

CHAPTER 1107

Zoning Districts and Principal Use Regulations

Imported chapter material associated with 1107.

- [CHAPTER 1107 Zoning Districts and Principal Use Regulations — Chapter Overview](#)
- [1107.04 ALLOWED PRINCIPAL USES.](#)
- [1107.02 ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP.](#)
- [1107.01 PURPOSE.](#)
- [1107.03 ZONING DISTRICT PURPOSE STATEMENTS.](#)
- [1107.05 USE -SPECIFIC STANDARDS.](#)

CHAPTER 1107 Zoning Districts and Principal Use Regulations — Chapter Overview

CHAPTER 1107 Zoning Districts and Principal Use Regulations

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Sheffield Lake Overview

Codified Ordinances of Sheffield Lake, OH

CODIFIED ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO

CERTIFICATION

ROSTER OF OFFICIALS

ADOPTING ORDINANCE NO. 116-84

COMPARATIVE SECTION TABLE

TABLES OF SPECIAL ORDINANCES OF SHEFFIELD LAKE

CHARTER

PART ONE - ADMINISTRATIVE CODE

PART THREE - TRAFFIC CODE

PART FIVE - GENERAL OFFENSES CODE

PART SEVEN - BUSINESS REGULATION CODE

PART NINE - STREETS, UTILITIES AND PUBLIC SERVICES CODE

PART ELEVEN - PLANNING AND ZONING CODE

CHAPTER 1101 General Provisions

CHAPTER 1103 Administration and Decision-Making Bodies

CHAPTER 1105 Review Procedures

CHAPTER 1107 Zoning Districts and Principal Use Regulations

1107.01 PURPOSE.

1107.02 ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP.

1107.03 ZONING DISTRICT PURPOSE STATEMENTS.

1107.04 ALLOWED PRINCIPAL USES.

1107.05 USE -SPECIFIC STANDARDS.

CHAPTER 1109 Planned Residential Developments (PRD)

CHAPTER 1111 Accessory and Temporary Use Regulations

CHAPTER 1113 General Development Standards

CHAPTER 1115 Landscaping and Screening Standards

CHAPTER 1117 Parking and Access Standards

CHAPTER 1119 Signs

CHAPTER 1121 Subdivision Design Standards

CHAPTER 1123 Wind Energy Systems

CHAPTER 1125 Wireless Telecommunications

CHAPTER 1127 Nonconformities

CHAPTER 1129 Enforcement and Penalties

CHAPTER 1131 Definitions

PART THIRTEEN - BUILDING CODE

PART FIFTEEN - FIRE PREVENTION CODE

OH

Sheffield Lake

Codified Ordinances of Sheffield Lake, OH

CHAPTER 1107 Zoning Districts and Principal Use Regulations

CHAPTER 1107 Zoning Districts and Principal Use Regulations

CHAPTER 1107

Zoning Districts and Principal Use Regulations

- 1107.01 Purpose.
- 1107.02 Establishment of zoning districts and Zoning Map.
- 1107.03 Zoning district purpose statements.
- 1107.04 Allowed principal uses.
- 1107.05 Use-specific standards.

1107.01 PURPOSE.

The purpose of this chapter is to set out the individual purpose statements for each of the City's zoning districts as well as the list of uses that are allowed within each zoning district. The uses are either prohibited or allowed, and where they are allowed, they may be permitted, permitted with additional standards, or conditionally permitted with additional review. Finally, this chapter includes use-specific standards for a variety of uses that apply to the those uses alone in addition to all other applicable standards of this code.

(Ord. 26-22. Passed 4-26-22.)

1107.02 ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP.

(a) Districts Established. The City hereby establishes the following zoning districts to carry out the purposes of this code:

TABLE 1107-1: ZONING DISTRICTS

Abbreviation

District Name

Residential Zoning Districts

R-1

Residence District

R-1A

Residential District

R-1B

Residential District

R-1C

Cottage Residential District

R-2

Residential District

R-3

Residential District

Nonresidential Zoning Districts

B-1

Business District

B-2

Business District

B-4

Business District

B-5

Business District

I-1

Industrial District

P-I

Public and Institutional District

Special Districts

PRD

Planned Residential Development District

(b) References to Previous Zoning Districts. Some of the district classifications and names established within this code differ from previous versions of this code. Table 1107-2 identifies how each of the previous district classifications was renamed for this code. This table shall be used for comparison purposes only.

TABLE 1107-2: DISTRICT TRANSITION TABLE

Zoning Districts in the Planning and Zoning Code Effective Prior to May 26, 2022

Zoning Districts in the Land Development Code Effective May 26, 2022

Abbrev.

District Name

Abbrev.

District Name

R-1

Residential District

R-1A

Residential District

No Previous District

R-1B

Residential District

No Previous District

R-1C

Cottage Residential District

R-2

Residential District

R-2

Residential District

R-3

Residential District

R-3

Residential District

B-1

Business District

B-1

Business District

B-2

Business District

B-2

Business District

B-3

Business District

District Eliminated

B-4

Business District

B-4

Business District

B-5

Industrial District

B-5

Industrial District

I-1

Industrial District

I-1

Industrial District

PRD

Planned Residential Development District

PRD

Planned Residential Development District

No Previous District

P-I

Public and Institutional District

(c) Zoning District Map. All land within the City of Sheffield Lake shall be placed into at least one of the zoning districts established in Table 1107-1: Zoning Districts, and such zoning shall be shown on the Zoning Map of Sheffield Lake, Ohio. The Zoning Map, together with all explanatory data thereon, including all changes thereof as hereinafter provided, shall be incorporated and made a part of this code, thereby having the same force and effect as if fully described in writing.

(d) Interpretation of Zoning District Boundaries. The boundaries of the zoning districts are shown upon the Zoning Map. When uncertainty exists with respect to the boundaries of zoning districts as shown on the Zoning Map, the following rules shall apply:

(1) Where zoning district boundary lines are indicated as approximately following a lot line, such lot line shall be the zoning district boundary.

(2) Where zoning district boundary lines are indicated as approximately following a center line of a street or highway, alley, railroad easement, or other right-of-way, or a river, creek, or other watercourse, such centerline shall be the zoning district boundary. In the event of a natural change in the location of such streams, rivers, or other water courses, the zoning district boundary shall be construed as moving with the channel centerline.

(3) Where zoning district boundary lines are indicated as approximately following City limits, such City limits shall be the zoning district boundary.

(4) When the actual street, right-of-way, property line boundary or other existing ground condition is in conflict with that shown on the Zoning Map, the BZBA shall provide the necessary interpretation. The person contesting the location of the district boundary shall be given a reasonable opportunity to present their case to the City and to submit technical evidence if so desired pursuant to the appeals process as established in Section 1105.10: Appeals.

(e) Vacation of Public Rights-of-Way. Whenever any street, alley or other public way is vacated in a manner authorized by law, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation and all areas included in the vacation shall then and henceforth be subject to all regulations of the extended district. (Ord. 26-22. Passed 4-26-22.)

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1107.04 ALLOWED PRINCIPAL USES.

1107.04 ALLOWED PRINCIPAL USES.

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- Skip to main content
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- Select Language
- Resources
- Skip to code content (skip section selection)
- 2025-04 (current)
- Sheffield Lake Overview
- Codified Ordinances of Sheffield Lake, OH
- CODIFIED ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO
- CERTIFICATION
- ROSTER OF OFFICIALS
- ADOPTING ORDINANCE NO. 116-84
- COMPARATIVE SECTION TABLE
- TABLES OF SPECIAL ORDINANCES OF SHEFFIELD LAKE

CHARTER

PART ONE - ADMINISTRATIVE CODE

PART THREE - TRAFFIC CODE

PART FIVE - GENERAL OFFENSES CODE

PART SEVEN - BUSINESS REGULATION CODE

PART NINE - STREETS, UTILITIES AND PUBLIC SERVICES CODE

PART ELEVEN - PLANNING AND ZONING CODE

CHAPTER 1101 General Provisions

CHAPTER 1103 Administration and Decision-Making Bodies

CHAPTER 1105 Review Procedures

CHAPTER 1107 Zoning Districts and Principal Use Regulations

1107.01 PURPOSE.

1107.02 ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP.

1107.03 ZONING DISTRICT PURPOSE STATEMENTS.

1107.04 ALLOWED PRINCIPAL USES.

1107.05 USE -SPECIFIC STANDARDS.

CHAPTER 1109 Planned Residential Developments (PRD)

CHAPTER 1111 Accessory and Temporary Use Regulations

CHAPTER 1113 General Development Standards

CHAPTER 1115 Landscaping and Screening Standards

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CHAPTER 1119 Signs

CHAPTER 1121 Subdivision Design Standards

CHAPTER 1123 Wind Energy Systems

CHAPTER 1125 Wireless Telecommunications

CHAPTER 1127 Nonconformities

CHAPTER 1129 Enforcement and Penalties

CHAPTER 1131 Definitions

PART THIRTEEN - BUILDING CODE

PART FIFTEEN - FIRE PREVENTION CODE

OH

Sheffield Lake

Codified Ordinances of Sheffield Lake, OH

1107.04 ALLOWED PRINCIPAL USES.

CHAPTER 1107 Zoning Districts and Principal Use Regulations

1107.02 ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP.

(a) Districts Established. The City hereby establishes the following zoning districts to carry out the purposes of this code:

TABLE 1107-1: ZONING DISTRICTS

Abbreviation

District Name

Residential Zoning Districts

R-1

Residence District

R-1A

Residential District

R-1B

Residential District

R-1C

Cottage Residential District

R-2

Residential District

R-3

Residential District

Nonresidential Zoning Districts

B-1

Business District

B-2

Business District

B-4

Business District

B-5

Business District

I-1

Industrial District

P-I

Public and Institutional District

Special Districts

PRD

Planned Residential Development District

(b) References to Previous Zoning Districts. Some of the district classifications and names established within this code differ from previous versions of this code. Table 1107-2 identifies how each of the previous district classifications was renamed for this code. This table shall be used for comparison purposes only.

TABLE 1107-2: DISTRICT TRANSITION TABLE

Zoning Districts in the Planning and Zoning Code Effective Prior to May 26, 2022

Zoning Districts in the Land Development Code Effective May 26, 2022

Abbrev.

District Name

Abbrev.

District Name

R-1

Residential District

R-1A

Residential District

No Previous District

R-1B

Residential District

No Previous District

R-1C

Cottage Residential District

R-2

Residential District

R-2

Residential District

R-3

Residential District

R-3

Residential District

B-1

Business District

B-1

Business District

B-2

Business District

B-2

Business District

B-3

Business District

District Eliminated

B-4

Business District

B-4

Business District

B-5

Industrial District

B-5

Industrial District

I-1

Industrial District

I-1

Industrial District

PRD

Planned Residential Development District

PRD

Planned Residential Development District

No Previous District

P-I

Public and Institutional District

(c) Zoning District Map. All land within the City of Sheffield Lake shall be placed into at least one of the zoning districts established in Table 1107-1: Zoning Districts, and such zoning shall be shown on the Zoning Map of Sheffield Lake, Ohio. The Zoning Map, together with all explanatory data thereon, including all changes thereof as hereinafter provided, shall be incorporated and made a part of this code, thereby having the same force and effect as if fully described in writing.

(d) Interpretation of Zoning District Boundaries. The boundaries of the zoning districts are shown upon the Zoning Map. When uncertainty exists with respect to the boundaries of zoning districts as shown on the Zoning Map, the following rules shall apply:

(1) Where zoning district boundary lines are indicated as approximately following a lot line, such lot line shall be the zoning district boundary.

(2) Where zoning district boundary lines are indicated as approximately following a center line of a street or highway, alley, railroad easement, or other right-of-way, or a river, creek, or other watercourse, such centerline shall be the zoning district boundary. In the event of a natural change in the location of such streams, rivers, or other water courses, the zoning district boundary shall be construed as moving with the channel centerline.

(3) Where zoning district boundary lines are indicated as approximately following City limits, such City limits shall be the zoning district boundary.

(4) When the actual street, right-of-way, property line boundary or other existing ground condition is in conflict with that shown on the Zoning Map, the BZBA shall provide the necessary

interpretation. The person contesting the location of the district boundary shall be given a reasonable opportunity to present their case to the City and to submit technical evidence if so desired pursuant to the appeals process as established in Section 1105.10: Appeals.

(e) Vacation of Public Rights-of-Way. Whenever any street, alley or other public way is vacated in a manner authorized by law, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation and all areas included in the vacation shall then and henceforth be subject to all regulations of the extended district. (Ord. 26-22. Passed 4-26-22.)

1107.03 ZONING DISTRICT PURPOSE STATEMENTS.

In addition to the overall purpose of this code, the following are the purpose statements for the individual zoning districts in the City of Sheffield Lake.

(a) R-1 Residence District. For the purpose of this code, the R-1 District shall have the same requirements as the R-1A District and shall be enforced as such.

(b) R-1A and R-1B Residential District.

(1) The purpose of the R-1A and R-1B residential zoning districts are to provide for the development and use of land for primarily single-family, detached residential uses reflective of the primary residential land uses in the City of Sheffield Lake. These districts are intended to establish standards for the design, use, and location of principal and accessory buildings to maintain high-quality neighborhoods.

(2) The R-1B District was specifically created for the purpose of protecting areas of the City that have smaller lots than required in the R1-B District. As such, no zoning map amendment application may be submitted to rezone property to the R-1B District after the effective date of this code.

(c) R1-C Cottage Residential District. The purpose of the R-1C residential zoning district is similar to the R-1A and R-1B Districts in that it is intended to allow for the use of land primarily for single-family, detached residential uses. The R-1C District recognizes that parts of the City have site characteristics reflective of denser development patterns that were common among the cottage developments along Lake Erie. Development in these areas is far more compact than in other single-family residential districts and the purpose of this district is to protect the characteristics of these dense neighborhoods in Sheffield Lake. As such, no zoning map amendment application may be submitted to rezone property to the R-1C District after the effective date of this code.

(d) R-2 and R-3 Residential Districts. The purpose of the R-2 and R-3 residential districts is to provide for residential areas in the City that provide for attached housing options, which in turn promote more diverse housing choices and that may serve as a transitional use between lower-density residential uses and the City's business activity areas. The purpose of the regulations in these districts is to ensure the long-term viability of uses that are designed in a manner that will contribute to the community aesthetic.

(e) B-1 Business District. The purpose of the B-1 Business District is to provide areas for small-scale business development, a limited range of office uses, as well as convenience goods and services to serve the day-to-day needs of those living in the City. The design of uses is focused on small-scale, neighborhood uses.

(f) B-2, B-4, and B-5 Business Districts. The purpose of the B-2, B-4, and B-5 Business Districts is to accommodate a wide-range of professional offices, general commercial uses, and larger scale businesses that sell goods and provide services to the general public in the City and to the greater region. Each district provides for a different scale and intensity of business uses. While pedestrian

level activity and access is highly encouraged, the City recognizes that vehicular access is also important to the businesses in the City's large-scale business areas.

