](#), and [Landscaping Standards and Specifications](#) and Walls Adjacent to Arterial Streets for more information and a diagram.