



Concord Township, Lake County, Ohio

Zoning Information Sheet #1: Detached Accessory Buildings

1) What is an accessory building?

- An accessory building is a building located on the same lot as the main building or use, and which is secondary to the primary use of the main building or land.
- Any yard structure that is enclosed on at least three (3) sides and has a roof shall be regulated as an accessory building.
- Examples of accessory buildings include sheds, private garages, and barns.
- For information on other accessory structures, including gazebos and pavilions, see Information Sheet #5.

2) What are the requirements for detached accessory buildings?

	R-1, R-4, R-6, R-8 Districts <i>Parcels less than 2 acres</i>	R-1, R-4, R-6, R-8 Districts <i>Parcels 2 acres and larger</i>	R-2: RCD District	R-2: PUD District	R-3 District
Number permitted	1	2	1	1	1
Maximum Gross Floor Area (1)	1,024 SF	1,532 SF	200 SF	200 SF	200 SF
Minimum Front building setback (2)	50 FT	50 FT	30 FT	30 FT	***
Min. Side yard clearance (3)	10 FT	10 FT	10 FT	n/a	***
Min. Rear yard clearance (3)	10 FT	10 FT	10 FT	n/a	***
Riparian setback	<i>If applicable, setbacks from watercourses may apply. See Section 17.</i>				
Maximum height(4)	20 FT	20 FT	18 FT	18 FT	18 FT

(1)Gross floor area is the sum of the floors of a building, measured from the exterior faces of the exterior walls. Gross floor area includes basement floors and attic floor space. Additionally, the square footage of any accessory building shall not exceed the square footage of the principal building on the lot.

(2) Corner lots shall provide the minimum front building setback from both road right-of-ways

(3) Side and rear yard clearance in the R-6 District is 30 FT. Side yard clearance in the R-8 is 15 FT.

(4) But also not to exceed the height of the principal building to which it is incident.

***Each single family detached cluster dwelling is allowed one accessory building to be located in the rear yard.

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

- Completed Zoning permit application
- A diagram or site plan (drawn to scale) that shows the size and the proposed location of the building, including the proposed setback distances to front, side and rear property lines. Riparian setbacks, if applicable, are required to be shown as well.
- Construction or building plans
- \$100 permit fee

4) Are any other approvals needed?

- The Lake County Building Department also requires permits for accessory buildings larger than 200 square feet. Contact the Building Department for more information at 440-350-2636.
- Homeowner's Associations may require additional review and approval for accessory buildings. There may also be deed restrictions that affect these requirements.

Zoning Department Contact Information

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

Office Hours

Monday - Friday: 8:00 am – 3:30 pm