



NO PERMIT COVERED CORRAL INFORMATION

The Norco City Council has adopted Resolution No. 2024-13, Code Amendment 2024-04 adopting Ordinance No. 1120 exempting a specific type of corral cover from the requirement for building permits. Normally, any structure exceeding 120 square feet would require a permit. The exemption was made due to the large equestrian lots found in Norco and the need to provide horses with shelter from the hot sun during the summer months. Below you will find the answers to frequently asked questions concerning this exemption. We hope that this information will clarify any questions that you might have regarding these types of shelters.

A 12-foot x 24-foot large animal-keeping roofed and side covered corral which is self-supporting and per the following:

- a. These corrals must be independently supported in increments no larger than 12 feet x 24 feet and an area of 288 square feet.
- b. One 12-foot x 24-foot corral is allowed for each animal unit (i.e. a horse, cow, sheep etc.,) per the requirements/allowances of the underlying zone.
- c. The corral may be enclosed on up to three (3) sides to create a “loafing” or “run-in” type of shelter for animals, provided a minimum 1-foot opening is kept at the top of the enclosure wall (between the wall and the roof) along the entire length of the enclosure wall with the longest dimension. This one foot “open-air” clearance is required to allow wind to pass through the corral and prevent overturning.
- d. These corrals cannot exceed 14 feet in height at the roof peak, and 8 feet in height to the top of the corral walls.
- e. These corrals are exempt from requiring a 10-foot separation between these corrals. Multiple corrals that meet the requirements of this section can be next to each other on the same parcel but must have a minimum 1-inch air-gap clearance between the roof of the corrals. Furthermore, these corrals cannot be permanently (rigidly) joined together to make a permanent corral larger than 288 square feet, but can have a temporary connection (i.e. clamps, bolts etc.) on the sides.
- f. This exemption does not negate the required 5-foot setback from property lines, nor other requirements of maintaining animals as noted in the Zoning Code of the Norco Municipal Code.
- g. Covered corrals must be secured to the ground by the means of a concrete “fence post” style footing minimum 18 inches deep x 6 inches in diameter, a 1- foot x 1-foot x 1-foot deep square concrete footing with anchor, or other type of soil anchor attachment to the ground that will prevent this corral from overturning in a wind event, and to prevent a hazard to the animal(s)

itself. These footings must be easily removable or abandoned if this corral is moved or removed off the property.

h. These corrals must be constructed of weather resistant materials including steel (pipe, iron, sheet metal etc..) or wood (pressure treated, painted wood, plywood, etc..), and be maintained in accordance with the Norco Municipal Code property maintenance standards.

How many corral covers may be located on a property – one corral cover is allowed for every two approved animal units.

| LOT SIZE ACRES | ANIMAL UNITS |
|-------------------------|---------------|
| 20,000 - 24,999 SQ. FT. | .46 - .57 5 |
| 25,000 - 29,999 SQ. FT. | .57 - .69 6 |
| 30,000 - 34,999 SQ. FT. | .69 - .80 7 |
| 35,000 - 39,999 SQ. FT. | .80 - .92 8 |
| 40,000 - 44,999 SQ. FT. | .92 – 1.03 10 |

If you have any further questions, please call Building and Safety at 951-270-5616.

