



Property Information:			
Property Address:			Zoning District: LR-4
Parcel Number:		Parcel Size:	
Plat*:		Lot(s):	
Owner Name:			
Owner Mailing Address:		City:	State: Zip:
Phone Number:		Email:	
If your parcel is equal to or greater than 1.5 acres and you are proposing to build larger than 1,300 square feet please complete:		Ground Floor Area of House & Attached Garage:	

Contractor Information:			
Contractor:		Representative:	
Mailing Address:		City:	State: Zip:
Phone Number:		Email:	

Property Owner Acknowledgements:
<p><i>*The property owner does hereby acknowledge that their property is located in a plat or other development that may have restrictive covenants which are outside of the Village's zoning regulations, and may require a separate and additional approval from a private association. When seeking a land-use approval from the Village, the applicant is responsible for any conflicts between the property-specific information (deed restrictions, restrictive covenants, building & use restrictions) and the proposed project. The Village of Lake Isabella does not enforce the various recorded private building & use restrictions which are associated with individual plats and developments in the community.</i></p> <p>It is strongly suggested that for any type of heavy equipment entering or exiting your location that you use plywood sheets to protect the edges of the surface of the roadway. Any damage done to the surface or edges of the roadway will be the responsibility of the Applicant to repair as directed by the Village of Lake Isabella Street Administrator.</p> <p>In the event that the house that the garage is subordinate to is removed, destroyed, decoupled from, or otherwise no longer maintains the required relationship on the same parcel as required by the Village's zoning code; the garage shall either be recoupled to a house in a conforming manner to the requirements of this Chapter or be removed.</p> <p>By execution of this application, the property owner represents that the information provided and the accompanying documentation is, to the best of his/her knowledge, true and accurate. In addition, the undersigned represents that he/she is authorized and does hereby grant a right to entry to officials from the Village of Lake Isabella for the purpose of gathering information related to this application and to verify compliance with the terms and conditions which may be imposed if approved.</p> <p>Signature: _____ Date: _____</p>

Proposed Project:

Proposed Garage Dimensions: _____ Square Footage: _____

Location of Proposed Garage:

- Same lot as Primary Structure Adjacent lot to Primary Structure*
- Across Street from Primary Structure (Requires Special Land Use Approval)*

Proposed Garage Height (28' Maximum): _____ Roof Material** : _____

Type of Proposed Construction: Pole Stick Other: _____

Floor Surface: _____ Depth of Eaves/Roof Overhang (2' Maximum): _____

Side Wall Height: _____ Garage Door Height(s): _____

* This structure placement may require that you combine all impacted lots via deed restriction with the Village.

** The garage's roof material is not required to be the same as the house's roof material.

Design Compatibility Requirements:

Garages shall only be permitted after it has been demonstrated that the proposed project shares the same design elements and exterior color scheme that is coordinated, compatible, and matching with the color of the house that it will be accessory to.

	Requirement	House Has	Proposed Garage Has
Siding	Exterior material colors		
	Color, material, orientation and board size of siding: (if applicable)		
	Other exterior materials: (stone, brick, wood, vinyl...)		
	In the LR-4 Zoning District the garage shall use the same materials as the exterior of the house, or compatible vinyl siding in the place of finishes such as brick, stone, or shake siding. If both structures will feature siding, the orientation of the boards shall be the same, exposed board face size shall be the same size or smaller. In all other Zoning Districts, the garage is not required to match materials, board size, or board orientation. Heavier materials such as brick or stone shall be located toward the base of the structure, and are encouraged to be used as wainscoting.		
Doors & Windows	Exterior trim color		
	Entry Door Color		
	Garage Door Color		
	Type windows: (single-hung, Double-hung, slider, casement, fixed...)		
Roof	Style of roof: (gable, cross-gable, hip, mansard, gambrel, shed, other...)		
	Roof color		
	The garage shall have either a gable roof, hip roof, saltbox roof, or the same style of roof as the house.		

Required Design Elements:

Garages are required to feature architectural and finish elements which add to the character of the building on each side of the structured based on the length of the side as shown below.

- If the garage has garage doors on more than one side, all sides with garage doors are required to have the same style of doors.
- All garage doors which are greater than eight feet (8') in height shall have a row of windows spanning across the door.
- Doors on detached garages shall be limited to a maximum height of ten feet (10'). One door may exceed this limit, but shall not exceed a maximum height of fourteen feet (14').
- Detached garages the feature more than three garage doors on a single side shall have at least one garage door recessed by at least four feet (4').
- Detached garages shall only be permitted after demonstrating that the proposed building meets this Chapter's design and architecture requirements. The design and features of such structures play a significant role in maintaining the image of a residential setting. Structures that incorporate features that reinforce the relationship between the garage and home enhance the character of the public appearance of the neighborhood. For this purpose, building facades that face a street or adjacent residentially zoned parcel shall incorporate architectural elements based on the size of the structure.

