



# Concord Township, Lake County, Ohio

## Zoning Information Sheet #7: Single Family Dwellings

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

- The following applies to property in 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.

	R-1	R-2: RCD	R-4	R-6	R-8
<b>Minimum lot size</b>	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
<b>Minimum lot frontage</b>	50 FT	n/a	50 FT	50 FT	50 FT
<b>Minimum lot width</b>	100 FT	n/a	100 FT	150 FT	125 FT
<b>Front building setback <sup>1</sup></b>	50 FT	30 FT	50 FT	50 FT	50 FT
<b>Side yard clearance</b>	15 FT	10 FT	15 FT	30 FT	10 FT
<b>Rear yard clearance</b>	40 FT	30 FT	40 FT	40 FT	30 FT
<b>Riparian setback</b>	<i>If applicable, setbacks from watercourses may apply. See Section 17.</i>				
<b>Maximum height</b>	35 FT				
<b>Minimum square footage</b>	1,200 SF for 1 story or 1,600 SF for 2 story				
<b>Garage requirements <sup>2</sup></b>	Minimum two (2) enclosed parking spaces				
<b>Min. Driveway setback</b>	3 FT from property lines				
<b>Minimum unenclosed parking</b>	500 SF	1 space	500 SF	500 SF	500 SF
<b>Maximum improved parking/drive area</b>	40% of front yard	n/a	40% of front yard	40% of front yard	40% of front yard
<sup>1</sup> Corner lots shall provide the minimum front building setback from both road right-of-ways. <sup>2</sup> Refer to the Concord Township Zoning Resolution for maximum attached garage sizes in Section XV.					

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

- Minimum of two (2) copies of site plan (drawn to scale) prepared by a registered surveyor
- 1 set of building plans
- The appropriate fee as followed:
  - \$400 – Single Family Detached
  - \$700 – Two-Family Duplex
  - \$400 + \$200 per unit – Multi-family/Townhouse
- Completed Zoning permit application

### 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) (440) 350-2543
- Your Homeowners Association may require additional review, and may have other restrictions on items such as minimum square footage, building materials, and locational 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

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