

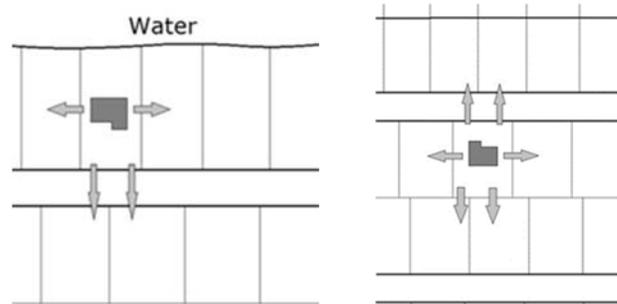
Garages Across the Street



Village of
Lake Isabella

Q. Where can I build a garage across the street from my house?

- A. When an Accessory Structure is placed across a street from the Primary Structure that it is accessory and subordinate to, it must be placed on a lot which has overlapping frontage with the lot where the Primary Structure is Located, as illustrated to the right. If an accessory structure is placed on an adjacent lot or a lot across the street, that lot and the lot where the primary structure is located must be permanently combined via a recorded deed restriction and combined as a single parcel for tax purposes. The ability to place an accessory structure across the street from the primary structure does not apply if the otherwise vacant lot is a waterfront lot.



Q. What are the requirements for the design of the garage?

- A.
- Must meet the setback requirements as required if it were the primary structure on the lot. These are thirty-five (35) feet from the front and rear property lines. Side yards of at least twenty (20) feet, with no single side yard being less than eight (8) feet.
 - Maximum Length to Width Ratio of 1:2.
 - Must have a footprint equal to, or less than, the primary structure.
 - Limited to a single story unless otherwise approved by the Planning Commission.
 - Must have a footprint between 896 ft² and 1280 ft².
 - Must meet the design requirements of §1220.13.

Q. What is the process to get a project approved?

- A. These projects are considered a Special Land Use in our ordinance. To apply, an applicant must complete an Application for Special Land Use, including a detailed drawing of the property and building. That information and application fee of \$200 is submitted to the Village Hall. Under Michigan Law, a Public Hearing is required. Notice of the hearing is legally required to be published in a newspaper of general circulation and mailed to the owners and occupants of property within 300 feet of the site. These notices are required to be given at least 15 days before the hearing.

The Planning Commission will hold a public hearing and review the application. After the close of the hearing, the Planning Commission can deny, approve, or conditionally approve the request.

A conditional approval may be granted to allow the applicant to record the required deed restriction which combines the vacant lot permanently to the lot with their dwelling which also gives the Village the right to enforce the restriction. Once any items required by the Planning Commission as part of its conditional approval are addressed, the Zoning Administrator can issue a Zoning Permit.

The Village has a sample deed restriction for you to review. If you elect to use a different version than our sample deed, that must be approved by the Village's attorney before the Village can accept it.

Q. What are the design requirements of §1220.13?

- A.
- 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.
 - Identical material is not required, but the following characteristics shall be the same or similar color, style, & material of roofing.
 - A roof pitch of at least 4:12.
 - Generally, windows will be oriented vertically and utilize distinct frames, materials, or colors for window surrounds.
 - Building walls will show no more than three different finish materials, excluding foundations, columns, or cornices.
 - Heavier materials such as brick or stone shall be located toward the base of the structure.
 - 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.
 - 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.
 - On all Accessory Structures unpainted, uncolored or unfinished material is prohibited, except if the material is designed and marketed for residential finish work, and is weather-resistant in its unpainted, uncolored or unfinished state.

If you have other questions, please feel free to call the office 989.644.8654