



# Concord Township, Lake County, Ohio

## Zoning Information Sheet #4: Residential Building Additions & Attached Decks

### 1) What is considered a building addition?

- An addition is any construction which increases the size of the building, including a porch, attached deck, attached garage, attached carport, new room(s), or new wing.
- For detached decks refer to zoning information sheet #5.

### 2) What are the requirements for building additions?

	R-1 and R-4 Districts	R-2: RCD Districts	R-3 District <sup>1</sup>	R-6 District	R-8 District
Front building setback <sup>2</sup>	50 FT	30 FT	50 FT	50 FT	50 FT
Side yard clearance	15 FT	10 FT	30 FT	30 FT	10 FT
Rear yard clearance	40 FT	30 FT	30 FT	40 FT	30 FT
Riparian setback	<i>If applicable, setbacks from watercourses may apply. See Section 17.</i>				
Maximum height	35 FT	35 FT	35 FT	35 FT	35 FT

1 Minimum building separation between 2 story dwellings is 15 feet.

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

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

- A diagram or site plan (drawn to scale) that shows the size and the proposed location of the addition, including the proposed setback distances to front, side and rear property lines. Riparian setbacks, if applicable, are required to be shown as well.
- Building plans should also accompany the site plan to verify the dimensions and proposed height.
- \$100 permit fee.
- Zoning permit applications are completed online or at the Zoning Office.

### 4) Are any other permits needed?

The Lake County Building Department also requires permits for building additions. 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 – 3:30 pm