

1113.04 FENCES, WALLS, AND HEDGES.

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- Skip to main content
- 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

CHAPTER 1109 Planned Residential Developments (PRD)

CHAPTER 1111 Accessory and Temporary Use Regulations

CHAPTER 1113 General Development Standards

1113.01 PROHIBITION ON POLE TYPE BUILDINGS.

1113.02 HVAC SYSTEMS AND GENERATORS.

1113.03 DUMPSTERS AND REFUSE CONTAINERS.

1113.04 FENCES, WALLS, AND HEDGES.

1113.05 INTERSECTION VISIBILITY.

1113.06 LOT AND PRINCIPAL BUILDING STANDARDS.

1113.07 PERFORMANCE STANDARDS.

1113.08 EXTERIOR LIGHTING.

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

1113.04 FENCES, WALLS, AND HEDGES.

CHAPTER 1113 General Development Standards

CHAPTER 1113

General Development Standards

1113.01 Prohibition on pole type buildings.

1113.02 HVAC systems and generators.

1113.03 Dumpsters and refuse containers.

1113.04 Fences, walls and hedges.

1113.05 Intersection visibility.

1113.06 Lot and principal building standards.

1113.07 Performance standards.

1113.08 Exterior lighting.

1113.01 PROHIBITION ON POLE TYPE BUILDINGS.

(a) No person shall construct a principal building that is a pole barn style building within the City except in an Industrial District.

(b) Pole barn style buildings may be constructed for accessory buildings in all districts.

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

1113.02 HVAC SYSTEMS AND GENERATORS.

(a) Permanent and semi-permanent residential HVAC condensing units and electrical stand-by generators shall be permitted in all residential zoning districts in the City upon the receipt of an approved permit from the Building Department and subject to the provisions of this section.

(b) Such units shall not be considered "structures" or "accessory structures" as defined in this code, but shall be considered as appurtenances to the primary structure. Permanent and semi-permanent residential HVAC condensing units and electrical stand-by generators shall be located in the rear or side yard; provided however, if such units are located in the side yard, they shall be located no closer than ten (10) feet from the property line.

(c) All permanent and semi-permanent residential HVAC condensing units and electrical stand-by generators shall be seated upon a concrete pad or other manufacturer-approved base material.

(d) Permanent and semi-permanent residential electrical stand-by generators shall be installed in conformance with the manufacturer's specifications and standards including, but not limited to clearance and shall meet all applicable electrical and natural gas construction codes including the Residential Code of Ohio, National Fuel Gas Code, NFPA and EPA regulations.

(e) All permanent and semi-permanent residential electrical stand-by generators shall be enclosed with either an approved fence, or landscaping buffer which will obscure them from the public view and shall further be subject to all noise regulations as set forth in this code.

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

1113.03 DUMPSTERS AND REFUSE CONTAINERS.

(a) Placement Behind Rear Building Line. No property owner, occupant or other individual, person, corporation or other entity shall cause or allow any refuse receptacle that exceeds 100 gallons, including dumpsters, to be stored, used, maintained or otherwise placed in any area within the City other than an area behind the rear building line of the structure located on the lot or parcel of land on which such refuse receptacle is situated.

(b) Placement Exception and Enclosure Requirements.

(1) If the placement of the refuse receptacle behind the rear building line, as required by subsection (a), above, is physically impossible, the property owner or occupant or other individual, person, corporation or other entity, shall have a right to erect and maintain a refuse receptacle in front of the rear building line of such structure, provided, however, such refuse receptacle is screened in accordance with Section 1115.07: Screening of Outside Storage Areas or Other Service Areas.

(2) No property owner, occupant or other individual person, corporation or entity shall cause or allow any refuse receptacle of the size of one and one-half (1.5) cubic yards or larger to be stored, used, or placed in any area of the City unless such refuse receptacle is screened in accordance with Section 1115.07: Screening of Outside Storage Areas or Other Service Areas. (Ord. 26-22. Passed 4-26-22.)

