



Roaming Shores Village

Zoning and Ordinances

THE “RAP” ON NEW CONSTRUCTION

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As a zoned and planned community, the village requires the following permitting steps and procedures to be completed, in roughly the order listed below, for a new construction:

1. A road culvert installed by the Roaming Rock Association (440-563-3170);
2. Property cleared, seeded and loose soils contained with silt fencing;
3. Construction of a stone access drive with an adequate sub-base for use by contractors;
4. All shoreline erosion control (e.g., sea wall, rip rap) completed prior to construction;
5. Submit a completed zoning application along with two sets of professionally prepared building and site plans (indicating set-backs); and
6. A construction permit from the Ashtabula County Building Department (440-576-3737)

Summary of Steps

- a) Culvert Permit from RRA
- b) Clearing/Zoning Permits from Village
- c) Plumbing Permit from Ashtabula County Health Department (8 a.m. to 9:30 a.m. M-Thursday)
- d) Building , Heat & Electrical Permits from Ashtabula County Building Department (11 a.m. to 4:00 p.m., M-Th)
- e) Call OUPS before digging (1-800-362-2764 or 811)

Requirements and Associated Expenses for New Home Construction	
Lot Clearing Permit	\$0
Culvert permit (Contact Rome Rock Association at 440-563-3170)	\$5
Culvert (\$10 per foot, connection tee, grate -- installed by RRA)	Approximately \$1,000
Erosion Control Permit (plans required)	\$0 Silt Fence, \$5 Rip Rap OR \$25 Sea Wall
Construction Drive Installation	Owner's expense
Original Unimproved Lot Sewer Connection Fee (rarely assessed - only 100 lots remain in this category)	\$500
Approved Point System Worksheet	N/C
One-Time Sanitary Sewer & Municipal Water Tap In Fee	\$3,500
Sanitary Sewer Lateral Backflow Preventer (This is optional, but strongly encouraged for peace of mind – it's the best money you'll ever spend!)	\$225
Refundable Road/Building Bond	\$2,000 for houses (\$500 for garages)
Zoning Permit	\$350
Contractor Registration	\$25
TOTAL for a Typical New Home	\$6,205

Note: In the Village of Roaming Shores a primary residence must be constructed on a property prior to any structure other than a boat house. This rule applies to tree forts, swings, decks etc.... Also, check with zoning office for specifics on minimum home sizes (R-1 & R-A is 1,200', R-B is 1,400' and R-C is 1,600').