



**Sam Shahrouri**  
Deputy Director of TLMA  
Building Official

## COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

# Model Home Complex Building Site Plans

Please reference the following for the purposes of clarification on setbacks for accessory structures on model home complexes. Accessory structures may include, but are not limited to, barbeques, fireplaces, water features, and patios. Regardless of permit requirements non-portable structures must still be located outside the minimum setbacks.

Per Ordinance 348, Section 18.18, C, 7 & 8, minimum side yard setbacks to accessory structures is 5' – 0". Minimum rear yard setbacks to accessory structures is 10' – 0".

1. Exception, above setbacks apply unless the model home complex lies within a Specific Plan, in which case the most restrictive shall apply.
2. Portable structures can be located within the setback area on a temporary basis. *Provided appropriate clearances are maintained while in use as required by code or manufacture specifications.*

### DEFINITIONS:

**Portable.** Any barbeque, water feature or fire pit on wheels or is readily movable to storage after each use. No utility connection (water, electric or gas).

**Structure.** That which is built or constructed.

**Barbeque.** Open-air barbecue- means a piece of equipment designed for barbecuing food, where the food is prepared out of doors by cooking directly over hot coals, heated lava, hot stones, gas flame, or other method approved by the department, on equipment suitably designed and maintained for use out of doors

**Island Barbeque.** An open-air barbeque of such size and design that is permanently fixed in place or not readily movable into storage.

**Portable Barbeque.** An open-air barbeque unit on wheels or is of such size and design that is readily movable to storage.

**Fire Place (outdoor).** A place for domestic fire, fueled by gas, propane or wood. Structure surrounding a fireplace.

**Fire Pit.** A pit dug into the ground or a free standing metal vessel, in which a contained outdoor fire is made.

**Portable Water Feature.** A fountain or water fall that does not require any special construction, is fully self-contained and plugs into a 110 volt WPGFIC outlet.

**Water Feature.** A fountain or water fall that requires special construction and requires separate pumps, circulating system and electrical circuit.

## Examples

### Allowed Within Setbacks



Portable Fire Pit



Portable Water Feature



Portable Barbeque

### Prohibited Within Setbacks



Fireplace



Water Feature



Island Barbeque