1113.04 FENCES, WALLS, AND HEDGES.

(a) Zoning Permit Required.

(1) No person shall construct or erect a fence or wall without first obtaining an approved

zoning permit.

(2) A retaining wall that is specifically designed to retain land from slipping shall not require a zoning permit but shall be subject to building permit review.

(3) Zoning permits are not required for repairs of existing fences or walls, or for invisible fences. However, such work or structures are still subject to the applicable standards of this section. A zoning permit is required for the replacement of any fence or wall.

(4) Hedges, shrubbery, trees, bushes and plantings shall be excluded from classification as fences but shall be subject to the vision clearance requirements of this code.

(5) All fences shall be maintained and kept in neat order including painting, staining, repairing, and general maintenance.

(b) General Requirements.

(1) Unless a specific distinction is made in this section, any regulation that applies to fences shall apply to walls and vice versa.

(2) All fences and walls, including invisible fences, and any related supporting structures or appurtenances, shall be contained within the lot lines of the applicable lot and shall not encroach into adjoining or abutting lots and/or rights-of-way. Property owners, with written permission from abutting property owners, may connect to fences or walls on adjoining properties.

(3) A zoning permit shall be required for each property on which a fence or wall is being placed, including connection of existing fences or walls. Such applications shall also include written documentation of agreement between property owners.

(4) Any fencing or walls proposed on a site that requires a site plan review shall be identified on the site plan review application. If the fence or wall is added or replaced after site plan review, such fencing or walls shall require a zoning permit.

(5) The smooth finished side of the fence or wall shall be the side of the fence that faces outward from the lot or yard being fenced. If a fence has two similarly finished sides, either side may face the adjacent property.

(6) All diagonal or supporting members shall face the property on which the fence or wall is constructed.

(7) All sides of a decorative wall shall have an equal finish.

(8) All fences and walls shall be maintained in a neat and orderly manner.

(9) Walls shall be prohibited within all utility easements. Fences that are placed in utility easements shall require the written permission from the applicable utility and without such permission, are subject to removal without notice by utility companies or the City when work is being done in the utility easements. Fences shall not be placed in any City easement unless the plat specifically permits the placement of such fence. Replacement of fences removed by the City or utility company shall be at the property owner's expense.

(10) Fences and walls shall not impede, inhibit, or obstruct culverts, drains, natural watercourses, or storm water drainage in any zoning district. Fences or walls may be permitted to include outlets at the bottom of the fence or wall to eliminate the possibility of the accumulation of water and allow for natural drainage past the wall or fence.

(11) Fences and walls for conditional uses shall be comply with the standards of this section unless otherwise approved by the City Council as part of the conditional use review procedure.

(12) In residential zoning districts, a chain link fence or other substantially open fence not used as a sight barrier, privacy screen, windbreak or dog run, shall not exceed four (4) feet in height in any yard.

(13) At least one unlocked gate or fence opening, at least three (3) feet wide, shall be

provided into the area that is enclosed by a fence to permit emergency entrance from the street.

(14) All fences except for "self-anchoring" chain link fences shall have posts which are at least thirty-six (36) inches deep with a minimum of thirty (30) inches of concrete.

(15) All post holes shall be inspected by the Building Inspector prior to the pouring of concrete. There shall be additional inspection fee equal to the fence permit application fee for each additional inspection beyond two which the Building Inspector is required to complete. However, the final inspection required by Section 1361.15 shall not constitute an additional inspection for the purposes of this section.

(16) All fences and walls erected within the City shall comply with the construction and maintenance requirements of Section 1352.05(a) as well as the Ohio Building Code pursuant to Section 1301.01.

(17) The requirements for swimming pool protective barriers shall take precedence where such requirements are in conflict with the regulations of this chapter. See also Section 1111.01(e)(22).

(18) Barbed wire fencing or other sharp-edged wire fencing shall be prohibited in the City with the exception of in the I-1 District for security purposes. Such fencing shall comply with the following:

A. No more than three (3) strands of barbed wire or other similar sharp-edged wire fencing may be placed on top of another permitted fence type that does not include sharp-edged fencing. The barbed wire or sharp-edged wire shall not extend below the top of the fencing more than twelve (12) inches.

