

ZONING PERMIT REQUIREMENTS
FOR ADDITIONS AND DECKS

Zoning permits are required for all additions and decks. In addition to a zoning permit from the city, a building permit is required from the Lake County Building Department.

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 accessory buildings. Building dimensions and setbacks from property lines must be shown for proposed use. If applicable, riparian setbacks must be shown. A drainage plan may also be required. An engineered site plan is required for all additions/decks in excess of 1,000 square feet in area.
3. Building plan, which will also be required by the Lake County Building Dept.

The zoning permit application fee is based on the size of the addition and will be collected when the permit is issued. Any addition over 1,000 square feet in area requires the deposit of a \$1,200 road bond in addition to the zoning fee.

Setback requirements for your particular zoning district can be obtained online or through the Zoning Office.

Any addition/deck in excess of 1,000 square feet in area must be reviewed by the City Engineer. An engineered site plan is required. In addition to the zoning permit application fee, a deposit of \$500 is required for City Engineer site plan review. A \$1,200 bond deposit will also be required when the zoning permit is issued.

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.