

# Concord Township Zoning Department

## Informational Sheet #4: Building Additions/Decks

### 1) Is a zoning permit needed for building additions?

- A zoning permit is needed for the construction of all building additions.
- An addition is any construction which increases the size of the building, including a porch, deck, attached garage, attached carport, new room(s), or new wing.

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

The following requirements are for properties located in the R-1 and R-4 Residential Zoning Districts.\*

Front yard setback	80 ft from centerline of road or 50 ft from property line, whichever is greater
Side yard clearance	15 ft
Rear yard clearance	40 ft
Maximum height	35 ft

\*Other residential zoning classifications may apply to your property. Contact the Zoning Office to verify the zoning district and applicable development standards.

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

- A diagram or site plan (drawn to scale) that shows the size and the proposed location of the addition.
- Proposed setback distances to property lines need to be clearly indicated on the diagram or site plan.
- Building plans should also accompany the site plan to verify the dimensions and proposed height.

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

- \$50.00 for decks
- \$75.00 for all other additions

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

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

#### Contact Information:

7229 Ravenna Road  
Concord Twp., OH 44077  
(440) 354-7510 ext. 105 or 106

MWThF 8:00-3:00  
Tu 8:00-5:30