B. Any portion of the barbed wire or sharp-edged wire fencing must be mounted a minimum of sixty (60) inches above the ground.

C. The barbed wire or sharp-edged wire fencing shall be placed on a forty-five (45)-degree angle-arm away from the side of the fence.

D. Such fencing shall only be permitted in the side and rear yards.

E. Sharp-edged fences may be erected and maintained as provided in ORC Chapter 971.

(19) No person shall erect or maintain any fence charged with electrical current.

(20) It shall be the duty of each lot owner and contractor, or an agent thereof, to determine lot lines and to ascertain that the fence or wall does not deviate from the plans as approved by the Zoning Inspector issuing the zoning permit, and that the fence does not encroach on another lot or existing easement. The issuance of the zoning permit and any inspection by the City shall not be construed to mean that the City has determined the fence is not encroaching on another lot, nor shall it relieve the property owner of the duty imposed on him or her herein.

(21) Nonconforming Fences and Walls.

A. Where a nonconforming fence or wall is to be maintained or repaired, such nonconforming fence or wall may continue to exist. Repair or maintenance shall include any general maintenance of a fence or wall while still in place or a portion of a fence or wall may be removed temporarily for repair or maintenance work provided the same fence or wall is replaced in the same position.

B. If less than fifty percent (50%) of the length of a nonconforming fence or wall is to be removed and replaced with a new fence or wall, then only the length being replaced shall be required to comply with the requirements of this code.

C. If more than fifty percent (50%) of the length of a nonconforming fence or wall is to be removed and replaced with a new fence or wall, then the entire fence or wall shall be brought into compliance with the requirements of this code. Such replacement shall require the issuance of a

new zoning permit. The fifty percent (50%) threshold shall be calculated as the aggregate replacement of fence length after the effective date of this code.

(c) Measurement.

(1) The maximum fence or wall height shall be measured from the lowest point of the finished grade within three feet on either side of the fence to the top most portion of the fence. See Figure 1113-A.

Figure 1113-A: Fencing shall be measured from the lowest point within three feet on either side of the fence.

(2) Fencing or walls should follow the natural contour of the land on which it is located. See Figure 1113-B

Figure 1113-B: This illustrates how fencing is measured along a natural contour.

(3) A fence may be erected on top of a wall but the combined height of the fence and wall shall not exceed the heights specified within this section for a fence or wall.

(4) If the wall is designed to be a retaining wall, a fence may be approved on top of the retaining wall for safety purposes and shall be measured from the top of the retaining wall to the top of the fence in accordance with this section.

(d) Location and Height Standards.

(1) Front Yards.

A. No fence or wall shall be permitted in the front yard with the exception of decorative fences as allowed below. In the I-1 District, fencing is permitted in the front yard provided it does not exceed three feet in height, except that fences set back at least sixty (60) feet may be eight (8) feet in height.

B. For through lots, fencing on the rear side of the house (i.e., the rear yard as established in Section 1113.06(c).) shall be allowed in accordance with Section 1113.04(d)(2) below.

C. All fencing, walls, hedges, and similar structures or landscaping shall be subject to the sight clearance regulations of 1113.05: Intersection Visibility.

D. Decorative Fences.

i. Decorative fences are an exemption to the prohibition of fencing in the front yard. Decorative fences are those fences that enhance the aesthetic features of the property and although resembling a fence shall not enclose any area and shall not have any gate.

ii. Decorative fences shall be a minimum of fifty percent (50%) open spaces when viewing the fence from a 90-degree angle (e.g., picket or similar type of fencing).

iii. If installed in the front yard, the fence shall be a minimum of six (6) inches from the edge of the sidewalk.

iv. Decorative fences shall not exceed thirty-six (36) inches in height.

v. A zoning permit is required for such a decorative fence.