(g) I-1 Industrial District. The purpose of the I-1 District is to provide an area to accommodate manufacturing, general businesses, offices, service and repair businesses, and warehousing uses in a form that largely takes place within enclosed buildings to allow for quiet and clean industrial areas. It is the intent of this district to allow for a broad range of industrial uses.

(h) P-I Public and Institutional District. The purpose of the P-I District is to establish sites for various governmental, institutional, educational, or other public or quasi-public uses that are integral parts of the community while also ensuring compatibility with the surrounding neighborhoods.

(Ord. 26-22. Passed 4-26-22.)

1107.04 ALLOWED PRINCIPAL USES.

Table 1107-3 lists the principal uses allowed within the various zoning districts, except PRD Districts. Chapter 1109: Planned Residential Developments (PRD) identifies the uses that are allowed in PRDs.

(a) Explanation of Table of Permitted Uses.

(1) Permitted Uses.

A. A "P" in a cell indicates that a use type is allowed by-right in the respective zoning district. Permitted uses are subject to all other applicable standards of this code.

B. Permitted uses are approved administratively through the site plan review process (See Section 1105.06: Site Plan Review.) or by the Zoning Inspector through the zoning permit procedure, unless subject to additional reviews (e.g., variance, etc.).

(2) Permitted Uses with Standards.

A. A "PS" in a cell indicates that a use type is allowed by-right in the respective zoning district if it meets the additional standards as identified in the last column of Table 1107-3. Permitted uses with standards are subject to all other applicable standards of this code.

B. Uses permitted with standards are approved administratively through the site plan review process (See Section 1105.06: Site Plan Review.) or by the Zoning Inspector through the zoning permit procedure, unless subject to additional review (e.g., variance, etc.).

(3) Conditional Uses.

A. A "C" in a cell indicates that a use may be permitted if approved through the conditional use review procedure (See Section 1105.03: Conditional Uses.). Conditional uses may be subject to use-specific standards as identified in the last column of Table 1107-3. Conditional uses are subject to all other applicable standards of this code.

B. The existence or lack of additional use-specific standards in this code shall not be implied to be the only standards the use is required to meet. Any conditional use listed in the table shall be subject to the general review standards for all conditional uses established in Section 1105.03(d).

(4) Prohibited Uses. A blank indicates that a use is prohibited in the respective zoning district.

(5) Use-Specific Standards.

A. The numbers contained in the "Use-Specific Standards" column are references to additional standards and requirements that apply to the use type listed. Standards referenced in the "Use-Specific Standards" column apply in all zoning districts unless otherwise expressly stated.

B. Use-specific standards shall only apply if the use is permitted with standards (PS) or a conditional use (C). If the use is permitted with standards in some districts and conditional in other districts, the use-specific standards shall apply to both the districts where it is permitted with standards and where it is conditionally permitted.

C. This section provides site planning, development, and/or operating standards for certain land uses that are permitted with standards or conditionally permitted in Table 1107-3.

D. The land uses and activities covered by this section shall comply with the applicable use-specific standards in all districts unless otherwise specified, in addition to all other applicable provisions of this code.

(b) Multiple Uses. If multiple uses are proposed on a single lot or in a single building then each of the individual uses has to be allowed in the applicable zoning district and reviewed in accordance with how the individual use is allowed in the district (i.e., permitted, permitted with standards, or conditional use).

(c) Use Determination and Unlisted Uses. Any use not specifically listed shall be considered prohibited unless approved through the following:

(1) The Zoning Inspector shall make the determination if a proposed use is permitted, permitted with standards, a conditional use, or a prohibited use under the provisions of this section.

(2) The Zoning Inspector may determine that a proposed use is substantially similar to a use that is permitted, permitted with standards, or a conditional use established in Table 1107-3 based on the proposed use activities, character of the business, similarity to existing uses within the City, or information on the use as may be available from third-party land use resources such as documentation from the American Planning Association, Urban Land Institute, or similar organizations. If the Zoning Inspector finds that the proposed use is substantially similar to a use established in Table 1107-3, then the application shall be processed in the same manner as the similar use.

(3) In finding that a proposed use is similar to a use established in Table 1107-3 the Zoning Inspector shall make a note of the similar use in the approved application form.

(4) If the Zoning Inspector makes the determination that a use is prohibited, the application shall not be processed, and the application fee shall be returned.

(5) If the applicant disagrees with the Zoning Inspector's determination regarding the proposed use, the applicant may choose to take one of the following actions:

A. The applicant may appeal the determination of the Zoning Inspector to the BZBA pursuant to Section 1105.10: Appeals; or

B. The applicant may present their case to the Planning Commission and/or City Council to request that the City initiate a text amendment to address the proposed use and applicable standards.

(d) Table of Permitted Uses.

TABLE 1107-3: PRINCIPAL USES

Permitted Use Types

P = Permitted Use

C = Conditional Use

PS = Permitted with Standards

Blank Cell = Prohibited

R-1A

R-1B

R-1C

R-2

R-3

B-1

B-2

B-4

B-5

I-I

P-I

Use Specific Standards
See Section

Residential Uses

Dwellings, Multi-Family

P

P

Dwellings, Single-Family

P

P

P

P

Residential Facilities

PS

PS

PS

PS/C

C

1107.05(a)

Skilled Nursing or Personal Care Facilities

C

C

C

C

PS

1107.05(b)

Public and Institutional Uses

Active Recreational Facilities

C

C

C

C

C

C

C

C

C

PS

1107.05(c)

Cemeteries

P

Cultural Facilities

P

Educational Institutions (Higher Education)

P

Educational Institutions (Preschool and K-12)

C

C

C

C

C

P

Essential Services

P

P

P

P

P

P

P

P

P

P

P

Fraternal, Charitable, and Service-Oriented Clubs

PS

PS

PS

P

1107.05(d)

Government Offices and Buildings

P

TABLE 1107-3: PRINCIPAL USES

Permitted Use Types

P = Permitted Use

C = Conditional Use

PS = Permitted with Standards

Blank Cell = Prohibited

R-1A

R-1B

R-1C

R-2

R-3

B-1

B-2

B-4

B-5

I-I

P-I

Use Specific Standards

See Section

Hospitals

P

1107.05(e)

Nursery Schools and Day Care Centers

PS

PS

PS

PS

C

PS

1107.05(f)

Passive Parks, Open Space, and Natural Areas

C

C

C

C

C

P

P

P

P

P

P

Places of Worship

C

C

C

C

C

P

P

P

P

Public Utility Buildings and Facilities

C

C

C

C

C

C

C

C

C

C

P

Residential Community Centers

C

C

C

C

C

1107.05(g)

Commercial and Office Uses

Administrative, Business, or Professional Offices

P

P

P

P

P

PS

1107.05(h)

Adult Entertainment Businesses

PS

1107.05(i)

Animal Boarding, Training, or Daycare Facilities

P

P

Animal Hospitals/Clinics and Animal Grooming

P

P

Assembly Halls or Conference Centers

P

P

Automobile, Motorcycle, Recreational Vehicle Sales and Leasing

PS

PS

1107.05(j)

TABLE 1107-3: PRINCIPAL USES

Permitted Use Types
P = Permitted Use
C = Conditional Use
PS = Permitted with Standards
Blank Cell = Prohibited

R-1A

R-1B

R-1C

R-2

R-3

B-1

B-2

B-4

B-5

I-I

P-I

Use Specific Standards
See Section

Automotive Repair and Service

PS

PS

PS

PS

1107.05(k)

Automotive Repair and Service (Heavy)

PS

PS

1107.05(l)

Bed and Breakfast Establishments

C

C

1107.05(m)

Commercial and Business Support Services

P

P

P

P

Commercial Recreational Facilities (indoors)

P

P

P

C

Commercial Recreational Facilities (outdoors)

C

C

C

C

C

1107.05(c)

Financial Institutions

P

Fuel Stations

PS

PS

PS

1107.05(k)

Funeral Homes

PS

PS

PS

1107.05(n)

Hotels and Motels

P

P

Medical/Dental Clinics

P

P

P

P

P

Microbrewery, Microdistillery, or Microwinery

PS

PS

PS

PS

1107.05(o)

Mixed Use Buildings

C

C

C

C

Multi-Tenant Use

P

P

P

P

TABLE 1107-3: PRINCIPAL USES

Permitted Use Types

P = Permitted Use

C = Conditional Use

PS = Permitted with Standards

Blank Cell = Prohibited

R-1A

R-1B

R-1C

R-2

R-3

B-1

B-2

B-4

B-5

I-I

P-I

Use Specific Standards
See Section

Parking Lot or Garage (Public)

PS

Personal Services

P

P

P

P

PS

PS

1107.05(p)

Restaurants

P

P

P

PS

PS

1107.05(p)

Retail Businesses

P

P

P

P

PS

PS

1107.05(p)

Short-Term Rentals

PS

1107.05(q)

Taverns or Bars

P

P

P

Theaters

P

P

Training or Instructional Facilities

P

P

Vehicle Washing Establishments

PS

1107.05(r)

Industrial Uses

Contractor Equipment and Storage Yards

P

Heavy Equipment Sales and Leasing

P

Industrial Service Uses

P

Industrial Uses, Heavy

C

Industrial Uses, Light

P

Metal Salvage and Junk Storage

C

1107.05(s)

TABLE 1107-3: PRINCIPAL USES

Permitted Use Types

P = Permitted Use

C = Conditional Use

PS = Permitted with Standards

Blank Cell = Prohibited

R-1A

R-1B

R-1C

R-2

R-3

B-1

B-2

B-4

B-5

I-I

P-I

Use Specific Standards

See Section

Recycling Center

P

Research and Development Facilities

P

Self-Storage Facilities (indoor)

C

C

P

1107.05(t)

Self-Storage Facilities (outdoor)

C

1107.05(t)

Truck and Heavy Equipment Sales

P

Truck Terminals

C

1107.05(u)

Warehouses and Distribution Facilities

P

Wholesale Establishments

P

(Ord. 26-22. Passed 4-26-22; Ord. 53-24. Passed 12-3-24.)

1107.05 USE -SPECIFIC STANDARDS.

(a) Residential Facilities.

(1) Where a person may operate a residential facility, as defined in the ORC, that is of a size that is required to be allowed where single-family dwellings are permitted, such use shall be deemed a permitted use in the R-1A, R-1B, R-1C, and R-2 Districts. Such facilities must comply with the lot and building standards (See Section 1113.06: Lot and Principal Building Standards.) and any other standards in this code that apply to all single-family dwellings within the applicable district.

(2) Where a person may operate a residential facility, as defined in the ORC, that is of a size that is required to be allowed where multi-family dwellings are permitted, such use shall be a conditional use in any the R-2 and R-3 Districts. Such facilities must comply with the lot and building standards (See Section 1113.06: Lot and Principal Building Standards.) and any other standards in this code that apply to all multi-family dwellings within the applicable district.

(b) Skilled Nursing or Personal Care Facilities.

(1) The principal building shall be set back a minimum of fifty (50) feet from any adjacent residential zoning district or lot that contains a single-family dwelling.

(2) The maximum density of these facilities varies based on the specific type of facility as established below:

A. If the proposed facility includes an independent living component (no skilled or personal care services provided), the independent living component shall be limited to the uses and maximum density permitted by the applicable zoning district. In a nonresidential zoning district, that maximum density shall be six (6) units per acre. In no case shall the independent living component comprise more than fifty percent (50%) of the dwelling units or rooms in the proposed development or the use shall be subject to the maximum lot size and densities established in the zoning district.

B. The maximum density of congregate housing or assisted living facilities shall be twelve (12) units per acre in the residential districts and twenty (20) units per acre in nonresidential districts, regardless if the unit is a complete dwelling unit with separate kitchen facilities.

C. All other types of skilled nursing or personal care facilities shall comply with the maximum height and setback requirements of the applicable zoning district and any conditions or requirements set forth as part of the conditional use approval.

(3) The Planning Commission may set maximum density or intensity requirements as part of the conditional use approval based on the density or character of surrounding uses.

(4) Skilled nursing or personal care facilities shall be located so as to provide access from a major or minor arterial.

(c) Active Recreational Facilities and Commercial Recreational Facility (Outdoors).

(1) All structures, viewing areas or seating areas shall be set back at least 200 feet from any residential zoning district.

(2) All outdoor lighting shall project downward and shall be of full cutoff design in order to minimize glare and reflection onto adjoining properties and public streets. See Section 1113.08: Exterior Lighting for additional information on cutoff lighting.

(3) The hours of operation may be regulated by the Planning Commission, if necessary, to mitigate adverse impacts on adjacent residential uses.

(4) No motorized equipment is permitted.

(5) No uses that involve the discharge of firearms is permitted.

(d) Fraternal, Charitable, and Service Oriented Clubs. Accessory uses necessary to the operation of such use, such as clubhouses, restaurants, bars, swimming pools and similar activities, shall be permitted if they comply with the applicable standards in Section 1111.01: Accessory Use Regulations. However, such uses, where the conduct of business is the principal activity, shall be prohibited.

(e) Hospitals.

(1) New hospitals shall be on a lot with primary vehicular access on an arterial street without going through a residential neighborhood to minimize the impact on less intense residential uses.

(2) Outdoor storage of ambulances and other vehicles used in the operation of the principal use may be permitted provided such storage areas are located in the side or rear yard in off-street parking areas.

(3) The areas devoted to the outdoor storage of such vehicles shall be enclosed with a fence having a minimum height of six (6) feet.

(f) Nursery Schools and Day Care Centers.

(1) The play area should be fenced in order to provide a safe and secure environment for the children.

(2) Drop-off/pick-up should be located so as not to impede traffic safety.

(g) Residential Community Centers.

(1) One (1) residential community center shall be allowed within an individual subdivision or for a multi-family dwelling development with more than twelve (12) dwelling units.

(2) Additional residential community centers may be approved as part of a development that is approved as a PRD District.

(3) The residential community center shall only be for the use of residents of the development and their guests.

(h) Administrative, Business, or Professional Offices. Business and professional offices are permitted within the P-I District when the offices serve or are an integral part of a principally permitted public and institutional use. Such office space shall not occupy more than twenty-five percent (25%) of the total floor area of buildings on the same lot.

(i) Adult Entertainment Businesses.

(1) Purpose and Findings.

A. It is the purpose of this chapter to regulate adult entertainment businesses in order to promote the health, safety, morals, and general welfare of the citizens of the City, and to establish reasonable and uniform regulations to prevent the deleterious location and concentration of adult entertainment businesses within the City. The provisions of this chapter do not have the purpose or effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Further, it is not the intent of this chapter to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment of their intended

market. Neither is it the intent nor effect of this chapter to condone or legitimize the distribution of obscene material.

