



Zoning Permit #: _____

Date Approved: _____

Date Received: _____

Approval Needed: Zoning Admin / SLU

Detached Garage Design/Review Checklist

Applicant Name: _____

Proposed Garage Dimensions & Size: _____

Footprint of Home/Primary Structure: _____

Property Address: _____

Property Type: Non-Waterfront Waterfront T-Lot

Parcel Lots & Size: _____

Project Type: Same lot as Primary Structure Adjacent lot to Primary Structure
 Across Street from Primary Structure

Project Type/Size: 400' – 1,100' 1,100 – 1,300 (SLU Required) 1,301 – 1,600 (SLU Required)
(Parcels must be at least 2 acres)

√	CODE	REGULATION	PROJECT HAS
	1210.01 (2-B)	If the garage is proposed to be located on a lot other than the same lot as the home/primary structure a deed combination approved by the Village is required.	
	1220.03 (5)	Distance between the garage and home must be at least 10 feet as shown on the sketch/site plan.	
	1220.03 (7)	The structure must have a hard surfaced floor (asphalt, concrete...)	
	1220.09 (1)	The garage cannot have an average width to length ratio greater than 1:2.	
	1220.09 (3)	The garage cannot have a footprint larger than the footprint of the home.	
	1220.09 (4)	The garage is limited to a single-story unless approved as a Special Land Use by the Planning Commission.	
	1220.13 (B-1)	A finished design and color scheme that is coordinated and compatible with the color and design of the principal structure. Examples of items which may be considered to determine compatibility are the orientation of boards, grooves, grains, style of siding, shingles and other exterior characteristics.	
	1220.13 (B-2)	Color, style, & material of roofing.	
	1220.13 (B-3)	Roof pitch of at least 4:12.	

√	CODE	REGULATION	PROJECT HAS
	1220.13 (C)	The material used must resemble the color and material of the principal structure, and should at minimum, match non-stonelike materials of the principal structure.	
	1220.13 (E)	Building walls will show no more than three different finish materials, excluding foundations, columns, or cornices.	
	1220.13 (F)	Heavier materials such as brick or stone shall be located toward the base of the structure	
	1220.13 (G)	Side and rear walls will be of finished quality and of the same color and materials that blend with the front of the building. If a side wall faces a street it shall be finished with the same treatments as that as the front of the structure.	
	1220.13 (H)	Detached garages that feature a width greater than 32 feet must provide an offset in the façade where the primary vehicle ingress/egress occurs of at least 4 feet.	
	1220.13 (I & J)	Any garage door equal to, or greater than, eight feet in height is required to have a row of windows spanning across such door. Doors on detached garages shall be limited to a height of ten feet unless otherwise allowed in the Codified Ordinances of the Village of Lake Isabella. Detached garages which are approved as a Special Land Use may have a single door greater than ten feet, but shall not exceed fourteen feet in height.	
	1220.13 (K)	A minimum of two (2) different architectural features on the front façade; architectural features may include items such as window treatments, door treatments, louvers, or material/color variations.	
	1220.13 (L)	A minimum of one (1) architectural and/or landscape feature must be included along any sidewall for every ten (10) feet and fraction thereof for any sidewall directly adjacent to and visible from a public right-of-way or adjacent residentially zoned property; landscape features shall include medium or upright coniferous and deciduous shrubs or shade, ornamental, or evergreen trees in excess of two (2) feet in height at the time of planting.	

Setbacks required by 1220.07 (1-B)

Parcel Type	Street Yard Setback	Ordinary High Water Mark	Side Yard	Rear Yard
Non-Waterfront	Not Permitted	NA	8'	35'
Waterfront	35'	35'	8'	35'*
T-Lot	25'	35'	8'	35'*

* This setback only applies if the yard abutting the water would not normally be considered the rear yard.

** If an accessory structure is placed across the street from a primary structure on an otherwise vacant lot, the setbacks for the accessory structure shall be the same as a primary structure in that zoning district

*** On non-waterfront lots, detached garages cannot be located nearer to a street than the home/primary structure.