



Concord Township, *Lake County, Ohio*

Zoning Information Sheet #11: Riparian Setbacks

1) What is a Riparian Setback?

Riparian setbacks are a zoning tool, similar to front, side and rear yard setbacks, which protect areas along the banks of rivers, streams and wetlands (riparian areas) from construction impacts or other damaging activities. The streams and rivers can be as large as the Grand River or as small as a stream flowing intermittently through a woodland.

2) What is the purpose and benefits of this regulation?

Establishing protected riparian setback areas help protect our streams, lakes and wetlands by doing the following:

- Promote natural flood control
- Assist in stabilizing stream banks to reduce erosion
- Promote well vegetated areas to reduce the amount of pollutants entering streams
- Protects aesthetically pleasing areas
- Provides green space and improves property values

3) How were the Riparian Setback areas identified?

- Riparian setback areas are established based on the 100-year floodplain and the amount of storm water runoff draining from a particular location to the water channel. Setbacks range from 25 ft. to 120 ft. depending on how much water is draining to the water channel.
- In addition, any wetlands within the riparian setback are subject to an additional setback ranging from zero to 50 ft. depending on its rating.
- Contact the zoning office to determine if your property contains a riparian area, and what setback dimension would apply.

4) What uses are allowed in the Riparian Setback?

- **Permitted without Permit:**
 - Recreational activities – hiking, fishing, hunting, trails, and paths for non-motorized vehicles constructed of pervious materials
 - Removal of damaged or diseased trees
 - Revegetation and reforestation
 - Maintenance and repairs on lawfully existing buildings, structures, and uses
 - Maintenance and cultivation of lawns and landscaping
- **Permitted with Permit:**
 - Streambank stabilization projects
 - Crossings – roads, drives, utility lines in consultation with Lake County Soil and Water Conservation District
 - Fences and walls
 - Signs

5) What uses are NOT allowed in the Riparian Setback?

- Construction
- Roads and driveways

Zoning Department Contact Information

7229 Ravenna Road
Concord Twp., OH 44077
(440) 354-7505 or 354-7506

Office Hours

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- Parking spaces, parking lots or loading/unloading spaces for vehicles
- New surface or subsurface sewage disposal or treatment areas
- Dredging or dumping

6) What if I already have a structure within the setback area?

The riparian setback regulations has a "Grandfather Clause". This means that any lawful structure or use in existence before passage of these regulations would be allowed to continue. However, no future changes would be permitted to the use or structure, unless in conformance with Section VII, Nonconforming Uses of the Zoning Resolution.

7) Is there a way to get a variance from the setback regulations?

Variances may be applied for with the Board of Zoning Appeals. Please speak with the Zoning Inspector prior to submitting an application for a variance.

8) Where can I find the zoning regulations for riparian setbacks?

The regulations may be found in Section XXVII of the Zoning Resolution.

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