

Concord Township Zoning Department

Informational Sheet #6: Single-Family Dwellings

1) What are the requirements for single-family dwellings?

The following applies to R-1 and R-4 Residential Districts. Other residential zoning classifications may apply to your property. Contact the Zoning Office to verify the zoning district and applicable development standards.

	R-1	R-4
Minimum lot area	$\frac{3}{4}$ acre or 22,000 sq ft with water/sewer	1 acre
Minimum lot width at building setback line	100 ft	
Minimum road frontage	50 ft	
Front building 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	
Garage requirements	2 enclosed parking spaces	
Minimum dwelling area		
1 story	1,200-1,300 sq ft (depending on basement area)	
2 stories	800 sq ft on the ground floor 1,500-1,600 total sq ft (depending on basement area)	

2) What is needed to complete a zoning permit application for single-family dwellings?

- 8 site plans (drawn to scale) prepared by a registered surveyor
- 1 set of building plans (for review only)

3) What is the zoning permit fee for single-family dwellings?

\$300 for a single-family dwelling unit

4) What other approvals are needed for single-family dwellings?

Plans are subject to further review by the following county departments:

- Lake County Engineers (350-2770)
- Lake County Soil and Water Conservation District (350-2730)
- Lake County Building Department (350-2636)
- Lake County Sanitary Engineer - Utilities Dept. (sewer) (350-2645)
- Lake County Health District (septic) (350-2543)

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