Please complete the table below to calculate required points:

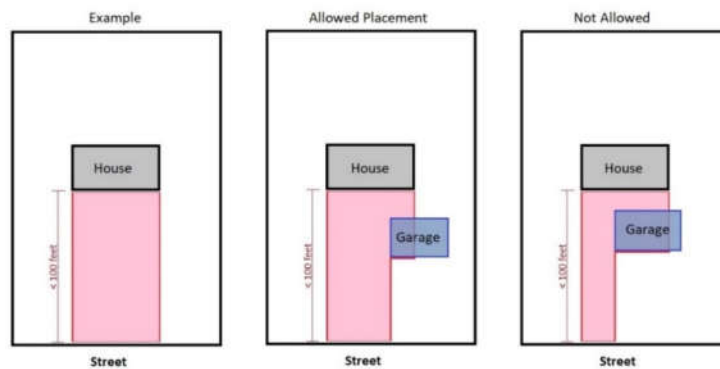
Side	Required Points	Length	Points Required
Architectural points required, Garage Front (The front is the side with the largest number of bays/garage doors. If the Accessory Structure is placed on a waterfront lot and is placed within 100' of the ordinary High Water mark, that side shall also be considered a "front.):	1 for every 8 feet of linear façade.		(Length divided 8)
Architectural points required, side or rear if facing a street or adjacent residentially zoned property (If the distance from the side of the structure to the adjacent residentially zoned property or right-of-way is 100' or more, only 1 point is required.):	1 for every 12 feet of linear façade.		(Length divided 12)
Architectural points required, side or rear if <u>not</u> facing street or adjacent residentially zoned property.	1		1
Architectural points required, side or rear if facing property zoned OSR.	1		1

For a list of items that result in points being scored towards meeting the minimum required finished, please see page 5 of this application.

Setbacks:

Parcel Type	Front/Street Yard Setback ⁽²⁾	Secondary Street Frontage	Ordinary High-Water Mark	Side Yard	Rear Yard
Non-Waterfront	District Setback	District Setback	NA	8'	20'
Waterfront	District Setback	District Setback	50'	8'	20' ⁽¹⁾
T-Lot	25'	NA	50'	8'	20' ⁽¹⁾

- (1) This setback only applies if the yard abutting the water would not normally be considered the rear yard.
- (2) When a garage is developed between the house and the Front/Street property line, if there are less than one hundred feet (100') from the front/street property line to the nearest point on the house, the garage may not be placed in a manner where it overlaps more than 50% of the façade of the house as shown below.



ADDITIONAL PLACEMENT REQUIREMENTS:

- Garages shall not be placed in the floodplain.
- Garages Structures shall not be placed in a platted easement.
- Garages are to be detached and set apart from the house which it is subordinate to and other buildings by at least ten feet (10')

Site Grading Conditions:

1. Site grading shall meet the abutting property line elevations. To avoid runoff onto adjacent sites, side yard swales or other mitigation may be required during and after the development process if it is determined by the Village that runoff is occurring.
2. Structures shall not be located as to interfere with the natural drainage pattern unless it can be demonstrated that the change in grade will adequately redirect the flow of surface water.
3. When a new structure is constructed between existing structures or adjacent to an existing structure, the finished grade of the adjacent existing structures shall be considered in determining the appropriate finished grade of the new structure. The grading of the site around the new structures shall not result in additional runoff of surface water onto adjacent properties.
4. For new development, no excavation or modifications to the existing grade of a site may occur until after a Zoning Permit has been issued for the new structure or use.

Plot Plan:

On a separate sheet of paper, please attach a drawing (does not have to be to scale) which details the location of the development on your property. Please include the items below in the drawing.

Items to Include

- North Arrow
- All Property Lines & platted easements (Distances in Feet)
- Existing and Proposed Driveways & driveway surface material
- Setbacks from edges of the proposed structure to the nearest property lines.
- Distances as measured at the closest point between existing and proposed structures.
- Distances as measured at the closest point between the proposed structure and the well & septic systems.
- Square footage of all existing and proposed buildings on site

Application Materials:

- Application Fee
- Completed Application, including Plot Plan
- Copy of Soil Erosion Permit (if applicable)
- Deed Combination (if applicable)
- **Required Drawings** Showing Exterior Finishes and items to be scored to meet the minimum number of points required per side. The following character features are used to obtain points to meet the design requirements:
 - Windows, to be counted towards meeting the minimum number of finish points per side, shall be of the same function, style, and shape of the windows on the Primary Structure. All such windows shall be at least seven (7) square feet. (1 point/window)
 - Entry Door with Window (1 point/entry door)
 - Louvers (1 point)
 - Dormers (2 points regardless of number)
 - Garage Doors with Windows (1 point per door)
 - Light Fixtures (0.25 points per fixture, and a maximum of 1 total point counted per side)
 - Cornices or Decorative molding (0.5 per side)
 - Color/material variations (1 point)
 - Variation in the orientation/style of boards, material variations other than stone or brick veneer. (1 point)
 - Stone or brick veneer (2 point)
 - Shutters (0.5 point per window)
 - A recess in the façade of at least four feet (2 points)
 - Cross Gable Roof (1 point)
 - Rooftop Cupola (0.5 awarded to each side)