

**New Home Construction
& Design Standards
Zoning Compliance Form**



**Village of
Lake Isabella**

Lake Residential -1 (Single T-Lot)

Parcel Information	
Physical Address	
Owner of Record	

Required Conditions			
Condition	Required	Project Has	Comply (✓)
Total Dwelling Area	840 ft ²		
Ground Floor Dwelling Area	840 ft ²		
Ave. Dwelling Width	At least 20 ft.		
Ave. Dwelling Length	At least 20 ft.		
Width to Length Ratio	Maximum allowed is 1:2.5		
Attached Garage Size 35% Value = _____	Min. Required is lesser of either: A. 30% of Ground Floor Dwelling Area B. 288 ft ² Max allowed is 1,300 ft ² unless parcel is 1 acre or more in size. In that case, the attached garage may be no more than 75% of the ground floor habitable space of the house. C. If Using a Detached Garage to meet this requirement, please complete and include a detached garage design checklist.		
Attached Garage Bays	Attached garages that feature more than two bays shall have at least one bay recessed from the other bays by at least four feet.		
Garage Door Height	Maximum allowed is 10 feet tall, all doors equal to, or taller than, 8 feet are required to have windows		
Roof Pitch	At least 4 x 12		
Windows	At least 1 window is required on all sides		
Entry Door	Must have a street facing entry door		
Pick 1	A covered Porch		
	Front Façade Offset		
Pick 1	1 Dormer for every 20 ft, and fraction thereof		
	Gable end facing street		