

# 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.
- 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 additional information regarding **accessory structures** such as gazebos and pavilions, see Information Sheet #10 or contact the Zoning Office.

### 2) What Are The Requirements 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>	10 ft	
<b>Rear yard clearance</b>	10 ft	
<b>Maximum height</b>	20 ft	

\* Applicable to the R-1 and R-4 Districts. Other residential zoning classifications may apply to your property. Contact the Zoning Office to verify the zoning district and applicable development standards.

\*\* When calculating the building size, the gross floor area shall be used, which includes both the ground floor and any area equal to a half story or greater above the ground floor of the building.

### 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, including the proposed setback distances to front, side and rear property lines.
- Zoning Permits shall be completed at the Zoning Office.

### 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 larger than 200 square feet. Contact the Building Department for more information (350-2636).

#### Zoning Dept 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

