

**New Home Construction
& Design Standards
Zoning Compliance Form**



Village of
Lake Isabella

Parcel Information	
Physical Address	
Owner of Record	

Required Conditions (LR-2)			
Condition	Required	Project Has	Comply (v)
Total Dwelling Area	800 ft ²		
Ground Floor Dwelling Area	800 ft ²		
Ave. Dwelling Width	At least 20 ft.		
Ave. Dwelling Length	At least 20 ft.		
Width to Length Ratio	1:4		
Attached Garage Size 35% Value = _____	Min. Required if attached is lesser of either: A. 35% of Ground Floor Dwelling Area B. 288 ft ² OR, a detached garage of at least 484 ft ² (Max. size allowed is 1,008 ft ²)		
Roof Pitch	At least 4 x 12		
Windows	At least 1 window is required on all sides		
Entry Door	Must have a street facing entry door		

Zoning Application Received on:	
Compliance Review Conducted by:	
Compliance Review Conducted on:	
Well & Septic Permit:	
Soil Erosion Permit or County OK:	
Comments:	
Signature of Zoning Official:	

1212.13 DETACHED SINGLE-FAMILY DWELLINGS (Excerpts)

All detached single-family dwellings located outside of a state licensed mobile home park shall comply with the following requirements and conditions:

- The development of detached single-family dwellings shall comply with the following schedule of size and proportion:

Zoning District(s)	Minimum Dwelling Area (All Floors)	Minimum Ground Floor Dwelling Area	Maximum Width to Length Ratio	Minimum Required Attached Garage Size
LR-1				
Waterfront	1,400	1,000	1:2.5	1
Back-lot	1,200	1,000	1:2.5	1
Single T-Lot	840	840	1:2.5	2
Ag.	1,000	1,000	1:2.5	2
Airport Res.	1,000	800	1:2.5	2
LR-2	800	800	1:4	3
LR-3	1,200	1,000	1:2.5	1
WCBD	1,000	1,000	1:2.5	2
Com.	1,000	1,000	1:2.5	2

Required Garage Sizes:

- 35% of the ground floor Dwelling Area, up to a maximum “minimum size” of 484 ft².
 - 30% of the ground floor Dwelling Area, up to a maximum “minimum size” of 288 ft².
 - 35% of the ground floor Dwelling Area, up to a maximum “minimum size” of 288 ft²; or, a detached garage of at least 484 ft².
- All detached single-family dwellings shall have a minimum width across any front, rear, or side elevation of no less than 20 feet. Breezeways, porches, decks, and other appurtenances shall not be considered part of the 20 feet minimum requirement.
 - All wheels, towing mechanisms, and tongues of mobile homes shall be removed, and none of the undercarriage shall be visible from the exterior of the mobile home.
 - Attached garages are required for all new single-family dwellings, and all new and existing attached garages shall comply with the following requirements:
 - Attached garages larger than what is required in any zoning district may be permitted when either of the following requirements are met:
 - The footprint of the attached garage is equal to, or less than, 1,008 square feet.
 - For detached single-family dwellings located on parcels which are equal to or greater than 1 acre in size an attached garage in excess of 1,008 square feet may be

permitted if the footprint of the attached garage is equal to, or less than, 60% of the ground floor habitable space of the detached single-family dwelling.

- B. The highest point on the roof over the attached garage may at no point be higher than the highest point on the roof over the rest of the structure.
 - C. All exterior lighting shall be directed downward to reduce light pollution.
 - D. Single-family dwellings in existence or permitted at the date of adoption of this zoning code which lack an attached garage are allowed to remain and be expanded without the construction of an attached garage.
 - E. Detached single-family dwellings located in either the Lake Residential-1 (LR-1) or Lake Residential-2 (LR-2) district which were permitted or built prior to 2008 may convert an attached garage of 484 square feet or less into habitable floor space without being required to replace the attached garage space with either an attached or detached garage.
- All single-family dwelling structures shall be placed on a permanent foundation to form a complete enclosure under the exterior walls. The foundation shall be constructed in accordance with the adopted building code of the Village of Lake Isabella. Manufactured housing shall be securely anchored to its foundation in order to prevent displacement during windstorms.
 - All new detached single-family dwellings built after the effective date of this ordinance shall conform to the following minimum design requirements:

Condition		All Districts	Only LR-1 District
A.	A minimum dwelling width of 20 feet	*	
B.	A minimum dwelling length of 20 feet	*	
C.	At least one window on all sides	*	
D.	At least one door which opens into the street-side yard	*	
E.	At least a 4 x 12 roof pitch	*	
F.	Pick 1		*
	Must have a cover porch; or, Must have an offset in the front façade of at least 4 feet in depth and 8 feet in length. ¹		
G.	Pick 1		*
	Must have either 1 dormer for every 20 feet of width, and fraction thereof; or, ² Must have a gable end facing the right of way for all or part of the roof. ^{3 & 4}		

Footnotes to Design Requirements:

1. An uncovered deck does not satisfy this condition.
2. Dormers may be faux.
3. Only a portion of the roof must have a gable, which may be only over the attached garage area.
4. If the dwelling is a two-story home, a gambrel roof may be substituted for the gable end requirement.