

# Concord Township Zoning Department

## Informational Sheet #10: Accessory Structures

### 1) What Is An Accessory Structure?

- An **Accessory Structure** is a subordinate structure detached from but located on the same lot as the principal building.
- Examples of **Accessory Structures that REQUIRE a Zoning Permit** include swimming pools, fences, gazebos, pavilions, carports, freestanding decks, and signs (See Informational Sheets #2 & #3 for requirements on swimming pools and fences).
- Examples of **Accessory Structures that DO NOT REQUIRE a Zoning Permit** include pergolas, trellises, arbors, dog houses, children's playhouse, mail boxes, newspaper tubes, statuary, fountains, basketball hoops, swing sets, trampolines, flag poles, backup generators, air conditioning or heating units, bird baths, fire pits, outdoor fireplaces, grills, and hot tubs.

### 2) What Are The Requirements For Accessory Structures Requiring A Zoning Permit?

The requirements below are applicable to the R-1 & R-4 Zoning Districts. Other residential zoning classifications may apply. Contact the Zoning Office to verify the zoning district and standards.

	Maximum Height	Maximum Size	Minimum Setback	
			Front	Side/Rear
<b>Gazebo*</b>	20 feet	14 feet diameter	50 ft from front property line or 80 ft from centerline of road, whichever is greater	10 feet
<b>Pavilion *</b>		400 square feet		
<b>Carport Detached*</b>		none		
<b>Freestanding Decks**</b>		none		
<b>Signs</b>	Refer to Section XXX for complete development standards			
* Square footage is not included in the area and number calculations for accessory buildings.				
** See Info Sheet #4 for requirements on deck additions.				

### 3) What Is Needed To Complete A Zoning Permit Application For An Accessory Structure?

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

### 4) What Is The Zoning Permit Fee For An Accessory Structure Requiring A Permit?

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

- **\$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 may also require a "building permit" for certain accessory structures. 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

