



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS

The following is required when submitting plans to our office. Plan sets deemed incomplete or illegible will not be sent forward, and your application will be put on hold until a complete set of plans is submitted to our office. Use this form as a check that you have all documents required.

REQUIRED

- A complete set of plans
 - Cover sheet showing property address, APN, designer and owner information, sheet index, applicable code references, building area square footage, design parameters, and relevant construction notes
- Engineers design calculations for the basis of proposed design, when applicable
- Energy compliance forms, when applicable
- Truss drawings and calculations, if applicable
- File size is limited to 100MB

PLAN CONTENTS

- A site plan indicating all structures, property setbacks, driveway, septic system or community sewer, well(s), and site drainage patterns
- A grading plan, if applicable, to be reviewed by Development Engineering
- A dimensioned floor plan showing all areas, fixtures, and equipment
- A dimensioned foundation plan
- Exterior elevations (North, East, South, West)
- Roof and/or floor framing plan
- Building sections
- Structural details
- Mechanical plan
- Plumbing plan
- Electrical Plan
- MWEL/landscaping plan, if applicable
- Solar plans (may be deferred before final inspection)



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Land Use Requirements

A second residence on a property will require a DRA when it doesn't comply with ADU requirements. If parcel is smaller than 4 AC and on a septic system a Nitrogen Loading Analysis will first be required to be approved prior to any second residence being allowed.

For multifamily residential zone districts a Site Plan Review [SPR] will be required to be approved prior and development will be subject to the specific property's zone districts density requirements. [R-2; R-2-A; R-3; R-3-A; R-4]

Caretakers residence in commercial or industrial zone districts may be allowed when there is an approved SPR, DRA, and/or CUP dependent on what is required by the specific zone district. [C-4; C-6; C-M; M-1; M-2; M-3]

See Zoning Ordinance Sections 872, 873, & 874 for more information on DRA, CUP, SPR.

<https://www.fresnocountyca.gov/Departments/Public-Works-and-Planning/divisions-of-public-works-and-planning/development-services-division/zoning-ordinance>