B. The City Council has received substantial evidence concerning the adverse secondary effects of adult uses on a community in findings incorporated in the cases of *City of Renton v. Playtime Theaters, Inc.*, 475 U.S. (1986), *Young v. American Mini Theaters*, 426 U.S. 50 (1976) and *Barnes v. Glen Theater, Inc.*, 501 U.S. 560 (1991), and on studies in other communities including, but not limited to, Phoenix, Arizona; Tucson, Arizona; Garden Grove, California; Los Angeles, California; Whittier, California; Indianapolis, Indiana; Minneapolis, Minnesota; St. Paul, Minnesota; New York, New York; Cleveland, Ohio; Oklahoma City, Oklahoma; Amarillo, Texas; Austin, Texas; Beaumont, Texas; Houston, Texas; and Seattle, Washington. (Ord. 04-01. Passed 1-30-01.)

(2) Classification. Adult entertainment businesses shall include the following types of businesses:

- A. Adult arcades;
- B. Adult bookstores, adult novelty stores, or adult video stores;
- C. Adult cabarets;
- D. Adult motion picture theaters; and
- E. Adult theaters.

(3) Location of Adult Entertainment Businesses.

A. No adult entertainment business may be established in any zoning district other than an I-Industrial District, and in such district may not be established within 250 feet of:

- i. A place of worship;
- ii. An educational institution including, but not limited to, child day care facilities, nursery schools, preschools, kindergartens, elementary schools, private schools, intermediate schools, junior high schools, middle schools, intermediate schools, junior high schools, middle schools, high schools, vocational schools, secondary schools, continuation schools, special education schools, junior colleges, colleges, and universities; school includes the school grounds, but does not include facilities used primarily for another purpose and only incidentally as a school;
- iii. A boundary of a residential district as defined in this code and on the zoning map;
- iv. A public active recreational facility or a public passive park, open space, or natural area that is under the control, operation, or management of the City park and recreation authorities;
- v. The property line of a lot devoted to a residential use as defined in this code;
- vi. A commercial recreation, cultural facility, or theater which is oriented primarily towards children or family entertainment; or
- vii. A licensed premise, licensed pursuant to the alcoholic beverage control regulations of the State of Ohio.

B. No adult entertainment business may be established, operated or enlarged within 250 feet of another adult business entertainment.

C. Not more than one adult entertainment business shall be established or operated in the same building, structure, or portion thereof.

D. For the purpose of subsection (A) hereof, measurement shall be made in a straight line, without regard to the intervening structures or objects, from the nearest portion of the building or structure used as the part of the premises where an adult entertainment business is conducted, to the nearest property line of the premises of a use listed in subsection (A). Presence of a City, county or other political subdivision boundary shall be irrelevant for purposes of calculating and applying the distance requirements of this section.

E. For purposes of subsection (B) hereof the distance between any two adult entertainment

businesses shall be measured in a straight line, without regard to the intervening structures or objects or political boundaries, from the closest exterior wall of the structure in which each business is located.

F. Any adult entertainment business lawfully operating on the date of adoption of this chapter, that is in violation of subsections (A) through (E) shall be deemed a nonconforming use. The nonconforming use will be permitted to continue for a period not to exceed one year, unless sooner terminated for any reason or voluntarily discontinued for a period of thirty (30) days or more. Such nonconforming uses shall not be increased, enlarged, extended, or altered except that the use may be changed to a nonconforming use.

(j) Automobile, Motorcycle, Recreational Vehicle Sales and Leasing.

(1) The minimum lot area shall be two (2) acres with a minimum lot width of 200 feet.

(2) The sale of used vehicles, including the display, offering for sale and dealing of used vehicles shall only be permitted as an accessory use to an agency selling new vehicles and such sale at retail, display, offering for sale, and dealing of used vehicles shall be operated in conjunction with, on the same lot as, and under the same ownership and management of, the new vehicle agency.

(3) Display of vehicles for sale shall be located on a paved surface and shall comply with the parking setbacks according to the regulations in Section 1117.03: General Requirements.

(4) All work on vehicles, including, but not limited to, servicing and repair, shall be done only in an enclosed building.

(k) Auto Service Stations and Fuel Stations.

(1) Fuel pumps shall be set back a minimum of fifty (50) feet from all lot lines and 100 feet from all lot lines of lots in adjacent residential zoning districts.

(2) Canopies shall be set back a minimum of twenty (20) feet from all lot lines and fifty (50) feet from all lot lines of lots in adjacent residential zoning districts.

(3) All hydraulic hoists, oil pits, and all lubricants, greasing, vehicle washing and repair equipment shall be enclosed entirely within a building. No outdoor disassembly or repair of motor vehicles shall be permitted.

(4) Activities shall be limited to:

- A. The sale of automotive fuel;
- B. The servicing of motor vehicles with minor repair work;
- C. Hand washing of vehicles within an enclosed building;
- D. The retail sale of vehicle parts and products relating to minor repair work, such as, but not limited to, oil, grease, tires, antifreeze, batteries, windshield wipers, etc.

(5) Space for overnight parking, overnight accommodations, or the inclusion of showers within the building shall be prohibited.

(6) Any major repair work, including but not limited to, automobile body repair and painting, automobile glass work, automobile transmission work, automobile engine overhaul and repair, and radiator repair work shall be classified as "automotive repair and service (heavy)" and shall be subject to Section 1107.05(I).

(7) Vehicles being serviced or awaiting same shall be stored for no longer than fourteen (14) days on the site if in unenclosed areas.

(8) All repair work must be performed in a fully enclosed building.

(9) There shall be no more than two (2) driveway openings along any frontage.

(10) The storage and disposal of solid waste and recyclable materials, including used or discarded motor vehicle parts or equipment, and fluids, shall comply with all applicable Federal,

State, and local requirements.

(11) Outdoor solid waste and recyclable storage areas shall be screened in accordance with Section 1115.07: Screening of Outside Storage Areas or Other Service Areas.

(l) Automotive Repair (Heavy).

(1) A heavy automotive repair establishment shall be subject to the same requirements as an automotive service station as established in Section 1107.05(k).

(2) The principal structure shall be set back a minimum of 150 feet from any residential zoning district. Parking for the storage of vehicles, whether operational or non-operational, shall be set back a minimum of fifty (50) feet from any adjacent lot in a residential district.

(3) The storage of non-operational vehicles for longer fourteen (14) days shall be permitted if stored in the rear yard and screened by a solid wall or fence with a minimum height of six (6) feet.

(4) The use may be subject to additional screening requirement in accordance with Chapter 1115: Landscaping and Screening Standards.

(5) Vehicle service and repair shall be done in an enclosed building. A temporary zoning permit shall be obtained for outside repair of oversized vehicles that would take longer than five (5) consecutive days. Temporary zoning permits can only be granted under the following conditions:

A. The vehicle exceeds the height and width of the service repair garage.

B. The temporary outside repair shall not involve the construction of permanent lift or repair apparatus.

C. Temporary outside repair shall only be allowed for a period not exceeding thirty (30) days in a calendar year.

D. The outdoor repairs shall not be conducted in the required setback yards, loading spaces, parking spaces, aisles and/or drives.

(6) Vehicles awaiting repair shall be parked in designated parking spaces and shall not encroach on driving aisles, landscaped areas and drive approaches. No part of the street right-of-way shall be used for parking of vehicles awaiting service.

(7) Damaged or inoperable vehicles shall not be used for storage purposes.

(m) Bed and Breakfast Establishments.

(1) The minimum lot area shall be one-half ($\frac{1}{2}$) of an acre.

(2) The building utilized for the bed and breakfast establishment shall have been originally designed as a single-family dwelling structure.

(3) The facility must be operated and managed by the property owner or leaseholder, who must reside on the premises while the bed and breakfast establishment is in operation.

(4) Only overnight guests shall be served meals unless otherwise authorized as part of the conditional use approval.

(5) All activities related to the establishment shall take place within the principal dwelling and not within a garage or accessory building. Furthermore, all access to rooms shall be from within the principal building.

(6) The facility shall be limited to no more than four (4) guestrooms with a maximum guest capacity as determined by fire and building regulations.

(7) There shall be no exterior evidence of the use except that the owner may provide one wall-mounted sign with a maximum sign area of one (1) square foot in addition to any other signs allowed for single-family dwellings in Chapter 1119: Signs.

(8) No building additions or alterations may be undertaken for the sole purpose of expanding the bed and breakfast use unless approved as part of the conditional use review.

(9) A minimum of one (1) off-street parking space for each guestroom and two (2) off-street

parking spaces for the resident owner-manager shall be required. All parking areas for five (5) or more vehicles shall meet the applicable standards of Chapter 1117: Parking and Access Standards.

(n) Funeral Homes.

(1) Vehicular use areas shall be designed to allow for the queuing of vehicles if funeral processions are intended to originate or terminate at the establishment.

(2) All funeral homes shall be located so as to provide access from an arterial street.

(3) Cremation services shall be permitted only in the I-1 District.

(o) Microbrewery, Microdistillery, or Microwinery.

(1) A microbrewery, microdistillery, and microwinery shall be allowed in the B-2, B-4, and B-5 Districts when the majority of the floor area is dedicated to being used for restaurant service or for the serving of drinks made on site so that the use fits into the retail character of the districts. Drinks made off site may also be permitted provided the majority of drinks offered for sale are made on site.

(2) A microbrewery, microdistillery, and microwinery in the I-1 District may include a taproom area to serve customers drinks made on site provided the floor area of the taproom does not exceed twenty-five percent (25%) of the total footprint of the use. Food service may be included within the twenty-five percent (25%) total footprint. Drinks made off site may also be permitted provided the majority of drinks offered for sale are made on site.

(p) Personal Services, Retail Businesses, and Restaurants. Personal services, retail businesses, and restaurants may be permitted in the I-1 or P-1 districts provided that the total square footage of space dedicated to all of these uses is limited to a maximum of twenty percent (20%) of the total floor area.

(q) Short-Term Rentals.

(1) One (1) off-street parking space shall be required for each bedroom that is leased or rented to individual groups beyond the full-time owner or occupant of the residence. This shall be in addition to the number of off-street parking spaces required for the residential use in Section 1117.04(a).

(2) If the entire dwelling is leased or rented to one group and no one permanently resides at the dwelling, no additional off-street parking is required beyond what is required for the residential use.

(3) In all cases, any parking required to accommodate the short-term rental in accordance with this section shall be accommodated off-street, on the same lot as the short-term rental.

(r) Vehicle Washing Establishments.

(1) All structures shall be set back a minimum of fifty (50) feet from any adjacent lot lines of lots in residential zoning districts. Any self-service washing establishment or portion of a building used for self-service washing shall be set back a minimum of 150 feet from any adjacent lot lines of lots in residential zoning districts.

(2) In order to prevent excessive pooling of water in the street right-of-way, the facility must be equipped with a dryer or must demonstrate adequate drainage on-site to accommodate all water used for cleaning.

(3) There shall be adequate provision for the disposal of waste water and the prevention of surface runoff.

(4) Vacuuming and/or steam cleaning equipment may be located outside, but shall not be placed in the yard adjoining a residential zoning district. Such areas shall be set back a minimum of 150 feet from any adjacent lot lines of lots in residential zoning districts.

(s) Metal Salvage and Junk Storage.

(1) The storage of any metal salvage, scrap iron or junk, including inoperative or wrecked vehicles, containers, secondhand building materials, or other salvageable materials, shall be within a solid wall or fence, including solid gates, having a minimum height of ten (10) feet. Materials shall not be piled or stored higher than one (1) foot below the top of the fence or wall.

(2) All fences or walls required in this section shall be constructed of uniform materials painted or otherwise preserved and approved by the Planning Commission. Additional fences, walls or evergreen hedges may be required by the Planning Commission, if necessary, to adequately screen the materials from adjoining residential zoning districts or public streets.

(3) Any buildings or structures associated with the use shall be set back a minimum of 200 feet from the property line of any residential lot or zoning district.

(4) Exterior junk piles shall be arranged in a manner (with drives for accessibility) for the purposes of fire protection and access.

(5) No burning of junk or other materials shall be permitted.

(t) Self-Storage Facilities - Indoor and Outdoor.

(1) The leases for all self-storage units shall include clauses related to the following:

A. The storage of flammable liquids or radioactive, highly combustible, explosive or hazardous materials is prohibited;

B. That the tenant shall be required to provide access to the Fire Department up to three (3) times per calendar year for inspections related to the fire code; and

C. The property may not be used for any uses other than dead storage.

(2) There shall be no retail sales on the property with the exception that the owner or their designee may hold an auction on the site up to four (4) times a year for the purpose of selling goods stored in units.

(3) The Sheffield Lake Fire Department shall be provided with twenty-four (24)-hour access to the grounds and buildings. A lockbox shall be provided for its use.

(4) The maximum size of individual storage compartments shall be 500 square feet.

(5) The outdoor storage of inventory, materials, vehicles or merchandise is prohibited, unless specifically approved by the Planning Commission as part of a conditional use approval for a self-storage facility (outdoor).

(6) Sale, repair, fabrication or servicing of goods, motor vehicles, appliances, equipment, or materials or similar activities shall be prohibited in or from self-service storage facilities.

(7) Self-storage facilities may not be used for residential purposes.

(8) Except for sinks and restroom facilities provided solely for the use of the managers or security personnel of self-storage facilities containing more than ten (10) individual storage units, neither sinks nor restroom facilities shall be permitted within self-storage facilities.

(9) No storage unit door opening in a self-storage facility (outdoor) shall face a residential district.

(u) Truck Terminals.

(1) Truck routes shall be established and approved by the Planning Commission.

(2) All buildings shall be set back a minimum of 100 feet from a residential zoning district.

(3) There shall be no outside storage of materials, goods, and products, etc.

(Ord. 26-22. Passed 4-26-22.)

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- Ordinances of Sheffield Lake, OH
- ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO
- ORDINANCE NO. 116-84
- ORDINANCES OF SHEFFIELD LAKE
- Effective Prior to May 26, 2022
- Effective May 26, 2022
- Ord. 26-22
- effective date of this code
- ordinance with how the individual use is allowed in the district (i
- Ord. 53-24
- order to minimize glare and reflection onto adjoining properties and public streets
- order to provide a safe and secure environment for the children
- order to promote the health, safety, morals, and general welfare of the citizens of the City, and to establish reasonable and uniform regulations to prevent the deleterious location a
- Ord. 04-01
- ording to the regulations in Section 1117
- ordinance with Section 1115
- ordinance with Chapter 1115: Landscaping and Screening Standards
- ordinance with this section shall be accommodated off-street, on the same lot as the short-term rental
- order to prevent excessive pooling of water in the street right-of-way, the facility must be equipped with a dryer or must demonstrate adequate drainage on-site to accommodate all wat
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1107.02 ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP.

1107.02 ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP.