(2) Side and Rear Yards. Fences and walls located in the side or rear yards shall not exceed a height of six (6) feet in all zoning districts except in the I-1 District when the maximum height shall be eight (8) feet.

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

1113.05 INTERSECTION VISIBILITY.

(a) In order to provide a clear view to the motorist there shall be a triangular area of clear visibility that is free of any obstructions where there is an intersection of two (2) or more streets and/or where a driveway intersects with a street.

(b) Where a street intersects with another street, the triangular areas shall be defined by measuring twenty-five (25) feet from the intersection of the extension of the front and side street curb lines (or the edge of pavement where there is no curb) and connecting the lines across the property. Figure 1113-C.

Figure 1113-C: Intersection visibility area for two intersecting streets.

(c) Where a driveway intersects a street, the triangular areas shall be defined by measuring twenty (20) feet from the edge of the driveway along the street and ten (10) feet along the driveway, perpendicular from the street. See Figure 1113-C.

(d) These standards shall not apply to driveways for single-family dwellings or multi-family dwellings with six (6) or fewer dwelling units.

(e) The Zoning Inspector may reduce the distance requirement where it is determined that a narrow lot frontage would excessively reduce buildable area.

(f) No structure, sign, or landscape element shall exceed thirty (30) inches in height, measured from the top of the curb, within the area established above, unless approved by the Zoning Inspector. Trees may be located within these areas provided they are pruned and/or the canopy is trimmed to provide clear visibility (with the exception of the tree trunk) up to eight (8) feet above the top of the curb.

(g) Where no curb exists, the height shall be measured from the top of the pavement.

(h) The Ohio Department of Transportation may impose additional restrictions along state or federal routes.

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

1113.06 LOT AND PRINCIPAL BUILDING STANDARDS.

(a) Number of Principal Buildings Per Lot.

(1) In the R-1A, R-1B, and R-1C Districts, only one principal building shall be permitted on any single lot.

(2) There can be more than one principal building on an individual lot in the R-2 and R-3 District as well as on an individual lot in all nonresidential districts. However, where multiple buildings are located on the same lot, the buildings shall be separated by a distance as required by the applicable building and fire codes.

(b) Minimum Lot Area and Lot Width.

(1) Measurements.

A. The area of a lot includes the total horizontal surface area within the lot's boundaries. Where there lot is deeded in the right-of-way, the boundaries shall be considered the area within the lot lines excluding any area in a right-of-way.

B. Unless otherwise stated, the lot width is the distance between the side lot lines measured along the building line.

C. No lot shall be reduced in area or dimensions so as to make said area or dimensions less than the minimum required by this code; and, if already less than the minimum required by this code, said area or dimensions shall not be further reduced. Exceptions to this standard shall only be granted if a reduction is approved as part of a planned unit development or variance approval.

(2) Zoning Lots.

A. Where a person proposes to combine two (2) or more platted lots to meet the lot area requirements, such person shall be required to replat the combined lots as a single zoning lot.

B. A person may also split two (2) lots to combine portions of an existing lot with adjacent lots.

C. Such lot splits and replats shall be recorded with Lorain County after approval by the City in accordance with the minor subdivision procedure set forth in this code.

D. A principal building may be located across two (2) lots of record without creating a zoning lot.

(3) Lot Area Requirements.

A. Table 1113-1 establishes the minimum lot area requirements for residential districts and for the B-5 and I-1 District.

B. There are no minimum lot area requirements for the B-1, B-2, B-4, or I-1 districts, however, all lots in nonresidential zoning districts shall be of a size large enough to allow for all proposed buildings and required setbacks, off-street parking, loading, and stacking spaces, and all landscaping and screening requirements established in this code while also complying with the maximum lot coverage.

C. Additional lot area may be required for certain conditional uses as specified in Section 1107.05: Use -Specific Standards.

D. For the purposes of measurements of lot area and setbacks, the rear lot line along Lake Erie shall be the mean lake elevation.

