

1107.01 PURPOSE.

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OH

Sheffield Lake

Codified Ordinances of Sheffield Lake, OH

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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.

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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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- Ord. 26-22

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