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CODIFIED ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO
CERTIFICATION

ROSTER OF OFFICIALS

ADOPTING ORDINANCE NO. 116-84

COMPARATIVE SECTION TABLE

TABLES OF SPECIAL ORDINANCES OF SHEFFIELD LAKE

CHARTER

PART ONE - ADMINISTRATIVE CODE

PART THREE - TRAFFIC CODE

PART FIVE - GENERAL OFFENSES CODE

PART SEVEN - BUSINESS REGULATION CODE

PART NINE - STREETS, UTILITIES AND PUBLIC SERVICES CODE

PART ELEVEN - PLANNING AND ZONING CODE

CHAPTER 1101 General Provisions

CHAPTER 1103 Administration and Decision-Making Bodies

CHAPTER 1105 Review Procedures

CHAPTER 1107 Zoning Districts and Principal Use Regulations

1107.01 PURPOSE.

1107.02 ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP.

1107.03 ZONING DISTRICT PURPOSE STATEMENTS.

1107.04 ALLOWED PRINCIPAL USES.

1107.05 USE -SPECIFIC STANDARDS.

CHAPTER 1109 Planned Residential Developments (PRD)

CHAPTER 1111 Accessory and Temporary Use Regulations

CHAPTER 1113 General Development Standards

CHAPTER 1115 Landscaping and Screening Standards

CHAPTER 1117 Parking and Access Standards

CHAPTER 1119 Signs

CHAPTER 1121 Subdivision Design Standards

CHAPTER 1123 Wind Energy Systems

CHAPTER 1125 Wireless Telecommunications

CHAPTER 1127 Nonconformities

CHAPTER 1129 Enforcement and Penalties

CHAPTER 1131 Definitions

PART THIRTEEN - BUILDING CODE

PART FIFTEEN - FIRE PREVENTION CODE

OH

Sheffield Lake

Codified Ordinances of Sheffield Lake, OH

1107.02 ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP.

CHAPTER 1107 Zoning Districts and Principal Use Regulations

CHAPTER 1107

Zoning Districts and Principal Use Regulations

1107.01 Purpose.

1107.02 Establishment of zoning districts and Zoning Map.

1107.03 Zoning district purpose statements.

- 1107.04 Allowed principal uses.
- 1107.05 Use-specific standards.

1107.01 PURPOSE.

The purpose of this chapter is to set out the individual purpose statements for each of the City's zoning districts as well as the list of uses that are allowed within each zoning district. The uses are either prohibited or allowed, and where they are allowed, they may be permitted, permitted with additional standards, or conditionally permitted with additional review. Finally, this chapter includes use-specific standards for a variety of uses that apply to the those uses alone in addition to all other applicable standards of this code.

(Ord. 26-22. Passed 4-26-22.)

1107.02 ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP.

(a) Districts Established. The City hereby establishes the following zoning districts to carry out the purposes of this code:

TABLE 1107-1: ZONING DISTRICTS

Abbreviation	District Name
Residential Zoning Districts	
R-1	Residence District
R-1A	Residential District
R-1B	Residential District
R-1C	Cottage Residential District
R-2	Residential District
R-3	Residential District
Nonresidential Zoning Districts	

B-1

Business District

B-2

Business District

B-4

Business District

B-5

Business District

I-1

Industrial District

P-I

Public and Institutional District

Special Districts

PRD

Planned Residential Development District

(b) References to Previous Zoning Districts. Some of the district classifications and names established within this code differ from previous versions of this code. Table 1107-2 identifies how each of the previous district classifications was renamed for this code. This table shall be used for comparison purposes only.

TABLE 1107-2: DISTRICT TRANSITION TABLE

Zoning Districts in the Planning and Zoning Code Effective Prior to May 26, 2022

Zoning Districts in the Land Development Code Effective May 26, 2022

Abbrev.

District Name

Abbrev.

District Name

R-1

Residential District

R-1A

Residential District

No Previous District

R-1B

Residential District

No Previous District

R-1C

Cottage Residential District

R-2

Residential District

R-2

Residential District

R-3

Residential District

R-3

Residential District

B-1

Business District

B-1

Business District

B-2

Business District

B-2

Business District

B-3

Business District

District Eliminated

B-4

Business District

B-4

Business District

B-5

Industrial District

B-5

Industrial District

I-1

Industrial District

I-1

Industrial District

PRD

Planned Residential Development District

PRD

Planned Residential Development District

No Previous District

P-I

Public and Institutional District

(c) Zoning District Map. All land within the City of Sheffield Lake shall be placed into at least one of the zoning districts established in Table 1107-1: Zoning Districts, and such zoning shall be shown on the Zoning Map of Sheffield Lake, Ohio. The Zoning Map, together with all explanatory data thereon, including all changes thereof as hereinafter provided, shall be incorporated and made a part of this code, thereby having the same force and effect as if fully described in writing.

(d) Interpretation of Zoning District Boundaries. The boundaries of the zoning districts are shown upon the Zoning Map. When uncertainty exists with respect to the boundaries of zoning districts as shown on the Zoning Map, the following rules shall apply:

(1) Where zoning district boundary lines are indicated as approximately following a lot line, such lot line shall be the zoning district boundary.

(2) Where zoning district boundary lines are indicated as approximately following a center line of a street or highway, alley, railroad easement, or other right-of-way, or a river, creek, or other watercourse, such centerline shall be the zoning district boundary. In the event of a natural change in the location of such streams, rivers, or other water courses, the zoning district boundary shall be construed as moving with the channel centerline.

(3) Where zoning district boundary lines are indicated as approximately following City limits, such City limits shall be the zoning district boundary.

(4) When the actual street, right-of-way, property line boundary or other existing ground condition is in conflict with that shown on the Zoning Map, the BZBA shall provide the necessary interpretation. The person contesting the location of the district boundary shall be given a reasonable opportunity to present their case to the City and to submit technical evidence if so desired pursuant to the appeals process as established in Section 1105.10: Appeals.

(e) Vacation of Public Rights-of-Way. Whenever any street, alley or other public way is vacated in a manner authorized by law, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation and all areas included in the vacation shall then and henceforth be subject to all regulations of the extended district. (Ord. 26-22. Passed 4-26-22.)

1107.03 ZONING DISTRICT PURPOSE STATEMENTS.

In addition to the overall purpose of this code, the following are the purpose statements for the individual zoning districts in the City of Sheffield Lake.

(a) R-1 Residence District. For the purpose of this code, the R-1 District shall have the same requirements as the R-1A District and shall be enforced as such.

(b) R-1A and R-1B Residential District.

(1) The purpose of the R-1A and R-1B residential zoning districts are to provide for the development and use of land for primarily single-family, detached residential uses reflective of the primary residential land uses in the City of Sheffield Lake. These districts are intended to establish standards for the design, use, and location of principal and accessory buildings to maintain high-quality neighborhoods.

(2) The R-1B District was specifically created for the purpose of protecting areas of the City that have smaller lots than required in the R1-B District. As such, no zoning map amendment application may be submitted to rezone property to the R-1B District after the effective date of this code.

(c) R1-C Cottage Residential District. The purpose of the R-1C residential zoning district is similar to the R-1A and R-1B Districts in that it is intended to allow for the use of land primarily for

single-family, detached residential uses. The R-1C District recognizes that parts of the City have site characteristics reflective of denser development patterns that were common among the cottage developments along Lake Erie. Development in these areas is far more compact than in other single-family residential districts and the purpose of this district is to protect the characteristics of these dense neighborhoods in Sheffield Lake. As such, no zoning map amendment application may be submitted to rezone property to the R-1C District after the effective date of this code.

(d) R-2 and R-3 Residential Districts. The purpose of the R-2 and R-3 residential districts is to provide for residential areas in the City that provide for attached housing options, which in turn promote more diverse housing choices and that may serve as a transitional use between lower-density residential uses and the City's business activity areas. The purpose of the regulations in these districts is to ensure the long-term viability of uses that are designed in a manner that will contribute to the community aesthetic.

(e) B-1 Business District. The purpose of the B-1 Business District is to provide areas for small-scale business development, a limited range of office uses, as well as convenience goods and services to serve the day-to-day needs of those living in the City. The design of uses is focused on small-scale, neighborhood uses.

(f) B-2, B-4, and B-5 Business Districts. The purpose of the B-2, B-4, and B-5 Business Districts is to accommodate a wide-range of professional offices, general commercial uses, and larger scale businesses that sell goods and provide services to the general public in the City and to the greater region. Each district provides for a different scale and intensity of business uses. While pedestrian level activity and access is highly encouraged, the City recognizes that vehicular access is also important to the businesses in the City's large-scale business areas.

(g) I-1 Industrial District. The purpose of the I-1 District is to provide an area to accommodate manufacturing, general businesses, offices, service and repair businesses, and warehousing uses in a form that largely takes place within enclosed buildings to allow for quiet and clean industrial areas. It is the intent of this district to allow for a broad range of industrial uses.

(h) P-I Public and Institutional District. The purpose of the P-I District is to establish sites for various governmental, institutional, educational, or other public or quasi-public uses that are integral parts of the community while also ensuring compatibility with the surrounding neighborhoods.

(Ord. 26-22. Passed 4-26-22.)

1107.04 ALLOWED PRINCIPAL USES.

Table 1107-3 lists the principal uses allowed within the various zoning districts, except PRD Districts. Chapter 1109: Planned Residential Developments (PRD) identifies the uses that are allowed in PRDs.

(a) Explanation of Table of Permitted Uses.

(1) Permitted Uses.

A. A "P" in a cell indicates that a use type is allowed by-right in the respective zoning district. Permitted uses are subject to all other applicable standards of this code.

B. Permitted uses are approved administratively through the site plan review process (See Section 1105.06: Site Plan Review.) or by the Zoning Inspector through the zoning permit procedure, unless subject to additional reviews (e.g., variance, etc.).

(2) Permitted Uses with Standards.

A. A "PS" in a cell indicates that a use type is allowed by-right in the respective zoning district if it meets the additional standards as identified in the last column of Table 1107-3.

Permitted uses with standards are subject to all other applicable standards of this code.

B. Uses permitted with standards are approved administratively through the site plan review process (See Section 1105.06: Site Plan Review.) or by the Zoning Inspector through the zoning permit procedure, unless subject to additional review (e.g., variance, etc.).

(3) Conditional Uses.

A. A "C" in a cell indicates that a use may be permitted if approved through the conditional use review procedure (See Section 1105.03: Conditional Uses.). Conditional uses may be subject to use-specific standards as identified in the last column of Table 1107-3. Conditional uses are subject to all other applicable standards of this code.

B. The existence or lack of additional use-specific standards in this code shall not be implied to be the only standards the use is required to meet. Any conditional use listed in the table shall be subject to the general review standards for all conditional uses established in Section 1105.03(d).

(4) Prohibited Uses. A blank indicates that a use is prohibited in the respective zoning district.

(5) Use-Specific Standards.

A. The numbers contained in the "Use-Specific Standards" column are references to additional standards and requirements that apply to the use type listed. Standards referenced in the "Use-Specific Standards" column apply in all zoning districts unless otherwise expressly stated.

B. Use-specific standards shall only apply if the use is permitted with standards (PS) or a conditional use (C). If the use is permitted with standards in some districts and conditional in other districts, the use-specific standards shall apply to both the districts where it is permitted with standards and where it is conditionally permitted.

C. This section provides site planning, development, and/or operating standards for certain land uses that are permitted with standards or conditionally permitted in Table 1107-3.

D. The land uses and activities covered by this section shall comply with the applicable use-specific standards in all districts unless otherwise specified, in addition to all other applicable provisions of this code.

(b) Multiple Uses. If multiple uses are proposed on a single lot or in a single building then each of the individual uses has to be allowed in the applicable zoning district and reviewed in accordance with how the individual use is allowed in the district (i.e., permitted, permitted with standards, or conditional use).

(c) Use Determination and Unlisted Uses. Any use not specifically listed shall be considered prohibited unless approved through the following:

(1) The Zoning Inspector shall make the determination if a proposed use is permitted, permitted with standards, a conditional use, or a prohibited use under the provisions of this section.

(2) The Zoning Inspector may determine that a proposed use is substantially similar to a use that is permitted, permitted with standards, or a conditional use established in Table 1107-3 based on the proposed use activities, character of the business, similarity to existing uses within the City, or information on the use as may be available from third-party land use resources such as documentation from the American Planning Association, Urban Land Institute, or similar organizations. If the Zoning Inspector finds that the proposed use is substantially similar to a use established in Table 1107-3, then the application shall be processed in the same manner as the similar use.

(3) In finding that a proposed use is similar to a use established in Table 1107-3 the Zoning Inspector shall make a note of the similar use in the approved application form.

(4) If the Zoning Inspector makes the determination that a use is prohibited, the application

shall not be processed, and the application fee shall be returned.

(5) If the applicant disagrees with the Zoning Inspector's determination regarding the proposed use, the applicant may choose to take one of the following actions:

A. The applicant may appeal the determination of the Zoning Inspector to the BZBA pursuant to Section 1105.10: Appeals; or

B. The applicant may present their case to the Planning Commission and/or City Council to request that the City initiate a text amendment to address the proposed use and applicable standards.

(d) Table of Permitted Uses.