E. For uses other than single-family dwellings, all lots shall be of a sufficient size to accommodate all required parking areas and comply with the maximum lot coverage.

TABLE 1113-1: LOT AREA AND LOT WIDTH REQUIREMENTS

Use	Minimum Lot Area	Minimum Lot Width
R-1A District		
All Uses	9,000 square feet	90 feet
R-1B District		
Single-Family Dwelling	5,000 square feet	50 feet
All Other Uses	9,000 square feet	90 feet

R-1C District

Single-Family Dwelling

3,500 square feet

40 feet

All Other Uses

9,000 square feet

70 feet

R-2 District

Single-Family Dwelling

7,000 square feet

70 feet

All Other Uses

9,000 square feet

70 feet

R-3 District

All Uses

30,000 square feet

150 feet

B-5 District

All Uses

5 acres

100 feet

I-1 District

All Uses

1 acre

200 feet

(c) Minimum Setbacks and Yards.

(1) Measurements.

A. Setbacks refer to the unobstructed, unoccupied open area between the foundation or base of a structure and the property line (lot line) of the lot on which the structure is located. Setbacks shall not contain any structure except when in conformance with this code.

B. A setback shall not be reduced in any manner to less than the required dimensions for the district in which it is located, and a setback of less than the required dimensions shall not be further reduced in any manner unless otherwise noted in this code (e.g., nonconforming structures or by variances).

C. For the purposes of this section only, the lot line along Lake Erie shall be the point where the natural shoreline intersects the mean lake elevation as determined by a topographical map.

(2) Yards Required for Buildings.

A. A yard is the open area created by the required setbacks. Where required, a yard for any structure shall be located on the same lot as the structure and shall not include any yard or open space areas from an adjacent lot.

B. While a yard is defined as an open area, certain structures and uses may be permitted in required yards as specified in this code.

(3) Setback Exceptions.

A. In any residential zoning district, a minimum front yard setback shall not be required to exceed the average front yard setbacks of lots with similar uses and sharing the same street frontage, within 600 feet of the applicable lot. Modification of the front yard in accordance with this section will not create a nonconforming lot unless the lot or structure does not meet other applicable provisions of this code. See Figure 1113-D.

Figure 1113-D: Illustrative example of the provision for a front yard exception where structures on nearby lots do not meet the minimum front yard setback.

B. In cases where the side lines of a lot are not perpendicular to the street line, the Zoning Inspector may average dimensions in measuring the width of side yards.

C. In cases where the rear line of a lot is not parallel with the street line, average dimensions may be used in determining the depths of rear yards.

(4) Projections into Required Yards. Every part of a required yard shall be open to the sky and unobstructed except:

A. As otherwise provided in this section;

B. For accessory and temporary uses as allowed in Chapter 1111: Accessory and Temporary Use Regulations;

C. For landscaping as allowed in Chapter 1115: Landscaping and Screening Standards;

D. For parking and circulation as allowed in Chapter 1117: Parking and Access Standards;

E. For signage as allowed in Chapter 1119: Signs;

F. For the ordinary projections of architectural features including, but not limited to, eaves, gutters, downspouts, chimneys, flues, skylights, sills, belt courses, cornices and ornamental features, not extending more than twelve (12) inches into the required yard;

G. Window air conditioner units;

H. Walls and fences as permitted in accordance with Section 1113.04: Fences, Walls, and Hedges;

I. Unenclosed steps, including fire escapes, may be allowed in the required front, rear, or side yard setbacks, provided, however that steps and/or fire escapes shall be no closer than two (2) feet from the side lot line;

J. Unroofed entrance features, such as a platform, landing, steps, terrace (excluding decks) or other features may extend six (6) feet into the required front setback and three (3) feet into the required side setback. A roofed entry, porch, deck, steps, landing, patio, fire escape, terrace or similar roofed structure shall not be permitted to project into any required yard and shall comply with all applicable building setback requirements unless specifically allowed in Section 1111.01(e)(17); and

K. Fixed and retractable awnings and canopies, not extending more than two (2) feet into a required setback.

(5) Interior Lots.

