



EZOP Planning Checklist COMPATIBILITY DETERMINATION *Information Sheet*

GENERAL INFORMATION

San Bernardino County Development Code § 84.01.050(g) Prohibited Accessory Structures and uses.

Freight containers, railroad cars, intermodal containers, and other similar storage-type structures shall not be allowed as accessory structures in the RS (Single Residential), RM (Multiple Residential), Agriculture (AG) or Rural Living (RL) land use zoning districts unless they are altered to appear to be similar to, and compatible with, the appearance of the on-site primary structure and the surrounding neighborhood, subject to the satisfaction of the Director.

NOTE: Roof additions and/or ornamental attachments to the container may require additional engineering prior to issuance of Building Permits. Additionally, any structure over 400 sq. ft. requires a County Fire approval letter.

Mobile homes older than 10 years are subject to planning review to ensure that the appearance of the manufactured home and the method of siting are compatible with the appearance of the primary structure, if it is accessory to an existing structure, and compatible with the structures in the surrounding neighborhood (§84.21.030 (i)(3)).

FEES

Average Cost Application: \$165.00

PROCEDURES

1. Submit EZOP application. Technician will invoice you once it has been determined that all required documents have been submitted.
2. Project planner will review application submittal and notify you of any corrections and/or additional items needed.
3. Project notice will be mailed to surrounding property owners.
4. Planner will make determination based on the condition of the structure/mobile home.

CONTINUED ON NEXT PAGE





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SUBMITTAL MATERIALS CHECKLIST FREIGHT CONTAINERS AND SIMILAR STRUCTURES

- 1. A description of the purpose of the freight container (please be specific).
- 2. A picture of the front of the existing primary dwelling and neighboring houses.
- 3. Pictures of any similar buildings in the immediate area, if applicable, including addresses and/or APN.
- 4. A picture of the proposed building, preferably with information from the manufacturer as to materials, dimensions, etc. Please indicate in the brochure/information the style and color proposed.
- 5. A simple plot plan shall be submitted showing the placement of the proposed building, including dimensions (length, width, height, distance from other buildings and property lines), so we can determine that any/all setback requirements have been met. (This can be hand drawn and does not require a civil engineer).
- 6. Modifications to Freight containers or similar storage-type structures are required to make the structure visually compatible with the on-site primary structure and surrounding neighborhood. Submit a description of the changes or modifications you propose. You may also upload structure elevation drawings or building designs.

SUBMITTAL MATERIALS CHECKLIST MOBILEHOMES OLDER THAN 10 YEARS OLD

- 1. Architect/Engineer Certification: An architect or engineer licensed by the State of California has determined and certified that the manufactured home proposed for installation substantially conforms to the construction standards regarding health, accessibility, life and fire safety, and structural requirements applicable to manufactured homes less than ten years old (§84.21.030).
- 2. A description of the purpose of the mobile home (please be specific).
- 3. Pictures of the front of neighboring houses.
- 4. Pictures of any similar buildings in the immediate area, if applicable, including addresses and/or APN.
- 5. A picture of the proposed building, preferably with information from the manufacturer as to materials, dimensions, etc. Please indicate in the brochure/information the style and color proposed.
- 6. A simple plot plan shall be submitted showing the placement of the proposed building, including dimensions (length, width, height, distance from other buildings and property lines), so we can determine that any/all setback requirements have been met. (This can be hand drawn and does not require a civil engineer).