TABLE 1107-3: PRINCIPAL USES

Permitted Use Types

P = Permitted Use

C = Conditional Use

PS = Permitted with Standards

Blank Cell = Prohibited

R-1A

R-1B

R-1C

R-2

R-3

B-1

B-2

B-4

B-5

I-I

P-I

Use Specific Standards

See Section

Residential Uses

Dwellings, Multi-Family

P

P

Dwellings, Single-Family

P

P

P

P

Residential Facilities

PS

PS

PS

PS/C

C

1107.05(a)

Skilled Nursing or Personal Care Facilities

C

C

C

C

PS

1107.05(b)

Public and Institutional Uses

Active Recreational Facilities

C

C

C

C

C

C

C

C

C

PS

1107.05(c)

Cemeteries

P

Cultural Facilities

P

Educational Institutions (Higher Education)

P

Educational Institutions (Preschool and K-12)

C

C

C

C

C

P

Essential Services

P

P

P

P

P

P

P

P

P

P

P

Fraternal, Charitable, and Service-Oriented Clubs

PS

PS

PS

P

1107.05(d)

Government Offices and Buildings

P

TABLE 1107-3: PRINCIPAL USES

Permitted Use Types

P = Permitted Use

C = Conditional Use

PS = Permitted with Standards

Blank Cell = Prohibited

R-1A

R-1B

R-1C

R-2

R-3

B-1

B-2

B-4

B-5

I-I

P-I

Use Specific Standards

See Section

Hospitals

P

1107.05(e)

Nursery Schools and Day Care Centers

PS

PS

PS

PS

C

PS

1107.05(f)

Passive Parks, Open Space, and Natural Areas

C

C

C

C

C

P

P

P

P

P

P

Places of Worship

C

C

C

C

C

P

P

P

P

Public Utility Buildings and Facilities

C

C

C

C

C

C

C

C

C

C

P

Residential Community Centers

C

C

C

C

C

1107.05(g)

Commercial and Office Uses

Administrative, Business, or Professional Offices

P

P

P

P

P

PS

1107.05(h)

Adult Entertainment Businesses

PS

1107.05(i)

Animal Boarding, Training, or Daycare Facilities

P

P

Animal Hospitals/Clinics and Animal Grooming

P

P

Assembly Halls or Conference Centers

P

P

Automobile, Motorcycle, Recreational Vehicle Sales and Leasing

PS

PS

1107.05(j)

TABLE 1107-3: PRINCIPAL USES

Permitted Use Types

P = Permitted Use

C = Conditional Use

PS = Permitted with Standards

Blank Cell = Prohibited

R-1A

R-1B

R-1C

R-2

R-3

B-1

B-2

B-4

B-5

I-I

P-I

Use Specific Standards
See Section

Automotive Repair and Service

PS

PS

PS

PS

1107.05(k)

Automotive Repair and Service (Heavy)

PS

PS

1107.05(l)

Bed and Breakfast Establishments

C

C

1107.05(m)

Commercial and Business Support Services

P

P

P

P

Commercial Recreational Facilities (indoors)

P

P

P

C

Commercial Recreational Facilities (outdoors)

C

C

C

C

C

1107.05(c)

Financial Institutions

P

Fuel Stations

PS

PS

PS

1107.05(k)

Funeral Homes

PS

PS

PS

1107.05(n)

Hotels and Motels

P

P

Medical/Dental Clinics

P

P

P

P

P

Microbrewery, Microdistillery, or Microwinery

PS

PS

PS

PS

1107.05(o)

Mixed Use Buildings

C

C

C

C

Multi-Tenant Use

P

P

P

P

TABLE 1107-3: PRINCIPAL USES

Permitted Use Types

P = Permitted Use

C = Conditional Use

PS = Permitted with Standards

Blank Cell = Prohibited

R-1A

R-1B

R-1C

R-2

R-3

B-1

B-2

B-4

B-5

I-I

P-I

Use Specific Standards

See Section

Parking Lot or Garage (Public)

PS

Personal Services

P

P

P

P

PS

PS

1107.05(p)

Restaurants

P

P

P

PS

PS

1107.05(p)

Retail Businesses

P

P

P

P

PS

PS

1107.05(p)

Short-Term Rentals

PS

1107.05(q)

Taverns or Bars

P

P

P

Theaters

P

P

Training or Instructional Facilities

P

P

Vehicle Washing Establishments

PS

1107.05(r)

Industrial Uses

Contractor Equipment and Storage Yards

P

Heavy Equipment Sales and Leasing

P

Industrial Service Uses

P

Industrial Uses, Heavy

C

Industrial Uses, Light

P

Metal Salvage and Junk Storage

C

1107.05(s)

TABLE 1107-3: PRINCIPAL USES

Permitted Use Types
P = Permitted Use
C = Conditional Use
PS = Permitted with Standards
Blank Cell = Prohibited

R-1A

R-1B

R-1C

R-2

R-3

B-1

B-2

B-4

B-5

I-I

P-I

Use Specific Standards
See Section
Recycling Center

P

Research and Development Facilities

P

Self-Storage Facilities (indoor)

C

C

P

1107.05(t)

Self-Storage Facilities (outdoor)

C

1107.05(t)

Truck and Heavy Equipment Sales

P

Truck Terminals

C

1107.05(u)

Warehouses and Distribution Facilities

P

Wholesale Establishments

P

(Ord. 26-22. Passed 4-26-22; Ord. 53-24. Passed 12-3-24.)

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- Ordinances of Sheffield Lake, OH
- ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO
- ORDINANCE NO. 116-84
- ORDINANCES OF SHEFFIELD LAKE
- Ord. 26-22
- Effective Prior to May 26, 2022
- Effective May 26, 2022
- effective date of this code
- ordinance with how the individual use is allowed in the district (i
- Ord. 53-24
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1107.01 PURPOSE.

1107.01 PURPOSE.

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- Search
- Sitemap
- Login
- Select Language
- Resources
- Skip to code content (skip section selection)
- 2025-04 (current)
- Sheffield Lake Overview
- Codified Ordinances of Sheffield Lake, OH
- CODIFIED ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO
- CERTIFICATION
- ROSTER OF OFFICIALS
- ADOPTING ORDINANCE NO. 116-84
- COMPARATIVE SECTION TABLE
- TABLES OF SPECIAL ORDINANCES OF SHEFFIELD LAKE
- CHARTER
- PART ONE - ADMINISTRATIVE CODE
- PART THREE - TRAFFIC CODE
- PART FIVE - GENERAL OFFENSES CODE
- PART SEVEN - BUSINESS REGULATION CODE
- PART NINE - STREETS, UTILITIES AND PUBLIC SERVICES CODE
- PART ELEVEN - PLANNING AND ZONING CODE

CHAPTER 1101 General Provisions
CHAPTER 1103 Administration and Decision-Making Bodies
CHAPTER 1105 Review Procedures
CHAPTER 1107 Zoning Districts and Principal Use Regulations
1107.01 PURPOSE.
1107.02 ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP.
1107.03 ZONING DISTRICT PURPOSE STATEMENTS.
1107.04 ALLOWED PRINCIPAL USES.
1107.05 USE -SPECIFIC STANDARDS.
CHAPTER 1109 Planned Residential Developments (PRD)
CHAPTER 1111 Accessory and Temporary Use Regulations
CHAPTER 1113 General Development Standards
CHAPTER 1115 Landscaping and Screening Standards
CHAPTER 1117 Parking and Access Standards
CHAPTER 1119 Signs
CHAPTER 1121 Subdivision Design Standards
CHAPTER 1123 Wind Energy Systems
CHAPTER 1125 Wireless Telecommunications
CHAPTER 1127 Nonconformities
CHAPTER 1129 Enforcement and Penalties
CHAPTER 1131 Definitions

PART THIRTEEN - BUILDING CODE

PART FIFTEEN - FIRE PREVENTION CODE

OH

Sheffield Lake

Codified Ordinances of Sheffield Lake, OH

1107.01 PURPOSE.

CHAPTER 1107 Zoning Districts and Principal Use Regulations

CHAPTER 1107

Zoning Districts and Principal Use Regulations

1107.01 Purpose.

1107.02 Establishment of zoning districts and Zoning Map.

1107.03 Zoning district purpose statements.

1107.04 Allowed principal uses.

1107.05 Use-specific standards.

1107.01 PURPOSE.

The purpose of this chapter is to set out the individual purpose statements for each of the City's zoning districts as well as the list of uses that are allowed within each zoning district. The uses are either prohibited or allowed, and where they are allowed, they may be permitted, permitted with additional standards, or conditionally permitted with additional review. Finally, this chapter includes use-specific standards for a variety of uses that apply to the those uses alone in addition to all other applicable standards of this code.

(Ord. 26-22. Passed 4-26-22.)

1107.02 ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP.

(a) Districts Established. The City hereby establishes the following zoning districts to carry out

the purposes of this code:

TABLE 1107-1: ZONING DISTRICTS

Abbreviation

District Name

Residential Zoning Districts

R-1

Residence District

R-1A

Residential District

R-1B

Residential District

R-1C

Cottage Residential District

R-2

Residential District

R-3

Residential District

Nonresidential Zoning Districts

B-1

Business District

B-2

Business District

B-4

Business District

B-5

Business District

I-1

Industrial District

P-I

Public and Institutional District

Special Districts

PRD

Planned Residential Development District

(b) References to Previous Zoning Districts. Some of the district classifications and names established within this code differ from previous versions of this code. Table 1107-2 identifies how each of the previous district classifications was renamed for this code. This table shall be used for comparison purposes only.

TABLE 1107-2: DISTRICT TRANSITION TABLE

Zoning Districts in the Planning and Zoning Code Effective Prior to May 26, 2022

Zoning Districts in the Land Development Code Effective May 26, 2022

Abbrev.

District Name

Abbrev.

District Name

R-1

Residential District

R-1A

Residential District

No Previous District

R-1B

Residential District

No Previous District

R-1C

Cottage Residential District

R-2

Residential District

R-2

Residential District

R-3

Residential District

R-3

Residential District

B-1

Business District

B-1

Business District

B-2

Business District

B-2

Business District

B-3

Business District

District Eliminated

B-4

Business District

B-4

Business District

B-5

Industrial District

B-5

Industrial District

I-1

Industrial District

I-1

Industrial District

PRD

Planned Residential Development District

PRD

Planned Residential Development District

No Previous District

P-I

Public and Institutional District

(c) Zoning District Map. All land within the City of Sheffield Lake shall be placed into at least one of the zoning districts established in Table 1107-1: Zoning Districts, and such zoning shall be shown on the Zoning Map of Sheffield Lake, Ohio. The Zoning Map, together with all explanatory data thereon, including all changes thereof as hereinafter provided, shall be incorporated and made a part of this code, thereby having the same force and effect as if fully described in writing.

(d) Interpretation of Zoning District Boundaries. The boundaries of the zoning districts are shown upon the Zoning Map. When uncertainty exists with respect to the boundaries of zoning districts as shown on the Zoning Map, the following rules shall apply:

(1) Where zoning district boundary lines are indicated as approximately following a lot line, such lot line shall be the zoning district boundary.

(2) Where zoning district boundary lines are indicated as approximately following a center line of a street or highway, alley, railroad easement, or other right-of-way, or a river, creek, or other

watercourse, such centerline shall be the zoning district boundary. In the event of a natural change in the location of such streams, rivers, or other water courses, the zoning district boundary shall be construed as moving with the channel centerline.

(3) Where zoning district boundary lines are indicated as approximately following City limits, such City limits shall be the zoning district boundary.

(4) When the actual street, right-of-way, property line boundary or other existing ground condition is in conflict with that shown on the Zoning Map, the BZBA shall provide the necessary interpretation. The person contesting the location of the district boundary shall be given a reasonable opportunity to present their case to the City and to submit technical evidence if so desired pursuant to the appeals process as established in Section 1105.10: Appeals.

(e) Vacation of Public Rights-of-Way. Whenever any street, alley or other public way is vacated in a manner authorized by law, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation and all areas included in the vacation shall then and henceforth be subject to all regulations of the extended district. (Ord. 26-22. Passed 4-26-22.)

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- ORDINANCE NO. 116-84
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1107.03 ZONING DISTRICT PURPOSE STATEMENTS.

1107.03 ZONING DISTRICT PURPOSE STATEMENTS.

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- 2025-04 (current)
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- Codified Ordinances of Sheffield Lake, OH
- CODIFIED ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO
- CERTIFICATION
- ROSTER OF OFFICIALS
- ADOPTING ORDINANCE NO. 116-84
- COMPARATIVE SECTION TABLE
- TABLES OF SPECIAL ORDINANCES OF SHEFFIELD LAKE

CHARTER

PART ONE - ADMINISTRATIVE CODE

PART THREE - TRAFFIC CODE

PART FIVE - GENERAL OFFENSES CODE

PART SEVEN - BUSINESS REGULATION CODE

PART NINE - STREETS, UTILITIES AND PUBLIC SERVICES CODE

PART ELEVEN - PLANNING AND ZONING CODE

CHAPTER 1101 General Provisions

CHAPTER 1103 Administration and Decision-Making Bodies

CHAPTER 1105 Review Procedures

CHAPTER 1107 Zoning Districts and Principal Use Regulations

1107.01 PURPOSE.

1107.02 ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP.

1107.03 ZONING DISTRICT PURPOSE STATEMENTS.

1107.04 ALLOWED PRINCIPAL USES.

1107.05 USE -SPECIFIC STANDARDS.

CHAPTER 1109 Planned Residential Developments (PRD)

CHAPTER 1111 Accessory and Temporary Use Regulations

CHAPTER 1113 General Development Standards

CHAPTER 1115 Landscaping and Screening Standards

CHAPTER 1117 Parking and Access Standards

CHAPTER 1119 Signs

CHAPTER 1121 Subdivision Design Standards

CHAPTER 1123 Wind Energy Systems

CHAPTER 1125 Wireless Telecommunications

CHAPTER 1127 Nonconformities

CHAPTER 1129 Enforcement and Penalties

CHAPTER 1131 Definitions

PART THIRTEEN - BUILDING CODE

PART FIFTEEN - FIRE PREVENTION CODE

OH

Sheffield Lake

Codified Ordinances of Sheffield Lake, OH

1107.03 ZONING DISTRICT PURPOSE STATEMENTS.

CHAPTER 1107 Zoning Districts and Principal Use Regulations

1107.02 ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP.

(a) Districts Established. The City hereby establishes the following zoning districts to carry out the purposes of this code:

TABLE 1107-1: ZONING DISTRICTS

Abbreviation

District Name

Residential Zoning Districts

R-1

Residence District

R-1A

Residential District

R-1B

Residential District

R-1C

Cottage Residential District

R-2

Residential District

R-3

Residential District

Nonresidential Zoning Districts

B-1

Business District

B-2

Business District

B-4

Business District

B-5

Business District

I-1

Industrial District

P-I

Public and Institutional District

Special Districts

PRD

Planned Residential Development District

(b) References to Previous Zoning Districts. Some of the district classifications and names established within this code differ from previous versions of this code. Table 1107-2 identifies how each of the previous district classifications was renamed for this code. This table shall be used for comparison purposes only.

TABLE 1107-2: DISTRICT TRANSITION TABLE

Zoning Districts in the Planning and Zoning Code Effective Prior to May 26, 2022

Zoning Districts in the Land Development Code Effective May 26, 2022

Abbrev.

District Name

Abbrev.

District Name

R-1

Residential District

R-1A

Residential District

No Previous District

R-1B

Residential District

No Previous District

R-1C

Cottage Residential District

R-2

Residential District

R-2

Residential District

R-3

Residential District

R-3

Residential District

B-1

Business District

B-1

Business District

B-2

Business District

B-2

Business District

B-3

Business District

District Eliminated

B-4

Business District

B-4

Business District

B-5

Industrial District

B-5

Industrial District

I-1

Industrial District

I-1

Industrial District

PRD

Planned Residential Development District

PRD

Planned Residential Development District

No Previous District

P-I

Public and Institutional District

(c) Zoning District Map. All land within the City of Sheffield Lake shall be placed into at least one of the zoning districts established in Table 1107-1: Zoning Districts, and such zoning shall be shown on the Zoning Map of Sheffield Lake, Ohio. The Zoning Map, together with all explanatory data thereon, including all changes thereof as hereinafter provided, shall be incorporated and made a part of this code, thereby having the same force and effect as if fully described in writing.