A. Unless otherwise stated, the required minimum front yard setback shall be measured from the street right-of-way or, where a right-of-way is not identified, the front lot line. See Figure 1113-E.

B. The lot line located directly behind the rear of the structure, as determined by the Zoning Inspector, shall be the rear lot line and the rear yard setback shall be applied. See Figure 1113-E.

C. All other lot lines shall be considered the side lot line and the side yard setback shall be applied. See Figure 1113-E.

Figure 1113-E: Typical setback and yard locations for an interior lot.

(6) Corner Lots. Lots that have street frontage on two (2) intersecting streets shall be considered a corner lot, subject to the following:

A. The required minimum front yard setback shall be provided from each street right-of-way or, where a right-of-way is not identified, the lot line adjacent to the street. See Figure 1113-F. An alley shall not be considered a street for the purposes of determining a corner lot.

B. The lot line that runs parallel with the lot line along the narrowest street frontage shall be the rear lot line and the minimum rear yard setback shall be applied from such lot line. See Figure 1113-F.

C. All other lot lines shall be a side lot line and the minimum side yard setback shall be applied from such lot lines. See Figure 1113-F.

Figure 1113-F: Typical setback and yard locations for a corner lot.

(7) Double Frontage (Through) Lots. Double frontage lots shall be discouraged and shall only be approved if necessitated by unique topographic features or other special physical conditions as deemed necessary by the Planning Commission. Double frontage lots shall be subject to the following regulations:

A. Where a lot is considered a double (through lot) lot, the required minimum front yard setback shall be provided on all lot lines that abut a street. See Figure 1113-G.

Figure 1113-G: Typical setback and yard locations for a double frontage (through) lot.

B. The remaining lot lines not abutting a public road right-of-way shall be considered as side yards and shall have the required minimum side yard setback provided for each side lot line. See Figure 1113-G.

C. For the purposes of allowing accessory uses, including fences, which are allowed in a rear

yard, the yard that is located to the rear of the principal building shall be considered the rear yard and the setbacks of Section 1111.01: Accessory Use Regulations, shall apply to all accessory uses or structures.

D. Where alleys exist in the City, any lots that have frontage along the alley shall be not be considered a double frontage (through) lot and shall either be regulated as an interior lot or corner lot depending on the location of the subject lot within the block.

(8) Flag (Panhandle) Lots. Panhandle lots (flag) lots shall be discouraged and shall only be approved if necessitated by unique topographic features or other special physical conditions as deemed necessary by the Planning Commission. Panhandle (flag) lots shall be subject to the following regulations:

A. Panhandle (flag) lots shall not be used to avoid the construction of a street.

B. The area of the "panhandle" portion of the lot connecting the lot to the public street shall not be included in the area of the lot for the purposes of determining compliance with the required minimum lot area for the district in which the lot is located.

C. The stacking of panhandle (flag) lots shall be prohibited. See Figure 1113-H.

Figure 1113-H: The above illustration shows the stacking of panhandle lots, which is prohibited.

D. The panhandle shall have a minimum width of twenty (20) feet along the entire width of the panhandle. The maximum width shall be forty (40) feet and anything with a width of forty (40) feet or greater shall be consider an interior, corner, or double frontage lot as may be applicable.

E. No structures, except for fences and walls allowed by this code, shall be permitted in the panhandle portion of the lot.

F. The minimum front yard setback requirement shall be measured from the lot line that creates the rear lot line of the adjacent lot as illustrated in Figure 1113-I.

Figure 1113-I: Typical setback and yard locations for a panhandle lot.

(9) Cul-de-Sac or Curved-Street Lot.

A. For a cul-de-sac lot or a lot abutting a curved street, the front-yard setback shall follow the curve of the front property line (lot line). See Figure 1113-J.

B. On a cul-de-sac roadway, knuckle, or eyebrow, the required street frontage shall be required and measured at the street right-of-way on the curve of the cul-de-sac, knuckle, or eyebrow.

