

# Concord Township Zoning Department

## Informational Sheet #1: 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.
- Examples of accessory buildings include sheds, private garages, barns, and gazebos.

### 2) What are the requirements for accessory buildings\*?

For accessory buildings, requirements vary depending on the size of the parcel.

	Parcels less than 2 acres	Parcels 2 acres or greater
<b>Allowable number</b>	1 building per parcel	No limit
<b>Maximum Size Permitted</b>	1,024 sq ft	1,532 sq ft
<b>Front building setback</b>	50 ft from property line or 80 ft from centerline of road, whichever is greater	
<b>Side yard clearance</b>	15 ft	
<b>Rear yard clearance</b>	10 ft	
<b>Maximum height</b>	35 ft	

\*Requirements shown apply only to the R-1 and R-4 Residential Districts

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

- A diagram or site plan (drawn to scale) that shows the size and the proposed location of the building.
- Proposed setback distances need to be clearly indicated on the diagram or site plan.

### 4) What is the zoning permit fee for an accessory building?

Zoning permit fees vary depending on the size of the building.

- **\$15.00:** Less than 100 sq ft
- **\$30.00:** 100 to 500 sq ft
- **\$60.00:** Greater than 500 sq ft

### 5) Are there any other permits needed?

The Lake County Building Department also requires a "building permit" for accessory buildings. Contact the Building Department for more information (350-2636).

#### Contact Information:

7229 Ravenna Road                      MWThF 8:00-3:00  
Concord Twp., OH 44077              Tu              8:00-5:30  
(440) 354-7510 ext. 105 or 106