(d) Interpretation of Zoning District Boundaries. The boundaries of the zoning districts are shown upon the Zoning Map. When uncertainty exists with respect to the boundaries of zoning districts as shown on the Zoning Map, the following rules shall apply:

(1) Where zoning district boundary lines are indicated as approximately following a lot line, such lot line shall be the zoning district boundary.

(2) Where zoning district boundary lines are indicated as approximately following a center line of a street or highway, alley, railroad easement, or other right-of-way, or a river, creek, or other watercourse, such centerline shall be the zoning district boundary. In the event of a natural change in the location of such streams, rivers, or other water courses, the zoning district boundary shall be construed as moving with the channel centerline.

(3) Where zoning district boundary lines are indicated as approximately following City limits, such City limits shall be the zoning district boundary.

(4) When the actual street, right-of-way, property line boundary or other existing ground condition is in conflict with that shown on the Zoning Map, the BZBA shall provide the necessary

interpretation. The person contesting the location of the district boundary shall be given a reasonable opportunity to present their case to the City and to submit technical evidence if so desired pursuant to the appeals process as established in Section 1105.10: Appeals.

(e) Vacation of Public Rights-of-Way. Whenever any street, alley or other public way is vacated in a manner authorized by law, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation and all areas included in the vacation shall then and henceforth be subject to all regulations of the extended district. (Ord. 26-22. Passed 4-26-22.)

1107.03 ZONING DISTRICT PURPOSE STATEMENTS.

In addition to the overall purpose of this code, the following are the purpose statements for the individual zoning districts in the City of Sheffield Lake.

(a) R-1 Residence District. For the purpose of this code, the R-1 District shall have the same requirements as the R-1A District and shall be enforced as such.

(b) R-1A and R-1B Residential District.

(1) The purpose of the R-1A and R-1B residential zoning districts are to provide for the development and use of land for primarily single-family, detached residential uses reflective of the primary residential land uses in the City of Sheffield Lake. These districts are intended to establish standards for the design, use, and location of principal and accessory buildings to maintain high-quality neighborhoods.

(2) The R-1B District was specifically created for the purpose of protecting areas of the City that have smaller lots than required in the R1-B District. As such, no zoning map amendment application may be submitted to rezone property to the R-1B District after the effective date of this code.

(c) R1-C Cottage Residential District. The purpose of the R-1C residential zoning district is similar to the R-1A and R-1BDistricts in that it is intended to allow for the use of land primarily for single-family, detached residential uses. The R-1C District recognizes that parts of the City have site characteristics reflective of denser development patterns that were common among the cottage developments along Lake Erie. Development in these areas is far more compact than in other single-family residential districts and the purpose of this district is to protect the characteristics of these dense neighborhoods in Sheffield Lake. As such, no zoning map amendment application may be submitted to rezone property to the R-1C District after the effective date of this code.

(d) R-2 and R-3 Residential Districts. The purpose of the R-2 and R-3 residential districts is to provide for residential areas in the City that provide for attached housing options, which in turn promote more diverse housing choices and that may serve as a transitional use between lower-density residential uses and the City's business activity areas. The purpose of the regulations in these districts is to ensure the long-term viability of uses that are designed in a manner that will contribute to the community aesthetic.

(e) B-1 Business District. The purpose of the B-1 Business District is to provide areas for small-scale business development, a limited range of office uses, as well as convenience goods and services to serve the day-to-day needs of those living in the City. The design of uses is focused on small-scale, neighborhood uses.

(f) B-2, B-4, and B-5 Business Districts. The purpose of the B-2, B-4, and B-5 Business Districts is to accommodate a wide-range of professional offices, general commercial uses, and larger scale businesses that sell goods and provide services to the general public in the City and to the greater region. Each district provides for a different scale and intensity of business uses. While pedestrian

level activity and access is highly encouraged, the City recognizes that vehicular access is also important to the businesses in the City's large-scale business areas.

(g) I-1 Industrial District. The purpose of the I-1 District is to provide an area to accommodate manufacturing, general businesses, offices, service and repair businesses, and warehousing uses in a form that largely takes place within enclosed buildings to allow for quiet and clean industrial areas. It is the intent of this district to allow for a broad range of industrial uses.

(h) P-I Public and Institutional District. The purpose of the P-I District is to establish sites for various governmental, institutional, educational, or other public or quasi-public uses that are integral parts of the community while also ensuring compatibility with the surrounding neighborhoods.

(Ord. 26-22. Passed 4-26-22.)

1107.04 ALLOWED PRINCIPAL USES.

Table 1107-3 lists the principal uses allowed within the various zoning districts, except PRD Districts. Chapter 1109: Planned Residential Developments (PRD) identifies the uses that are allowed in PRDs.

(a) Explanation of Table of Permitted Uses.

(1) Permitted Uses.

A. A "P" in a cell indicates that a use type is allowed by-right in the respective zoning district. Permitted uses are subject to all other applicable standards of this code.

B. Permitted uses are approved administratively through the site plan review process (See Section 1105.06: Site Plan Review.) or by the Zoning Inspector through the zoning permit procedure, unless subject to additional reviews (e.g., variance, etc.).

(2) Permitted Uses with Standards.

A. A "PS" in a cell indicates that a use type is allowed by-right in the respective zoning district if it meets the additional standards as identified in the last column of Table 1107-3. Permitted uses with standards are subject to all other applicable standards of this code.

B. Uses permitted with standards are approved administratively through the site plan review process (See Section 1105.06: Site Plan Review.) or by the Zoning Inspector through the zoning permit procedure, unless subject to additional review (e.g., variance, etc.).

(3) Conditional Uses.

A. A "C" in a cell indicates that a use may be permitted if approved through the conditional use review procedure (See Section 1105.03: Conditional Uses.). Conditional uses may be subject to use-specific standards as identified in the last column of Table 1107-3. Conditional uses are subject to all other applicable standards of this code.

B. The existence or lack of additional use-specific standards in this code shall not be implied to be the only standards the use is required to meet. Any conditional use listed in the table shall be subject to the general review standards for all conditional uses established in Section 1105.03(d).

(4) Prohibited Uses. A blank indicates that a use is prohibited in the respective zoning district.

(5) Use-Specific Standards.

A. The numbers contained in the "Use-Specific Standards" column are references to additional standards and requirements that apply to the use type listed. Standards referenced in the "Use-Specific Standards" column apply in all zoning districts unless otherwise expressly stated.

B. Use-specific standards shall only apply if the use is permitted with standards (PS) or a conditional use (C). If the use is permitted with standards in some districts and conditional in other districts, the use-specific standards shall apply to both the districts where it is permitted with standards and where it is conditionally permitted.

C. This section provides site planning, development, and/or operating standards for certain land uses that are permitted with standards or conditionally permitted in Table 1107-3.

D. The land uses and activities covered by this section shall comply with the applicable use-specific standards in all districts unless otherwise specified, in addition to all other applicable provisions of this code.

(b) Multiple Uses. If multiple uses are proposed on a single lot or in a single building then each of the individual uses has to be allowed in the applicable zoning district and reviewed in accordance with how the individual use is allowed in the district (i.e., permitted, permitted with standards, or conditional use).

(c) Use Determination and Unlisted Uses. Any use not specifically listed shall be considered prohibited unless approved through the following:

(1) The Zoning Inspector shall make the determination if a proposed use is permitted, permitted with standards, a conditional use, or a prohibited use under the provisions of this section.

(2) The Zoning Inspector may determine that a proposed use is substantially similar to a use that is permitted, permitted with standards, or a conditional use established in Table 1107-3 based on the proposed use activities, character of the business, similarity to existing uses within the City, or information on the use as may be available from third-party land use resources such as documentation from the American Planning Association, Urban Land Institute, or similar organizations. If the Zoning Inspector finds that the proposed use is substantially similar to a use established in Table 1107-3, then the application shall be processed in the same manner as the similar use.

(3) In finding that a proposed use is similar to a use established in Table 1107-3 the Zoning Inspector shall make a note of the similar use in the approved application form.

(4) If the Zoning Inspector makes the determination that a use is prohibited, the application shall not be processed, and the application fee shall be returned.

(5) If the applicant disagrees with the Zoning Inspector's determination regarding the proposed use, the applicant may choose to take one of the following actions:

A. The applicant may appeal the determination of the Zoning Inspector to the BZBA pursuant to Section 1105.10: Appeals; or

B. The applicant may present their case to the Planning Commission and/or City Council to request that the City initiate a text amendment to address the proposed use and applicable standards.

(d) Table of Permitted Uses.

TABLE 1107-3: PRINCIPAL USES

Permitted Use Types

P = Permitted Use

C = Conditional Use

PS = Permitted with Standards

Blank Cell = Prohibited

R-1A

R-1B

R-1C

R-2

R-3

B-1

B-2

B-4

B-5

I-I

P-I

Use Specific Standards
See Section

Residential Uses

Dwellings, Multi-Family

P

P

Dwellings, Single-Family

P

P

P

P

Residential Facilities

PS

PS

PS

PS/C

C

1107.05(a)

Skilled Nursing or Personal Care Facilities

C

C

C

C

PS

1107.05(b)

Public and Institutional Uses

Active Recreational Facilities

C

C

C

C

C

C

C

C

C

PS

1107.05(c)

Cemeteries

P

Cultural Facilities

P

Educational Institutions (Higher Education)

P

Educational Institutions (Preschool and K-12)

C

C

C

C

C

P

Essential Services

P

P

P

P

P

P

P

P

P

P

P

Fraternal, Charitable, and Service-Oriented Clubs

PS

PS

PS

P

1107.05(d)

Government Offices and Buildings

P

TABLE 1107-3: PRINCIPAL USES

Permitted Use Types

P = Permitted Use

C = Conditional Use

PS = Permitted with Standards

Blank Cell = Prohibited

R-1A

R-1B

R-1C

R-2

R-3

B-1

B-2

B-4

B-5

I-I

P-I

Use Specific Standards

See Section

Hospitals

P

1107.05(e)

Nursery Schools and Day Care Centers

PS

PS

PS

PS

C

PS

1107.05(f)

Passive Parks, Open Space, and Natural Areas

C

C

C

C

C

P

P

P

P

P

P

Places of Worship

C

C

C

C

C

P

P

P

P

Public Utility Buildings and Facilities

C

C

C

C

C

C

C

C

C

C

P

Residential Community Centers

C

C

C

C

C

1107.05(g)

Commercial and Office Uses

Administrative, Business, or Professional Offices

P

P

P

P

P

PS

1107.05(h)

Adult Entertainment Businesses

PS

1107.05(i)

Animal Boarding, Training, or Daycare Facilities

P

P

Animal Hospitals/Clinics and Animal Grooming

P

P

Assembly Halls or Conference Centers

P

P

Automobile, Motorcycle, Recreational Vehicle Sales and Leasing

PS

PS

1107.05(j)

TABLE 1107-3: PRINCIPAL USES

Permitted Use Types
P = Permitted Use
C = Conditional Use
PS = Permitted with Standards
Blank Cell = Prohibited

R-1A

R-1B

R-1C

R-2

R-3

B-1

B-2

B-4

B-5

I-I

P-I

Use Specific Standards
See Section

Automotive Repair and Service

PS

PS

PS

PS

1107.05(k)

Automotive Repair and Service (Heavy)

PS

PS

1107.05(l)

Bed and Breakfast Establishments

C

C

1107.05(m)

Commercial and Business Support Services

P

P

P

P

Commercial Recreational Facilities (indoors)

P

P

P

C

Commercial Recreational Facilities (outdoors)

C

C

C

C

C

1107.05(c)

Financial Institutions

P

Fuel Stations

PS

PS

PS

1107.05(k)

Funeral Homes

PS

PS

PS

1107.05(n)

Hotels and Motels

P

P

Medical/Dental Clinics

P

P

P

P

P

Microbrewery, Microdistillery, or Microwinery

PS

PS

PS

PS

1107.05(o)

Mixed Use Buildings

C

C

C

C

Multi-Tenant Use

P

P

P

P

TABLE 1107-3: PRINCIPAL USES

Permitted Use Types

P = Permitted Use

C = Conditional Use

PS = Permitted with Standards

Blank Cell = Prohibited

R-1A

R-1B

R-1C

R-2

R-3

B-1

B-2

B-4

B-5

I-I

P-I

Use Specific Standards
See Section

Parking Lot or Garage (Public)

PS

Personal Services

P

P

P

P

PS

PS

1107.05(p)

Restaurants

P

P

P

PS

PS

1107.05(p)

Retail Businesses

P

P

P

P

PS

PS

1107.05(p)

Short-Term Rentals

PS

1107.05(q)

Taverns or Bars

P

P

P

Theaters

P

P

Training or Instructional Facilities

P

P

Vehicle Washing Establishments

PS

1107.05(r)

Industrial Uses

Contractor Equipment and Storage Yards

P

Heavy Equipment Sales and Leasing

P

Industrial Service Uses

P

Industrial Uses, Heavy

C

Industrial Uses, Light

P

Metal Salvage and Junk Storage

C

1107.05(s)

TABLE 1107-3: PRINCIPAL USES

Permitted Use Types

P = Permitted Use

C = Conditional Use

PS = Permitted with Standards

Blank Cell = Prohibited

R-1A

R-1B

R-1C

R-2

R-3

B-1

B-2

B-4

B-5

I-I

P-I

Use Specific Standards

See Section

Recycling Center

P

Research and Development Facilities

P

Self-Storage Facilities (indoor)

C

C

P

1107.05(t)

Self-Storage Facilities (outdoor)

C

1107.05(t)

Truck and Heavy Equipment Sales

P

Truck Terminals

C

1107.05(u)

Warehouses and Distribution Facilities

P

Wholesale Establishments

P

(Ord. 26-22. Passed 4-26-22; Ord. 53-24. Passed 12-3-24.)

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- ORDINANCES OF SHEFFIELD LAKE
- Effective Prior to May 26, 2022
- Effective May 26, 2022
- Ord. 26-22
- effective date of this code
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1107.05 USE -SPECIFIC STANDARDS.

1107.05 USE -SPECIFIC STANDARDS.

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- CODIFIED ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO
- CERTIFICATION
- ROSTER OF OFFICIALS
- ADOPTING ORDINANCE NO. 116-84
- COMPARATIVE SECTION TABLE
- TABLES OF SPECIAL ORDINANCES OF SHEFFIELD LAKE
- CHARTER
- PART ONE - ADMINISTRATIVE CODE

PART THREE - TRAFFIC CODE

PART FIVE - GENERAL OFFENSES CODE

PART SEVEN - BUSINESS REGULATION CODE

PART NINE - STREETS, UTILITIES AND PUBLIC SERVICES CODE

PART ELEVEN - PLANNING AND ZONING CODE

CHAPTER 1101 General Provisions

CHAPTER 1103 Administration and Decision-Making Bodies

CHAPTER 1105 Review Procedures

CHAPTER 1107 Zoning Districts and Principal Use Regulations

1107.01 PURPOSE.

1107.02 ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP.