Figure 1113-J: Typical setback and yard locations for a curved street or cul-de-sac.

(10) Other Lot Configurations. Where there is an instance of a lot configuration not addressed in the previous sections (e.g., interior, corner, panhandle, etc.), or where there is an atypical building orientation on any lot, the Zoning Inspector shall have the authority to make a determination regarding where front, rear, and side yard setbacks are required.

(11) Minimum Setback Requirements.

A. Setbacks required for accessory uses are established in Section 1111.01: Accessory Use Regulations.

B. Table 1113-2 establishes the minimum setback requirements for principal buildings in all zoning districts.

TABLE 1113-2: MINIMUM SETBACK REQUIREMENTS

Minimum Setback in Feet

Zoning District

Front Yard

Side Yard
(One Side)

Side Yard
(Total of Both Side Yards)

Rear Yard

R-1A

50

10 [1]

30 [1]

30 [1]

R-1B

30

5 [1]

10 [1]

30 [1]

R-1C

20

3 [1]

6 [1]

25 [1]

R-2: Single-Family Dwellings

35

5

10

25

R-2: All Other Principal Uses

35

15

30

25

R-3

45

16 [2]

32

25

B-1, B-2 and B-4

25

6

15

15

B-5

60

20 [3]

40 [3]

35 [3]

I-1

60

25 [3]

50 [3]

25 [3]

P-I

50

20

40

35

NOTES:

[1] All permitted nonresidential uses in the R-1A, R-1B, and R-1C Districts shall be set back a minimum of 25 feet from adjacent dwelling units.

[2] For buildings that are four or more stories in height, each side yard shall be a minimum of 16 feet or a distance equal to 50 percent of the height of the building, whichever is greater.

[3] All buildings in a B-5 or I-1 District that are adjacent to a lot in a nonresidential zoning district shall be set back a minimum of 75 feet from the residential lot line. Such area may include the landscaping and buffering required in Chapter 1115: Landscaping and Screening Standards.

(d) Maximum Height.

(1) Calculation.

A. Building height shall be measured from average elevation of the finished grade to the highest point on the roof, regardless of roof type.

Figure 1113-K: Measurement of building or structure height

B. Where specified fencing and wall height shall be measured in accordance with Section 1113.04: Fences, Walls, and Hedges.

C. The height of all other structures shall be measured from the lowest grade adjacent to the structure to the highest point of the structure.

(2) Exceptions to Height Limits.

A. The maximum height limits established in this code shall not apply to:

i. Barns, silos or other agricultural buildings or structures on farms (not located in an improved platted subdivision) provided they are setback from all lot lines a distance equal to the structure's height;

ii. Spires, belfries, cupolas and domes, monuments, chimneys, smokestacks, towers, water tanks, radio or television antennae, monuments and other permitted mechanical appurtenances located upon or constructed as an integral part of the principal building;

iii. Government-owned freestanding water tanks, towers, radio or television antennae and flag poles;

iv. Special industrial or utility structures such as a cooling tower, grain elevator and other similar structure where the industrial process requires a greater height may be erected above the maximum height allowed in the applicable district, provided that:

- a. Any such structure shall not occupy more than fifteen percent (15%) of the lot area;
- b. The structure shall be set back a distance equal to its height from any adjacent lot line; and
- c. The Fire Department shall be required to approve the increased height based on firefighting capacity.

- (3) Maximum Height Standards.
 - A. Table 1113-3 establishes the maximum building height for principal buildings.
 - B. The maximum height of accessory buildings is established in Section 1111.01: Accessory Use Regulations.

TABLE 1113-3: MAXIMUM HEIGHT OF PRINCIPAL BUILDINGS

Zoning District	Maximum Height
R-1A, R-1B, R-1C and R-2	Two Stories or 35 Feet
R-3	Minimum of 3 Stories and Maximum of 10 Stories
B-1, B-2 and B-4	Four Stories or 45 Feet
B-5	45
I-1	45
P-I	45

- (e) Minimum Floor Area.
 - (1) Calculation.
 - A. The minimum floor area of a dwelling unit shall include all finished and habitable spaces including the basement floor area when more than one-half ($\frac{1}{2}$) of the basement height is above the finished lot grade level at the front of the building.

