



Concord Township, Lake County, Ohio

Zoning Information Sheet #7: Single Family Dwellings

1) What are the requirements for constructing a new single family dwelling?

- The following applies to the R-1, R-2: RCD, R-4, R-6, and R-8 Districts. Other residential zoning classifications may apply to your property. Contact the Zoning Department office to verify.
- Please be advised that Homeowners Associations may require additional review for new homes and may have greater restrictions on items such as minimum square footage, building materials and locational requirements.

	R-1	R-2: RCD	R-4	R-6	R-8
Minimum lot size	0.75 acres or 22,000 SF with public water & sewer	0.25 or 0.50 acres (Depends on RCD)	1 acre	2 acres	1 acre
Minimum lot frontage	50 FT	n/a	50 FT	50 FT	50 FT
Minimum lot width	100 FT	n/a	100 FT	150 FT	125 FT
Front building setback	50 FT	30 FT	50 FT	50 FT	50 FT
Side yard clearance	15 FT	10 FT	15 FT	30 FT	10 FT
Rear yard clearance	40 FT	30 FT	40 FT	40 FT	30 FT
Riparian setback	<i>If applicable, setbacks from watercourses may apply. See Section 17.</i>				
Maximum height	35 FT				
Minimum square footage	1,200 SF for 1 story or 1,600 SF for 2 story				
Garage requirements	2 enclosed parking spaces				
Driveway setback	3 FT from property lines				
Minimum unenclosed parking	500 SF	1 space	500 SF	500 SF	500 SF
Maximum improved parking/drive area**	40% of front yard	n/a	40% of front yard	40% of front yard	40% of front yard
* Section 15.04 of the Zoning Resolution explains how area, setbacks and other site development standards are measured.					
**No off-street parking shall be in the road right-of-way, see Section 29 of the Zoning Resolution.					

2) What is needed to complete a zoning permit application for a single family dwelling?

- 8 site plans (drawn to scale) prepared by a registered surveyor
- 1 set of building plans (for review only)
- The appropriate fee as followed:
 - **\$400** – Single Family Detached
 - **\$700** – Two-Family Duplex
 - **\$400 + \$200 per unit** – Multi-family/Townhouse
- Zoning permit applications are completed online or at the Zoning Office.

3) What other approvals are needed?

- Lake County Engineers (440) 350-2770
- Lake County Soil and Water Conservation District (440) 350-2730
- Lake County Building Department (440) 350-2636
- Lake County Dept. of Utilities (sanitary sewer) (440) 350-2645
- Lake County Health District (on-site septic & plumbing permits) (440) 350-2543

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