1107.03 ZONING DISTRICT PURPOSE STATEMENTS.

1107.04 ALLOWED PRINCIPAL USES.

1107.05 USE -SPECIFIC STANDARDS.

CHAPTER 1109 Planned Residential Developments (PRD)

CHAPTER 1111 Accessory and Temporary Use Regulations

CHAPTER 1113 General Development Standards

CHAPTER 1115 Landscaping and Screening Standards

CHAPTER 1117 Parking and Access Standards

CHAPTER 1119 Signs

CHAPTER 1121 Subdivision Design Standards

CHAPTER 1123 Wind Energy Systems

CHAPTER 1125 Wireless Telecommunications

CHAPTER 1127 Nonconformities

CHAPTER 1129 Enforcement and Penalties

CHAPTER 1131 Definitions

PART THIRTEEN - BUILDING CODE

PART FIFTEEN - FIRE PREVENTION CODE

OH

Sheffield Lake

Codified Ordinances of Sheffield Lake, OH

1107.05 USE -SPECIFIC STANDARDS.

CHAPTER 1107 Zoning Districts and Principal Use Regulations

1107.04 ALLOWED PRINCIPAL USES.

Table 1107-3 lists the principal uses allowed within the various zoning districts, except PRD Districts. Chapter 1109: Planned Residential Developments (PRD) identifies the uses that are allowed in PRDs.

(a) Explanation of Table of Permitted Uses.

(1) Permitted Uses.

A. A "P" in a cell indicates that a use type is allowed by-right in the respective zoning district. Permitted uses are subject to all other applicable standards of this code.

B. Permitted uses are approved administratively through the site plan review process (See Section 1105.06: Site Plan Review.) or by the Zoning Inspector through the zoning permit procedure, unless subject to additional reviews (e.g., variance, etc.).

(2) Permitted Uses with Standards.

A. A "PS" in a cell indicates that a use type is allowed by-right in the respective zoning

district if it meets the additional standards as identified in the last column of Table 1107-3.

Permitted uses with standards are subject to all other applicable standards of this code.

B. Uses permitted with standards are approved administratively through the site plan review process (See Section 1105.06: Site Plan Review.) or by the Zoning Inspector through the zoning permit procedure, unless subject to additional review (e.g., variance, etc.).

(3) Conditional Uses.

A. A "C" in a cell indicates that a use may be permitted if approved through the conditional use review procedure (See Section 1105.03: Conditional Uses.). Conditional uses may be subject to use-specific standards as identified in the last column of Table 1107-3. Conditional uses are subject to all other applicable standards of this code.

B. The existence or lack of additional use-specific standards in this code shall not be implied to be the only standards the use is required to meet. Any conditional use listed in the table shall be subject to the general review standards for all conditional uses established in Section 1105.03(d).

(4) Prohibited Uses. A blank indicates that a use is prohibited in the respective zoning district.

(5) Use-Specific Standards.

A. The numbers contained in the "Use-Specific Standards" column are references to additional standards and requirements that apply to the use type listed. Standards referenced in the "Use-Specific Standards" column apply in all zoning districts unless otherwise expressly stated.

B. Use-specific standards shall only apply if the use is permitted with standards (PS) or a conditional use (C). If the use is permitted with standards in some districts and conditional in other districts, the use-specific standards shall apply to both the districts where it is permitted with standards and where it is conditionally permitted.

C. This section provides site planning, development, and/or operating standards for certain land uses that are permitted with standards or conditionally permitted in Table 1107-3.

D. The land uses and activities covered by this section shall comply with the applicable use-specific standards in all districts unless otherwise specified, in addition to all other applicable provisions of this code.

(b) Multiple Uses. If multiple uses are proposed on a single lot or in a single building then each of the individual uses has to be allowed in the applicable zoning district and reviewed in accordance with how the individual use is allowed in the district (i.e., permitted, permitted with standards, or conditional use).

(c) Use Determination and Unlisted Uses. Any use not specifically listed shall be considered prohibited unless approved through the following:

(1) The Zoning Inspector shall make the determination if a proposed use is permitted, permitted with standards, a conditional use, or a prohibited use under the provisions of this section.

(2) The Zoning Inspector may determine that a proposed use is substantially similar to a use that is permitted, permitted with standards, or a conditional use established in Table 1107-3 based on the proposed use activities, character of the business, similarity to existing uses within the City, or information on the use as may be available from third-party land use resources such as documentation from the American Planning Association, Urban Land Institute, or similar organizations. If the Zoning Inspector finds that the proposed use is substantially similar to a use established in Table 1107-3, then the application shall be processed in the same manner as the similar use.

(3) In finding that a proposed use is similar to a use established in Table 1107-3 the Zoning Inspector shall make a note of the similar use in the approved application form.

- (4) If the Zoning Inspector makes the determination that a use is prohibited, the application shall not be processed, and the application fee shall be returned.
- (5) If the applicant disagrees with the Zoning Inspector's determination regarding the proposed use, the applicant may choose to take one of the following actions:
- A. The applicant may appeal the determination of the Zoning Inspector to the BZBA pursuant to Section 1105.10: Appeals; or
 - B. The applicant may present their case to the Planning Commission and/or City Council to request that the City initiate a text amendment to address the proposed use and applicable standards.

(d) Table of Permitted Uses.
TABLE 1107-3: PRINCIPAL USES

Permitted Use Types
P = Permitted Use
C = Conditional Use
PS = Permitted with Standards
Blank Cell = Prohibited

- R-1A
- R-1B
- R-1C
- R-2
- R-3
- B-1
- B-2
- B-4
- B-5
- I-I
- P-I

Use Specific Standards
See Section

Residential Uses

Dwellings, Multi-Family

P

P

Dwellings, Single-Family

P

P

P

P

Residential Facilities

PS

PS

PS

PS/C

C

1107.05(a)

Skilled Nursing or Personal Care Facilities

C

C

C

C

PS

1107.05(b)

Public and Institutional Uses

Active Recreational Facilities

C

C

C

C

C

C

C

C

C

PS

1107.05(c)

Cemeteries

P

Cultural Facilities

P

Educational Institutions (Higher Education)

P

Educational Institutions (Preschool and K-12)

C

C

C

C

C

P

Essential Services

P

P

P

P

P

P

P

P

P

P

P

Fraternal, Charitable, and Service-Oriented Clubs

PS

PS

PS

P

1107.05(d)

Government Offices and Buildings

P

TABLE 1107-3: PRINCIPAL USES

Permitted Use Types

P = Permitted Use

C = Conditional Use

PS = Permitted with Standards

Blank Cell = Prohibited

R-1A

R-1B

R-1C

R-2

R-3

B-1

B-2

B-4

B-5

I-I

P-I

Use Specific Standards
See Section

Hospitals

P

1107.05(e)

Nursery Schools and Day Care Centers

PS

PS

PS

PS

C

PS

1107.05(f)

Passive Parks, Open Space, and Natural Areas

C

C

C

C

C

P

P

P

P

P

P

Places of Worship

C

C

C

C

C

P

P

P

P

Public Utility Buildings and Facilities

C

C

C

C

C

C

C

C

C

C

P

Residential Community Centers

C

C

C

C

C

1107.05(g)

Commercial and Office Uses

Administrative, Business, or Professional Offices

P

P

P

P

P

PS

1107.05(h)

Adult Entertainment Businesses

PS

1107.05(i)

Animal Boarding, Training, or Daycare Facilities

P

P

Animal Hospitals/Clinics and Animal Grooming

P

P

Assembly Halls or Conference Centers

P

P

Automobile, Motorcycle, Recreational Vehicle Sales and Leasing

PS

PS

1107.05(j)

TABLE 1107-3: PRINCIPAL USES

Permitted Use Types

P = Permitted Use

C = Conditional Use

PS = Permitted with Standards

Blank Cell = Prohibited

R-1A

R-1B

R-1C

R-2

R-3

B-1

B-2

B-4

B-5

I-I

P-I

Use Specific Standards
See Section

Automotive Repair and Service

PS

PS

PS

PS

1107.05(k)

Automotive Repair and Service (Heavy)

PS

PS

1107.05(l)

Bed and Breakfast Establishments

C

C

1107.05(m)

Commercial and Business Support Services

P

P

P

P

Commercial Recreational Facilities (indoors)

P

P

P

C

Commercial Recreational Facilities (outdoors)

C

C

C

C

C

1107.05(c)

Financial Institutions

P

Fuel Stations

PS

PS

PS

1107.05(k)

Funeral Homes

PS

PS

PS

1107.05(n)

Hotels and Motels

P

P

Medical/Dental Clinics

P

P

P

P

P

Microbrewery, Microdistillery, or Microwinery

PS

PS

PS

PS

1107.05(o)

Mixed Use Buildings

C

C

C

C

Multi-Tenant Use

P

P

P

P

TABLE 1107-3: PRINCIPAL USES

Permitted Use Types
P = Permitted Use
C = Conditional Use
PS = Permitted with Standards
Blank Cell = Prohibited

R-1A

R-1B

R-1C

R-2

R-3

B-1

B-2

B-4

B-5

I-I

P-I

Use Specific Standards
See Section

Parking Lot or Garage (Public)

PS

Personal Services

P

P

P

P

PS

PS

1107.05(p)

Restaurants

P

P

P

PS

PS

1107.05(p)

Retail Businesses

P

P

P

P

PS

PS

1107.05(p)

Short-Term Rentals

PS

1107.05(q)

Taverns or Bars

P

P

P

Theaters

P

P

Training or Instructional Facilities

P

P

Vehicle Washing Establishments

PS

1107.05(r)

Industrial Uses

Contractor Equipment and Storage Yards

P

Heavy Equipment Sales and Leasing

P

Industrial Service Uses

P

Industrial Uses, Heavy

C

Industrial Uses, Light

P

Metal Salvage and Junk Storage

C

1107.05(s)

TABLE 1107-3: PRINCIPAL USES

Permitted Use Types

P = Permitted Use

C = Conditional Use

PS = Permitted with Standards

Blank Cell = Prohibited

R-1A

R-1B

R-1C

R-2

R-3

B-1

B-2

B-4

B-5

I-I

P-I

Use Specific Standards

See Section

Recycling Center

P

Research and Development Facilities

P

Self-Storage Facilities (indoor)

C

C

P

1107.05(t)

Self-Storage Facilities (outdoor)

C

1107.05(t)

Truck and Heavy Equipment Sales

P

Truck Terminals

C

1107.05(u)

Warehouses and Distribution Facilities

P

Wholesale Establishments

P

(Ord. 26-22. Passed 4-26-22; Ord. 53-24. Passed 12-3-24.)

1107.05 USE -SPECIFIC STANDARDS.

(a) Residential Facilities.

(1) Where a person may operate a residential facility, as defined in the ORC, that is of a size that is required to be allowed where single-family dwellings are permitted, such use shall be deemed a permitted use in the R-1A, R-1B, R-1C, and R-2 Districts. Such facilities must comply with the lot and building standards (See Section 1113.06: Lot and Principal Building Standards.) and any other standards in this code that apply to all single-family dwellings within the applicable district.

(2) Where a person may operate a residential facility, as defined in the ORC, that is of a size that is required to be allowed where multi-family dwellings are permitted, such use shall be a conditional use in any the R-2 and R-3 Districts. Such facilities must comply with the lot and building standards (See Section 1113.06: Lot and Principal Building Standards.) and any other standards in this code that apply to all multi-family dwellings within the applicable district.

(b) Skilled Nursing or Personal Care Facilities.

(1) The principal building shall be set back a minimum of fifty (50) feet from any adjacent

residential zoning district or lot that contains a single-family dwelling.

(2) The maximum density of these facilities varies based on the specific type of facility as established below:

A. If the proposed facility includes an independent living component (no skilled or personal care services provided), the independent living component shall be limited to the uses and maximum density permitted by the applicable zoning district. In a nonresidential zoning district, that maximum density shall be six (6) units per acre. In no case shall the independent living component comprise more than fifty percent (50%) of the dwelling units or rooms in the proposed development or the use shall be subject to the maximum lot size and densities established in the zoning district.

B. The maximum density of congregate housing or assisted living facilities shall be twelve (12) units per acre in the residential districts and twenty (20) units per acre in nonresidential districts, regardless if the unit is a complete dwelling unit with separate kitchen facilities.

C. All other types of skilled nursing or personal care facilities shall comply with the maximum height and setback requirements of the applicable zoning district and any conditions or requirements set forth as part of the conditional use approval.

(3) The Planning Commission may set maximum density or intensity requirements as part of the conditional use approval based on the density or character of surrounding uses.

(4) Skilled nursing or personal care facilities shall be located so as to provide access from a major or minor arterial.

(c) Active Recreational Facilities and Commercial Recreational Facility (Outdoors).

(1) All structures, viewing areas or seating areas shall be set back at least 200 feet from any residential zoning district.

(2) All outdoor lighting shall project downward and shall be of full cutoff design in order to minimize glare and reflection onto adjoining properties and public streets. See Section 1113.08: Exterior Lighting for additional information on cutoff lighting.

(3) The hours of operation may be regulated by the Planning Commission, if necessary, to mitigate adverse impacts on adjacent residential uses.

(4) No motorized equipment is permitted.

(5) No uses that involve the discharge of firearms is permitted.

(d) Fraternal, Charitable, and Service Oriented Clubs. Accessory uses necessary to the operation of such use, such as clubhouses, restaurants, bars, swimming pools and similar activities, shall be permitted if they comply with the applicable standards in Section 1111.01: Accessory Use Regulations. However, such uses, where the conduct of business is the principal activity, shall be prohibited.

(e) Hospitals.

(1) New hospitals shall be on a lot with primary vehicular access on an arterial street without going through a residential neighborhood to minimize the impact on less intense residential uses.

(2) Outdoor storage of ambulances and other vehicles used in the operation of the principal use may be permitted provided such storage areas are located in the side or rear yard in off-street parking areas.

(3) The areas devoted to the outdoor storage of such vehicles shall be enclosed with a fence having a minimum height of six (6) feet.

(f) Nursery Schools and Day Care Centers.

(1) The play area should be fenced in order to provide a safe and secure environment for the children.

(2) Drop-off/pick-up should be located so as not to impede traffic safety.

(g) Residential Community Centers.

(1) One (1) residential community center shall be allowed within an individual subdivision or for a multi-family dwelling development with more than twelve (12) dwelling units.

(2) Additional residential community centers may be approved as part of a development that is approved as a PRD District.

(3) The residential community center shall only be for the use of residents of the development and their guests.

(h) Administrative, Business, or Professional Offices. Business and professional offices are permitted within the P-I District when the offices serve or are an integral part of a principally permitted public and institutional use. Such office space shall not occupy more than twenty-five percent (25%) of the total floor area of buildings on the same lot.

(i) Adult Entertainment Businesses.

(1) Purpose and Findings.

