

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 at the Zoning Office or on the City website).
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. An engineered site plan is required for accessory buildings over 1,000 square feet in area.
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. See attached Section 1268.15 for height limits and setback requirements.

Pursuant to Section 1268.04(b) - For residential lots of two acres or less, the total ground floor area of all accessory buildings shall not exceed 600 square feet or two percent of the area of the lot, whichever is greater.

Any accessory building over 1,000 square feet in area must be reviewed by the City Engineer and approved by the Planning and Zoning Commission. An engineered site plan is required. The Commission meets on the second Monday of each month, and complete applications must be submitted at least two weeks prior to the meeting. In addition to the zoning permit application fee, a deposit of \$500 is required for City Engineer site plan review before the request can be placed on the meeting agenda. For all structures over 1,000 square feet in area, a \$1,200 bond deposit will also be required when the zoning permit is issued.

Soil disturbing activities of 1/10<sup>th</sup> 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.

**§ 1268.15 YARD AND HEIGHT REGULATIONS FOR ACCESSORY USES IN R-1, R-2 AND R-3 DISTRICTS.**

Accessory Use	Yard in Which Use Permitted	Minimum Distance From (ft.)							Height (ft.)
		Rear Lot Line		Side Lot Line		Main Building	Side Street (corner lot)		
		R-1	R-2;R-3	R-1	R-2;R-3	All	R-1	R-2;R-3	
Detached Garage	Rear, Side	5	20(d)	5	20(d)	10	20	30	15/25(a)
Vehicular Recreational Equipment	Rear, Side(b)	5	25	5	20	0	20	30	11
Utility Building	Rear, Side	5	20(d)	5	20(d)	10	20	30	15/25(a)
Swimming Pool	Rear, Side	10	20	10	20	0	30	30	N.A.
Stable	Rear, Side Front(c)	50	50	50	50	100	30	30	35

- (a) Height shall not exceed 15 feet on lots less than 12,000 square feet in area and shall not exceed 25 feet on lots more than 12,000 square feet in area.
  - (b) Recreational equipment may be stored in a required front, side or rear yard provided equipment is screened from a public right-of-way, existing approved private drive easement or adjacent property by a fence or live plantings and further provided such equipment is not less than 20 feet from a front lot line.
  - (c) A stable or barn may be located in a required front yard but shall be not less than 50 feet from public right-of-way or existing approved private drive easement.
  - (d) Side and rear yard setbacks shall be 5 feet for lots of 12,000 square feet or less, and 10 feet for lots more than 12,000 square feet and less than two acres in area.
- (Ord. 10-O-35, passed 7-12-2010; Am. Ord. 13-O-60, passed 12-16-2013)