

Village of Lake Isabella
 1010 Clubhouse Drive
 Lake Isabella, MI, 48893
 989.644.8554

Fee Paid: (\$10.00) _____
Permit #: _____
Approved By: _____
Date: _____

Shed Permit Application & Permit

Applicant	Applicant's Name	
	Mailing Address	
	Street Address if Different than Mailing Address	
	City, State ZIP	
	Phone # or email address	
	Applicant's Signature	
	Parcel ID#	

Plot Plan Showing Completed Proposed Project

Overhead Diagram		Items to Include	
		North Arrow	
		All Property Lines (Distances in Feet)	
		Existing and Proposed Streets, Driveways, and Walkways	
		Setbacks from edges of structure to the nearest property lines.	
		Distances to all existing buildings on site, and location of well and septic field.	
Shed Dimensions:	Square Footage:	Shed Height:	Shed Exterior Material:

Applicant's Signature: _____

Village of Lake Isabella Shed Regulations

- Chapter 1204 of the zoning code defines a “shed” as: *An accessory structure with a footprint equal to, or less than, 200 square feet that is used for storage.* Meaning, if your storage building is greater than 200 square feet it is not considered a “shed,” and this permit application is not applicable to your project.
- Sheds are required to be placed on a parcel with a dwelling. If your parcel is comprised of multiple lots, it may be necessary to permanently combine the lots into a single parcel as a condition of this approval. (§1210.01.2)
- Effective April 2014 all new sheds require a zoning permit prior to being constructed or placed on any parcel. (§1220.03)
- Sheds are not required to be placed on a foundation or slab, unless they have been specifically designed or engineered to require one. (§1220.07.1)
- Section 1220.09-1C regulates the placement of sheds by the type of parcel as follows:

Parcel Type	Street Yard Setback	Max Distance at Closest Point from Primary Structure in a Waterfront Yard	Ordinary High Water Mark Setback	Side Yard Setback	Rear Yard Setback
Non-Waterfront	Not Permitted	Not Applicable	Not Applicable	8'	2'
Waterfront	35'	20'	50'	8'	8'*
T-Lot	35'	20'	35'	2'	2'*

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

- When a shed is placed in the street-side yard of a waterfront parcel, including T-Lots, the shed shall be placed in a manner where it connects to the driveway. (§1220.09.C-1)
- For all new sheds placed on waterfront parcels, including T-Lots, the design and landscaping requirements of section 1220.17 shall be required to be met and maintained. (§1220.09.C-2)
- The height shall be limited to a single story above the finished grade, unless such is located on a parcel that is equal to, or greater than, 2 acres in size. (§1220.13.1)
- Section 1220.15 limits residential parcels to one garage (either attached or detached) and one shed. If the parcel is located in the LR-2 district and has an existing home but no garage, a second shed may be substituted for the allowed garage.
- Unpainted, uncolored or unfinished material is prohibited for the exterior of a shed, unless such material is designed and marketed for exterior finish work and is weather resistant in its unfinished state. (§1220.07.4)
- Sheds are required to have an exterior of wood, resin, or vinyl. Metal sheds are not permitted. (§1220.17.5)
- Sheds placed on waterfront parcels, including T-Lots, shall be landscaped any visible or exposed side without a door with coniferous or deciduous shrubs or similar plants based on the total length of the visible or exposed sides as required in section 1220.17.6.

These regulations are valid as of the date of the permit and may change at a later date in time, if you are considering additional changes after the date of this permit please contact the Village Hall at (989) 644.8654. This permit is granted under the assumption that the information provided by the applicant is true and accurate. If this is found to be faulty at a later date in time the approval of this permit may be voided by the Village of Lake Isabella.