LAKE COUNTY

Mandi Anderson – Lake County Zoning Director

(605) 256-7610

LAKE MADISON, BRANT, ROUND AND LONG LAKE HOME REQUIREMENTS

Construction and current Lake County Zoning Ordinance Regulations

Building Permit information needed.

1. Floor plan of the home, each floor with interior and exterior views
	1. The blueprints to show the room sizes and overall square footage
	2. The overall height measurement from ground level to the tallest peak of the home, measurement is taken from the road side (30’ is maximum height)
2. Site Plan of the proposed new home showing the following footages:
	1. Road side property line setback (10’ required on private roads, 30’ setback required on public roads)
	2. Side yard property line setback (9’ is closest)
	3. Lake side setback from the OHWM\* (must be at least 25’ from OHWM\*, this includes any proposed projections of the home, such as a wooden deck)
	4. Lake side elevation from the OHWM\* (must at least be 4’ above the OHWM) (FEMA elevation requirement)
	5. Lake side “Averaging” setback (The rear yard setback (lakeside) is to be at least the average setback of the developed lots adjacent to your property. (So basically, if the neighbor to the right is 30’ back from the OHWM\* and the one of your left is 50’ back from the OHWM\*, you aren’t able to build closer than 40’ to the OHWM\* based on those average setbacks.)
	6. Setback from any detached existing garage on your property (must stay at least 10’ from the new dwelling, fire code regulations, if this was built as an unattached garage and is currently closer than 9’ to any side yard)
3. The total cost of the project, labor and materials. Even if you are the contractor we still need to account for the labor.

As soon as you have gathered and prepared those items above and they all meet the Ordinance, you can come on in and fill out the application with me so I can start the building permit process for approval.

\*Ordinary High Water Mark is an elevation measured from the spillway of each lake. Please contact a surveyor to have your OHWM determined. They can contact me for the specific footage of the lake OHWM.

Notes about Flood damage lake homes.

* If you are wishing to destroy and rebuild, the new structure must meet the current Ordinances for setbacks, height and elevations (listed above). If you cannot meet them and you have a hardship on your property, you may ask the Lake County boards for a Variance.
* If you are wishing to raise your existing home and renovate the existing, the home must meet the lake side elevation from the OHWM. The new height of the home cannot exceed the overall height requirement (listed above). The home must remain in the same footprint and not move from side to side or back to front.
* If you are wishing to raise and relocate your existing home on the lot and renovate the existing, the home must meet all the requirements listed above. If you cannot meet them and you have a hardship on your property, you may ask the Lake County boards for a Variance.
* If you are only wishing to renovate your existing home, you may do so with a building permit. If you are not adding additions, replacing load bearing walls or changing the location of your home you do not need to comply with the current Lake County Zoning Ordinance for setback, elevations or height.