



We are opening up a 28-day comment period for rules on shade structures for lakefront properties. Please review the proposed changes and submit any comments to info@svla.com no later than March 27, 2024.

SHADE STRUCTURE GUIDELINES PROPOSAL FOR LAKEFRONT LOTS

1. Freestanding structures less than 120 sq feet do not appear to require county permitting at this time, all others require county permit prior to submitting the SVLA Arch App.
2. Those structures requiring permitting will need plans signed off by an engineer or architect prior to submitting to the county . This is due to the next requirement.
3. Minimum height of lowest border of horizontal supporting member shall be 9'0".
4. Lowest height of any portion of a knee brace if needed shall be 8'0".
5. Maximum height of structure shall not exceed 13'0".
6. Maximum width of vertical supports shall be 4.00", if round then max diameter shall not exceed 4.00".
7. All structures must have open sides.
8. No part of the structure shall encumber the 5' and 10' internal side setbacks. (SB County Ordinance)
9. All wood shall be completely sheathed in an All Weather material such as Vinyl or Aluminum.
10. All structures must be positively approved by immediate neighboring property owners. (lack of return of Association Notification letter f will NOT be considered acceptance in this instance). It will be the responsibility of the REQUESTING PROPERTY OWNER to notify neighbors of the plan to erect structure and describe project to neighboring property owner.
11. Spacing of vertical supports parallel to the lake water line/sea wall shall not be closer than 10'0". No more than 4 vertical supports parallel to the lake water line/sea wall shall be allowed in the support line closest to the lake water line/sea wall. The minimum number of vertical supports shall be used, excess vertical supports will be grounds for project denial.
12. Spacing of vertical supports perpendicular to lake water line/sea wall shall not be less than 6'0".