

Village of Lake Isabella - Codified Ordinances

Article XII – Planning & Zoning

Chapter 1232 – Districts

Adopted August 4, 1998 – Ordinance 1998-01

Last amended August 16, 2016 – Ordinance 2016-07

Chapter 1232.01	Euclidian Districts
Chapter 1232.03	Scope of Regulations
Chapter 1232.05	Provision for Official Zoning Map
Chapter 1232.07	Authority of Official Zoning Map
Chapter 1232.09	Interpretation of Boundaries
Chapter 1232.11	Replacement of Official Zoning Map or Code
Chapter 1232.13	Hybrid Form Based Districts
Chapter 1232.15	Overlay Districts
Chapter 1232.17	Euclidean District Parcel Requirements

1232.01 EUCLIDIAN DISTRICTS

To carry out the purpose of this Chapter, Article and Code of Ordinances, the Village of Lake Isabella is hereby divided into the following districts:

"A-1"	General Agricultural District
"LR-1"	Lake Residential District 1
"LR 2"	Lake Residential District 2
"LR 3"	Lake Residential District 3
"AR"	Airport Residential District
"C-1"	General Commercial District
"AC-1"	Airport Commercial District
"RLM"	Research & Light Manufacturing
"OSR"	Open Space Recreational

1232.03 SCOPE OF REGULATIONS

Except as herein provided, no structure shall be erected or altered nor shall any building or premises be used for any purpose other than is permitted in the district in which such building or premises is located.

1232.05 PROVISION OF OFFICIAL ZONING MAP

For the purpose of the Codified Ordinances of the Village of Lake Isabella, the zoning districts as provided herein are bound and defined as shown on maps entitled "Official Zoning Maps of the Village of Lake Isabella" The official zoning maps, with all explanatory matter thereon, is hereby made a part of this code. The official zoning maps shall be identified by the signatures of the Village President, Clerk and the chairman of the Planning Commission.

1232.07 AUTHORITY OF OFFICIAL ZONING MAP

Regardless of the existence of purported copies of the official zoning maps which may from time to time be made or published, the official zoning maps, which shall be located in the office of the Planning Commission and open to public inspection, shall be the source of final authority as to the current zoning status of any land, parcel, lot, district, use, building or structure in the county.

1232.09 INTERPRETATION AND BOUNDARIES

Where uncertainty exists with respect to the boundaries of any of the districts indicated on the official zoning map, the following rules shall apply:

1. Where boundaries indicated as approximately following streets or highways, the center line of said roadways shall be construed to be such boundaries;
2. Where boundaries indicated as approximately following Municipal Boundary lines or following property or lot lines shall be construed as following said lines;
3. Where boundaries indicated as approximately parallel to the center lines of streets or highways shall be construed as being parallel thereto and at such distance there from as indicated by given distance or scaled dimension.

1232.11 REPLACEMENT OF OFFICIAL ZONING MAP OR CODE

In the event that the official zoning copy of the zoning code or map becomes damaged, destroyed, lost or difficult to read because of the nature of the changes made thereto, the Village Council may, by ordinance, adopt a new copy of the official zoning code or zoning map, which will supersede the prior copy. The new official copy may correct drafting or other errors or omissions to the zoning map and punctuation, spelling or numbering corrections, but no such changes shall have the effect of amending the zoning ordinance or the prior zoning map. A record of all changes made as a result of this council action shall be retained, along with the original official map or ordinance unless they were lost or destroyed.

1232.13 HYBRID FORM BASED DISTRICTS

In order to promote development that preserves and protects the public's general health and well-being, and also preserve the value of developed parcels in the Village of Lake Isabella, form based regulations may be provided for in substitution, or in collaboration with Euclidian style regulations for districts defined by this zoning code. These districts include:

- | | |
|-------|-------------------------|
| “WCB” | West Coldwater Business |
| “ECB” | East Coldwater Business |

Chapter 1232 – Zoning Districts

1232.15 OVERLAY DISTRICTS

An overlay district is an additional district established in the zoning code that may be more or less restrictive than the primary zoning district. Where a property is located within an overlay district, it is subject to the provisions of both the primary zoning district and the overlay district. Where the provisions are in conflict, the overlay district governs. Overlay districts established in the Village of Lake Isabella include the follow:

“WS” Waterfront-Shoreland

1232.17 EUCLIDIAN DISTRICT PARCEL REGULATIONS

Zoning District	Min. Parcel Area (sq. ft.)	Min. Parcel Width (1)	Min. Street/Front Yard	Min. Total Side Yard	Min. Least One Side Yard	Min. Rear Yard	Max. Height	Max. Parcel Coverage
(A-1) General Agriculture	43,560	150'	50'	40'	20'	35'	35' (2)	10%
(LR-1) Lake Residential 1	20,000	100'	35'	20'	8'	35'	35'	50%
(LR-2) Lake Residential 2	20,000	100'	35'	20'	8'	35'	35'	50%
(LR-3) Lake Residential 3	24,000	130'	35'	20'	10'	20'	35'	35%
(A-R) Airport Residential	20,000	100'	35'	20'	8'	35'	35'	50%
(WCB) West Coldwater Business	21,780	100'	15'	10'	5'	15'	30'(5) 36'	NA
(ECB) East Coldwater Business	43,560	150'	15'	10'	5'	15'	30' (5) 36'	NA
(C-1) General Commercial	43,560	100'	30'	10' (3)	(3)	25' (3)	35' (4)	NA
(AC-1) Airport Commercial	43,560	330'	50'	40'	20'	40'	35'	NA
(RLM) Research & Light Manufacturing	217,800	330'	50'	40' (3)	20' (4)	40' (3)	60'	NA
(OSR) Open Space Recreational	NA	NA	35'	20'	8'	35'	NA	10%

* Footnotes are an integral component of this section and should be read in conjunction with the above table. Other regulations in the Zoning Ordinance (1998-01 as amended) may require larger lot sizes and setback requirements and these other provisions shall prevail.

FOOTNOTES TO SCHEDULE OF DISTRICT REGULATIONS

- (1) Parcel width shall be measured at the required front setback line. For parcels with irregular shapes, the width shall be determined as the average of the total of the front and rear property lines.
- (2) Farm building or structures may not exceed a height of 100 feet in the A-1 district, provided they are set back from the parcel property line a distance equal to the height of the building or structure.
- (3) No principal or accessory building in the C-1 and I-1 Districts shall be closer than sixty (60) feet to the property line of any residential use or district.
- (4) The height limitation in the C-1 district may be specifically waived by the Planning Commission, provided that the Planning Commission establishes alternate reasonable height standards.
- (5) The height of structures in the Coldwater Business Districts is tied to whether there is a residential use to the structure. §1246.01(4-B)