A. It is the purpose of this chapter to regulate adult entertainment businesses in order to promote the health, safety, morals, and general welfare of the citizens of the City, and to establish reasonable and uniform regulations to prevent the deleterious location and concentration of adult entertainment businesses within the City. The provisions of this chapter do not have the purpose or effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Further, it is not the intent of this chapter to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment of their intended market. Neither is it the intent nor effect of this chapter to condone or legitimize the distribution of obscene material.

B. The City Council has received substantial evidence concerning the adverse secondary effects of adult uses on a community in findings incorporated in the cases of *City of Renton v. Playtime Theaters, Inc.*, 475 U.S. (1986), *Young v. American Mini Theaters*, 426 U.S. 50 (1976) and *Barnes v. Glen Theater, Inc.*, 501 U.S. 560 (1991), and on studies in other communities including, but not limited to, Phoenix, Arizona; Tucson, Arizona; Garden Grove, California; Los Angeles, California; Whittier, California; Indianapolis, Indiana; Minneapolis, Minnesota; St. Paul, Minnesota; New York, New York; Cleveland, Ohio; Oklahoma City, Oklahoma; Amarillo, Texas; Austin, Texas; Beaumont, Texas; Houston, Texas; and Seattle, Washington. (Ord. 04-01. Passed 1-30-01.)

(2) Classification. Adult entertainment businesses shall include the following types of businesses:

- A. Adult arcades;
- B. Adult bookstores, adult novelty stores, or adult video stores;
- C. Adult cabarets;
- D. Adult motion picture theaters; and
- E. Adult theaters.

(3) Location of Adult Entertainment Businesses.

A. No adult entertainment business may be established in any zoning district other than an I-Industrial District, and in such district may not be established within 250 feet of:

- i. A place of worship;
- ii. An educational institution including, but not limited to, child day care facilities, nursery schools, preschools, kindergartens, elementary schools, private schools, intermediate schools,

junior high schools, middle schools, intermediate schools, junior high schools, middle schools, high schools, vocational schools, secondary schools, continuation schools, special education schools, junior colleges, colleges, and universities; school includes the school grounds, but does not include facilities used primarily for another purpose and only incidentally as a school;

- iii. A boundary of a residential district as defined in this code and on the zoning map;
- iv. A public active recreational facility or a public passive park, open space, or natural area that is under the control, operation, or management of the City park and recreation authorities;
- v. The property line of a lot devoted to a residential use as defined in this code;
- vi. A commercial recreation, cultural facility, or theater which is oriented primarily towards children or family entertainment; or
- vii. A licensed premise, licensed pursuant to the alcoholic beverage control regulations of the State of Ohio.

B. No adult entertainment business may be established, operated or enlarged within 250 feet of another adult business entertainment.

C. Not more than one adult entertainment business shall be established or operated in the same building, structure, or portion thereof.

D. For the purpose of subsection (A) hereof, measurement shall be made in a straight line, without regard to the intervening structures or objects, from the nearest portion of the building or structure used as the part of the premises where an adult entertainment business is conducted, to the nearest property line of the premises of a use listed in subsection (A). Presence of a City, county or other political subdivision boundary shall be irrelevant for purposes of calculating and applying the distance requirements of this section.

E. For purposes of subsection (B) hereof the distance between any two adult entertainment businesses shall be measured in a straight line, without regard to the intervening structures or objects or political boundaries, from the closest exterior wall of the structure in which each business is located.

F. Any adult entertainment business lawfully operating on the date of adoption of this chapter, that is in violation of subsections (A) through (E) shall be deemed a nonconforming use. The nonconforming use will be permitted to continue for a period not to exceed one year, unless sooner terminated for any reason or voluntarily discontinued for a period of thirty (30) days or more. Such nonconforming uses shall not be increased, enlarged, extended, or altered except that the use may be changed to a nonconforming use.

(j) Automobile, Motorcycle, Recreational Vehicle Sales and Leasing.

(1) The minimum lot area shall be two (2) acres with a minimum lot width of 200 feet.

(2) The sale of used vehicles, including the display, offering for sale and dealing of used vehicles shall only be permitted as an accessory use to an agency selling new vehicles and such sale at retail, display, offering for sale, and dealing of used vehicles shall be operated in conjunction with, on the same lot as, and under the same ownership and management of, the new vehicle agency.

(3) Display of vehicles for sale shall be located on a paved surface and shall comply with the parking setbacks according to the regulations in Section 1117.03: General Requirements.

(4) All work on vehicles, including, but not limited to, servicing and repair, shall be done only in an enclosed building.

(k) Auto Service Stations and Fuel Stations.

(1) Fuel pumps shall be set back a minimum of fifty (50) feet from all lot lines and 100 feet from all lot lines of lots in adjacent residential zoning districts.

(2) Canopies shall be set back a minimum of twenty (20) feet from all lot lines and fifty (50) feet from all lot lines of lots in adjacent residential zoning districts.

(3) All hydraulic hoists, oil pits, and all lubricants, greasing, vehicle washing and repair equipment shall be enclosed entirely within a building. No outdoor disassembly or repair of motor vehicles shall be permitted.

(4) Activities shall be limited to:

- A. The sale of automotive fuel;
- B. The servicing of motor vehicles with minor repair work;
- C. Hand washing of vehicles within an enclosed building;
- D. The retail sale of vehicle parts and products relating to minor repair work, such as, but not limited to, oil, grease, tires, antifreeze, batteries, windshield wipers, etc.

(5) Space for overnight parking, overnight accommodations, or the inclusion of showers within the building shall be prohibited.

(6) Any major repair work, including but not limited to, automobile body repair and painting, automobile glass work, automobile transmission work, automobile engine overhaul and repair, and radiator repair work shall be classified as "automotive repair and service (heavy)" and shall be subject to Section 1107.05(I).

(7) Vehicles being serviced or awaiting same shall be stored for no longer than fourteen (14) days on the site if in unenclosed areas.

(8) All repair work must be performed in a fully enclosed building.

(9) There shall be no more than two (2) driveway openings along any frontage.

(10) The storage and disposal of solid waste and recyclable materials, including used or discarded motor vehicle parts or equipment, and fluids, shall comply with all applicable Federal, State, and local requirements.

(11) Outdoor solid waste and recyclable storage areas shall be screened in accordance with Section 1115.07: Screening of Outside Storage Areas or Other Service Areas.

(I) Automotive Repair (Heavy).

(1) A heavy automotive repair establishment shall be subject to the same requirements as an automotive service station as established in Section 1107.05(k).

(2) The principal structure shall be set back a minimum of 150 feet from any residential zoning district. Parking for the storage of vehicles, whether operational or non-operational, shall be set back a minimum of fifty (50) feet from any adjacent lot in a residential district.

(3) The storage of non-operational vehicles for longer fourteen (14) days shall be permitted if stored in the rear yard and screened by a solid wall or fence with a minimum height of six (6) feet.

(4) The use may be subject to additional screening requirement in accordance with Chapter 1115: Landscaping and Screening Standards.

(5) Vehicle service and repair shall be done in an enclosed building. A temporary zoning permit shall be obtained for outside repair of oversized vehicles that would take longer than five (5) consecutive days. Temporary zoning permits can only be granted under the following conditions:

- A. The vehicle exceeds the height and width of the service repair garage.
- B. The temporary outside repair shall not involve the construction of permanent lift or repair apparatus.
- C. Temporary outside repair shall only be allowed for a period not exceeding thirty (30) days in a calendar year.
- D. The outdoor repairs shall not be conducted in the required setback yards, loading spaces, parking spaces, aisles and/or drives.

(6) Vehicles awaiting repair shall be parked in designated parking spaces and shall not encroach on driving aisles, landscaped areas and drive approaches. No part of the street right-of-way shall be used for parking of vehicles awaiting service.

(7) Damaged or inoperable vehicles shall not be used for storage purposes.

(m) Bed and Breakfast Establishments.

(1) The minimum lot area shall be one-half ($\frac{1}{2}$) of an acre.

(2) The building utilized for the bed and breakfast establishment shall have been originally designed as a single-family dwelling structure.

(3) The facility must be operated and managed by the property owner or leaseholder, who must reside on the premises while the bed and breakfast establishment is in operation.

(4) Only overnight guests shall be served meals unless otherwise authorized as part of the conditional use approval.

(5) All activities related to the establishment shall take place within the principal dwelling and not within a garage or accessory building. Furthermore, all access to rooms shall be from within the principal building.

(6) The facility shall be limited to no more than four (4) guestrooms with a maximum guest capacity as determined by fire and building regulations.

(7) There shall be no exterior evidence of the use except that the owner may provide one wall-mounted sign with a maximum sign area of one (1) square foot in addition to any other signs allowed for single-family dwellings in Chapter 1119: Signs.

(8) No building additions or alterations may be undertaken for the sole purpose of expanding the bed and breakfast use unless approved as part of the conditional use review.

(9) A minimum of one (1) off-street parking space for each guestroom and two (2) off-street parking spaces for the resident owner-manager shall be required. All parking areas for five (5) or more vehicles shall meet the applicable standards of Chapter 1117: Parking and Access Standards.

(n) Funeral Homes.

(1) Vehicular use areas shall be designed to allow for the queuing of vehicles if funeral processions are intended to originate or terminate at the establishment.

(2) All funeral homes shall be located so as to provide access from an arterial street.

(3) Cremation services shall be permitted only in the I-1 District.

(o) Microbrewery, Microdistillery, or Microwinery.

(1) A microbrewery, microdistillery, and microwinery shall be allowed in the B-2, B-4, and B-5 Districts when the majority of the floor area is dedicated to being used for restaurant service or for the serving of drinks made on site so that the use fits into the retail character of the districts. Drinks made off site may also be permitted provided the majority of drinks offered for sale are made on site.

(2) A microbrewery, microdistillery, and microwinery in the I-1 District may include a taproom area to serve customers drinks made on site provided the floor area of the taproom does not exceed twenty-five percent (25%) of the total footprint of the use. Food service may be included within the twenty-five percent (25%) total footprint. Drinks made off site may also be permitted provided the majority of drinks offered for sale are made on site.

(p) Personal Services, Retail Businesses, and Restaurants. Personal services, retail businesses, and restaurants may be permitted in the I-1 or P-1 districts provided that the total square footage of space dedicated to all of these uses is limited to a maximum of twenty percent (20%) of the total floor area.

(q) Short-Term Rentals.

(1) One (1) off-street parking space shall be required for each bedroom that is leased or rented to individual groups beyond the full-time owner or occupant of the residence. This shall be in addition to the number of off-street parking spaces required for the residential use in Section 1117.04(a).

(2) If the entire dwelling is leased or rented to one group and no one permanently resides at the dwelling, no additional off-street parking is required beyond what is required for the residential use.

(3) In all cases, any parking required to accommodate the short-term rental in accordance with this section shall be accommodated off-street, on the same lot as the short-term rental.

(r) Vehicle Washing Establishments.

(1) All structures shall be set back a minimum of fifty (50) feet from any adjacent lot lines of lots in residential zoning districts. Any self-service washing establishment or portion of a building used for self-service washing shall be set back a minimum of 150 feet from any adjacent lot lines of lots in residential zoning districts.

(2) In order to prevent excessive pooling of water in the street right-of-way, the facility must be equipped with a dryer or must demonstrate adequate drainage on-site to accommodate all water used for cleaning.

(3) There shall be adequate provision for the disposal of waste water and the prevention of surface runoff.

(4) Vacuuming and/or steam cleaning equipment may be located outside, but shall not be placed in the yard adjoining a residential zoning district. Such areas shall be set back a minimum of 150 feet from any adjacent lot lines of lots in residential zoning districts.

(s) Metal Salvage and Junk Storage.

(1) The storage of any metal salvage, scrap iron or junk, including inoperative or wrecked vehicles, containers, secondhand building materials, or other salvageable materials, shall be within a solid wall or fence, including solid gates, having a minimum height of ten (10) feet. Materials shall not be piled or stored higher than one (1) foot below the top of the fence or wall.

(2) All fences or walls required in this section shall be constructed of uniform materials painted or otherwise preserved and approved by the Planning Commission. Additional fences, walls or evergreen hedges may be required by the Planning Commission, if necessary, to adequately screen the materials from adjoining residential zoning districts or public streets.

(3) Any buildings or structures associated with the use shall be set back a minimum of 200 feet from the property line of any residential lot or zoning district.

(4) Exterior junk piles shall be arranged in a manner (with drives for accessibility) for the purposes of fire protection and access.

(5) No burning of junk or other materials shall be permitted.

(t) Self-Storage Facilities - Indoor and Outdoor.

(1) The leases for all self-storage units shall include clauses related to the following:

A. The storage of flammable liquids or radioactive, highly combustible, explosive or hazardous materials is prohibited;

B. That the tenant shall be required to provide access to the Fire Department up to three (3) times per calendar year for inspections related to the fire code; and

C. The property may not be used for any uses other than dead storage.

(2) There shall be no retail sales on the property with the exception that the owner or their designee may hold an auction on the site up to four (4) times a year for the purpose of selling goods stored in units.

(3) The Sheffield Lake Fire Department shall be provided with twenty-four (24)-hour access to the grounds and buildings. A lockbox shall be provided for its use.

(4) The maximum size of individual storage compartments shall be 500 square feet.

(5) The outdoor storage of inventory, materials, vehicles or merchandise is prohibited, unless specifically approved by the Planning Commission as part of a conditional use approval for a self-storage facility (outdoor).

(6) Sale, repair, fabrication or servicing of goods, motor vehicles, appliances, equipment, or materials or similar activities shall be prohibited in or from self-service storage facilities.

(7) Self-storage facilities may not be used for residential purposes.

(8) Except for sinks and restroom facilities provided solely for the use of the managers or security personnel of self-storage facilities containing more than ten (10) individual storage units, neither sinks nor restroom facilities shall be permitted within self-storage facilities.

(9) No storage unit door opening in a self-storage facility (outdoor) shall face a residential district.

(u) Truck Terminals.

(1) Truck routes shall be established and approved by the Planning Commission.

(2) All buildings shall be set back a minimum of 100 feet from a residential zoning district.

(3) There shall be no outside storage of materials, goods, and products, etc.

(Ord. 26-22. Passed 4-26-22.)

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- ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO
- ORDINANCE NO. 116-84

- ORDINANCES OF SHEFFIELD LAKE
- ordinance with how the individual use is allowed in the district (i
- Ord. 26-22
- Ord. 53-24
- order to minimize glare and reflection onto adjoining properties and public streets
- order to provide a safe and secure environment for the children
- order to promote the health, safety, morals, and general welfare of the citizens of the City, and to establish reasonable and uniform regulations to prevent the deleterious location a
- Ord. 04-01
- ording to the regulations in Section 1117
- ordinance with Section 1115
- ordinance with Chapter 1115: Landscaping and Screening Standards
- ordinance with this section shall be accommodated off-street, on the same lot as the short-term rental
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