



# Concord Township, Lake County, Ohio

## Zoning Information Sheet #5: Accessory Structures

### 1) What is an accessory structure?

- An accessory structure is a subordinate structure detached from but located on the same lot as the principal building.
- Examples of accessory structures that REQUIRE a zoning permit include swimming pools, fences, gazebos, pavilions, carports, freestanding decks, and signs (See Information Sheets 2 & 3 for requirements on swimming pools and fences).
- Examples of accessory structures that DO NOT REQUIRE a zoning permit include driveways, pergolas, trellises, arbors, dog houses, children’s playhouse, mail boxes, newspaper tubes, statuary, fountains, basketball hoops, swing sets, trampolines, flag poles, backup generators, air conditioning or heating units, bird baths, fire pits, outdoor fireplaces, grills, and hot tubs.

### 2) What are the requirements for accessory structures requiring a zoning permit?

	Gazebo	Pavilion	Carport*	Deck
Maximum size	14 FT diameter	400 SF	n/a	n/a

\*Carports are only permitted in the R-1 and R-4 Residential Districts.

Requirements for Detached Accessory Structures*						
	R-1 and R-4	R-2: PUD	R-2: RCD	R-3	R-6	R-8
Front setback	50 FT	30 FT	30 FT	50 FT	50 FT	50 FT
Side yard clearance	10 FT	n/a	10 FT	10 FT	30 FT	15 FT
Rear yard clearance	10 FT	n/a	10 FT	10 FT	30 FT	10 FT
Riparian setback	<i>If applicable, setbacks from watercourses may apply. See Section 17.</i>					
Maximum height	20 FT	18 FT	18 FT	18 FT	35 FT	20 FT

\*Any carport or deck attached to the principal dwelling shall be considered an addition and subject to the requirements for building additions. See information sheet #4.

### 3) What is needed to complete a zoning permit application for an accessory structure?

- A diagram or site plan (drawn to scale) that shows the size and the proposed location of the structure, including the proposed setback distances to front, side and rear property lines. Riparian setbacks, if applicable, are required to be shown as well.
- \$100 permit fee.
- Zoning permit applications are completed online or at the Zoning Office.
- Please be advised that Homeowner’s Associations may require additional review and approval for accessory buildings. There may also be deed restrictions that affect these requirements.

### 4) Are any other permits needed?

The Lake County Building Department may also require a permit for accessory structures. Contact the Building Department for more information at 440-350-2636.

#### Zoning Department Contact Information

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

#### Office Hours

Monday – Friday: 8:00 am – 4:30 pm