

1107.02 ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP.

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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
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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

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
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