

ZONING PERMIT REQUIREMENTS
FOR ACCESSORY BUILDINGS TO DWELLINGS
(Sheds, detached garages, barns, etc.)

A zoning permit is required for all accessory buildings, regardless of the size. Once the zoning permit is obtained, a building permit must be obtained from the Lake County Building Dept. for all accessory buildings 200 square feet and larger.

In order to obtain a zoning permit, please submit the following:

1. Completed application form (available online or at the Zoning Office).
2. Site plan of entire parcel, drawn to scale, showing property lines, street frontage, location of house, location of septic system, location of any riparian areas, and location of all other accessory buildings, with dimensions. The proposed accessory building shall be drawn to scale on the site plan, indicating building dimensions and setbacks from property lines. If applicable, riparian setbacks must be shown. A drainage plan may also be required.
3. Building plan for the accessory building (this will also be required by the Lake County Building Dept.).

The zoning permit application fee is based on the size of the accessory building and will be collected when the permit is issued.

On residential lots of two acres or less, size and height limits apply. See attached Section 1284.06 for size and height limits and setback requirements. For lots over two acres, the setback requirements shall be the same as those currently required for the main dwelling in the particular zoning district.

Any accessory building over 1,000 square feet in area must be approved by the Planning and Zoning Commission and requires the deposit of a \$1,200 bond in addition to the zoning fee.

Soil disturbing activities of 1/10th of an acre or more are subject to the regulations in the Erosion and Sediment Control Ordinance and require a site plan approved by the Lake County Soil and Water Conservation District specifying erosion and sediment control measures. Soil disturbing activities of one acre or more require that an Erosion and Sediment Control Plan be submitted to the Lake County Soil and Water Conservation District. Copies of the Erosion and Sediment Control Ordinance are available upon request in the Zoning Office.

All structures and uses are subject to riparian setbacks as set forth in the Riparian Setback Ordinance, copies of which are available upon request in the Zoning Office.

1284.06 ACCESSORY BUILDINGS TO DWELLINGS

(a) On residential lots of two acres or less in area, the total ground floor area allowable for all accessory buildings shall not exceed 600 square feet or two percent of the area of the lot, whichever is greater.

(b) Minimum yard setbacks for accessory buildings on residential lots of two acres or less in area shall be as follows:

- (1) The front yard setback shall be equal to that required for the main dwelling;
- (2) The setback from the side street of a corner lot shall be equal to that required for the main dwelling; and
- (3) Side and rear yard setbacks shall be five feet for lots of 12,000 square feet or less, and ten feet for lots of two acres or less and more than 12,000 square feet in area.

(c) Maximum building height shall not exceed fifteen feet on any lot of 12,000 square feet or less in area and shall not exceed 25 feet on any lot of two acres or less and more than 12,000 square feet in area.

(d) For residential lots of more than two acres in area, the minimum yard setbacks shall be the same as that required for the main dwelling.

(e) The area of the lot shall be determined as specified in Paragraph 1260.03(b)(96).
(See below)

Lot, minimum area of. “Minimum area of a lot” means the lot area computed exclusive of the following:

- any portion of the right-of-way of any public street or easement for a street,
- of the total area of all other easements, the portion that exceeds twenty percent of the total area of the lot, and
- the areas of ponds, lakes, rivers, streams and federally designated flood plains, on lots that do not meet the requirements of Section 1246.02(b).