B. Garages, outdoor vestibules, and open or closed verandas or porches shall not be included in the minimum floor area of a dwelling.

C. Such requirements shall only apply to single-family dwellings and multi-family dwellings. shall not apply to hospitals, nursing homes, or similar types of residential uses that are institutional in nature.

D. The minimum floor area requirements for nonresidential buildings shall be calculated as the foundation area of the building.

(2) Minimum Floor Area Requirements.

A. In the R-1A District, the minimum floor area for dwellings shall be 1,500 square feet.

B. In the R-1B District, the minimum floor area for dwellings shall be 1,000 square feet.

C. In the R-1C District, the minimum floor area for dwellings shall be 800 square feet.

D. In the R-2 and R-3 District, the minimum floor area shall be as follows:

i. For two-family dwellings, each dwelling unit shall have a minimum floor area of 800 square feet.

ii. For multi-family dwellings, each dwelling unit shall have the following minimum floor area based on the number of bedrooms in each unit:

a. For each three-bedroom unit, there shall be a minimum floor area of 1,000 square feet per dwelling unit.

b. For each two-bedroom unit, there shall be a minimum floor area of 800 square feet per dwelling unit.

c. For each one-bedroom unit, there shall be a minimum floor area of 700 square feet per dwelling unit.

d. For each studio or efficiency type unit (no separate bedroom), there shall be a minimum floor area of 600 square feet per dwelling unit.

E. In the B-1 District, each principal building shall have a minimum floor area of 1,200 square feet.

F. In the B-2 and B-4 Districts, each principal building shall have a minimum floor area of 800 square feet.

(f) Maximum Lot Coverage.

(1) Calculation. Where used, lot coverage is that portion of a lot, or a specified yard, which when viewed directly above, which would be covered by a building or structure, parking and loading areas and other surfaces that are impermeable or substantially impervious to water. Such surfaces shall also include any material that provides a significant barrier to the absorption of stormwater into the ground located directly below the material such as, but not limited to: asphalt, concrete, roofed structures, etc. Decks, pervious paver blocks, and other materials that are designed with adequate openings to allow stormwater to pass through the material into the ground shall not count as an impervious surface. The Zoning Inspector shall have the final determination of what structures and materials are considered impervious surfaces.

(2) Maximum Lot Coverage Standards.

A. The maximum lot coverage in the R-1B and R-1C Districts is forty-five percent (45%).

B. The maximum lot coverage in the R-1A and R-2 Districts is thirty-five percent (35%).

C. The maximum lot coverage in R-3, B-5, I-1, and P-I Districts is twenty-five percent (25%).

D. There shall be no maximum lot coverage in the B-1, B-2, or B-4 Districts but the site shall still be subject to the minimum landscaping and buffering requirements of Chapter 1115:

Landscaping and Screening Standards.

(g) Building Orientation. The main entrance of any building shall be oriented toward a public

street. For corner lots in residential zoning districts, a dwelling unit may be oriented toward the intersection of the two (2) streets.

(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
- Ord. 26-22
- ordinance with Section 1115
- order including painting, staining, repairing, and general maintenance
- orderly manner
- effective date of this code
- ordinance with this section
- ordinance with Section 1113
- order to provide a clear view to the motorist there shall be a triangular area of clear visibility that is free of any obstructions where there is an intersection of two (2) or more s
- orded with Lorain County after approval by the City in accordance with the minor subdivision procedure set forth in this code
- ord without creating a zoning lot
- ordinance with this section will not create a nonconforming lot unless the lot or structure does not meet other applicable provisions of this code

- ordinary projections of architectural features including, but not limited to, eaves, gutters, downspouts, chimneys, flues, skylights, sills, belt courses, cornices and ornamental feat
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