



# Roaming Shores Village

## Zoning and Ordinances

THE “RAP” ON SET-BACKS  
[WWW.ROAMINGSHORES.OH.GOV](http://WWW.ROAMINGSHORES.OH.GOV)

### No - nyet – nada – nein – non – ne – nah – nope – no way ...

... can any permanent structure on a residential property be constructed within 50’ of the lake’s high water mark other than the exception of a wet-slip boat house, uncovered deck, dock, walkway or seawall. This rule was established by the founders of Roaming Shores in the 1960’s and continues to be vigorously enforced today by the Village. Frontage set-backs are measured from the outer edge of the street right-of-way (e.g., where power poles are typically found) or 30’ from the center of a road.

### Set-Back Distances

(See Zoning Map and Codified Ordinances for District Locations and Details)

**R-1 SINGLE FAMILY DISTRICT**  
 Front: 40’; each side: 10’ plus a 1’ overhang; rear: 30’ (or 50’ from lake)  
**Accessory building**  
 Front: 40’; each side: 10’; rear: 30’

**R-A SINGLE FAMILY DISTRICT**  
 Front: 25’; each side: 10’ plus a 1’ overhang; rear: 20’ (or 50’ from lake)  
**Minimum accessory building**  
 Front: 25’; each side: 10’; rear: 20’

**R-B SINGLE FAMILY DISTRICT**  
 Front: 25’; each side: 10’ plus a 1’ overhang; rear: 20’ (or 50’ from lake)  
**Accessory building**  
 Front: 25’; each side: 10’; rear: 20’

**R-C SINGLE FAMILY RESIDENTIAL**  
 Front: 25’; each side: 10’ plus a 1’ overhang; rear: 20’ (or 50’ from lake)  
**Accessory building**  
 Front: 25’; each side: 10’  
 Rear: 20’ (or 50’ from lake)

**RST RESTAURANT\***  
 Front: 25’; each side: 25’ plus a 1’ overhang; rear: 30’  
**Accessory building**  
 Front: 25’; each side: 25’  
 Rear: 30’ (or 50’ from lake)  
 \*See Parking Restrictions

**IND/C, REC & MAR LIGHT INDUSTRY, RECREATIONAL & MARINA DISTRICT\***  
 Front: 30’; each side: 30’ plus a 1’ overhang; rear: 60’  
**Accessory building**  
 Front: 30’; each side: 30’  
 Rear: 60’  
 \*See Parking Restrictions

**GOV GOVERNMENT\***  
 Front: 30’; each side: 30’ plus a 1’ overhang; rear: 60’  
**Accessory building**  
 Front: 30’; each side: 30’

Rear: 50’  
 \*See Parking Restrictions

**R-M MULTI-FAMILY DISTRICT**  
*(Two Family)* Front: 40’; each side: 10’ plus a 1’ overhang; rear: 30’ (or 50’ from lake)  
**Accessory building**  
 Front: 40’; each side: 10’  
 Rear: 30’ (or 50’ from lake)  
*(Multi-Family)* Front: 30’; each side: 30’ plus a 1’ overhang; rear: 30’ (or 50’ from lake)  
**Accessory building**  
 Front: 30’; each side: 30’  
 Rear: 30’ (or 50’ from lake)

**R-F SINGLE FAMILY FARM**  
 Front: 40’; each side: 10’ plus a 1’ overhang; rear: 30’ (or 50’ from lake)  
**Accessory building**  
 Front: 40’; each side: 10’  
 Rear: 30’ (or 50’ from lake)

- **Corner lots**

The principal building and its accessory structures located on any corner lot shall by require having as the same setback distances from all street right-of-way lines as required for the front yard in the district in which such structures are located.