

1113.08 EXTERIOR LIGHTING.

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OH

Sheffield Lake

Codified Ordinances of Sheffield Lake, OH

1113.08 EXTERIOR LIGHTING.

CHAPTER 1113 General Development Standards

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.)

1113.07 PERFORMANCE STANDARDS.

Any use in a nonresidential zoning district shall comply with the performance standards set forth hereinafter for the district in which such use or building is to be located. If any extended, enlarged or reconstructed part or parts of such building or use as well.

(a) Air Pollution. No establishment or operation shall be permitted to emit into the air smoke, fly ash, dust, fumes, vapors, gases, and other forms of air pollution except as permitted and approved by the Ohio EPA Division of Air Pollution Control.

(b) Fire and Explosive Hazards.

(1) The storage, utilization and manufacture of materials, goods or products ranging from free to active burning is permitted, provided the materials or products shall be stored, utilized or produced within completely enclosed structures having incombustible exterior walls, and such structure shall be protected throughout by an automatic sprinkler system complying with installation standards prescribed by the National Fire Protection Association.

(2) Materials which produce flammable or explosive vapors or gases under ordinary weather temperatures shall not be permitted in Industrial Districts except such materials as are used or required in emergency equipment or in secondary processes which are accessory to the main use.

(c) Glare and Heat. Any operation which produces glare or heat contrary to the normal and expected conditions shall be performed so as not to create any hazards along the lot line or district boundary line of an Industrial District.

(d) Odorous Matter. The emission of odorous matter in such quantities as to produce a public nuisance or hazard shall not be detectable beyond the lot line or district boundary line in an Industrial District.

(e) Toxic or Noxious Matter. The discharge of toxic or noxious matter across the lot lines wherein such a use of located is prohibited for any period of time and in such concentrations as to be detrimental to or endanger the public health, safety, comfort or welfare or cause injury or damage to property.

(f) Noise. The sound pressure level of any individual operations on a lot in any nonresidential zoning district, other than the operation of auto calls, bells, motor vehicles, sirens or whistles, shall

not exceed the average intensity of the street traffic noise at the nearest residential zoning district.

(g) Vibration. Operations creating intense earth-shaking vibrations in the Industrial Districts shall be set back from and controlled in such a manner as to prevent transmission of vibrations which would be perceptible without the aid of instruments at the lot line or along the district boundary line of an Industrial District.

(h) Industrial Wastes. Pollution control standards as required by this section shall be those which are set forth in Chapter 944 and the rules and regulations of the Board of Municipal Utilities regarding discharge of waste waters.

(i) Soil Removal. No mining, extracting, filling, or soil-stripping operations shall be conducted in such a manner as to leave unsightly or dangerous excavations or soil banks, or in such a manner as to increase erosion.

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

1113.08 EXTERIOR LIGHTING.

(a) Purpose. The purpose of this exterior lighting section is to regulate outdoor lighting in order to reduce or prevent light pollution and to minimize lighting impacts on surrounding properties. This means to the extent reasonably possible the reduction or prevention of glare and light trespass, the conservation of energy, and promotion of safety and security.

(b) Applicability.

(1) All outdoor lighting fixtures shall be subject to review as part of this chapter except that single-family and two-family dwellings shall be exempt from all requirements except Sections 1113.08(c) and 1113.08(d).

(2) A photometric plan showing the following shall be submitted as part of any site plan review application where any new light fixtures are being proposed on a site:

A. The proposed intensity levels of the lighting throughout the site indicating foot-candle measurements;

B. The lighting levels for the proposed site and an area extending a minimum of thirty (30) feet onto adjacent properties;

C. The locations of each of the proposed lighting fixtures (wall mounted and pole);

D. The minimum, maximum, and average intensity/illumination for the site;

E. Details of all proposed outdoor lighting fixtures indicating manufacturer, model and style of the fixture. A graphic representation of the fixture is required. The fixture lamp type (i.e., low-pressure sodium, metal halide, etc.) shall be indicated on the proposed plans;

F. The proposed height of the lighting fixtures;

G. The hours of use of the lighting fixtures; and

H. Any additional submittal requirements as may be determined by the Zoning Inspector.

(3) Exemptions.

A. All exterior lighting fixtures producing light directly by the combustion of fossil fuels, such as kerosene lanterns or gas lamps are exempt from the requirements of this section.

B. All temporary emergency lighting needed by the police, fire department, other emergency service vehicles, and public service vehicles, as well as all vehicular luminaries, shall be exempt from the requirements of this section including flashing or blinking lights.

C. Streetlights shall be exempt from the provisions of this section.

(4) Prohibited Lights.

A. Search lights, beacons, laser source lights, or any similar high-intensity or flashing lights are prohibited, except in emergencies by police and/or fire department personnel.

B. No open lights, such as strings of light bulbs, shall be permitted. This prohibition shall not

include holiday lighting or those used for decorative purposes over outdoor patios, seating areas, or similar places of gathering.

(c) General Provisions Applicable to All Districts and Development.

(1) Exterior lighting shall be installed in a manner to deflect from adjacent residential developments.

(2) All exterior lighting for residential and nonresidential uses shall be located, screened, or shielded so adjacent lots located in residential districts or recorded subdivisions are not directly illuminated. Shielding may also be required for high intensity light fixtures to prevent glare to adjacent uses, public rights-of-way, and drives. Perimeter lighting, when adjoining residential districts or recorded subdivisions, shall be by shielded fixtures to prevent light trespass onto adjacent properties.

(3) No exterior lighting shall be of such an intensity or color distortion as to cause glare or to impair the vision of drivers, pedestrians or adjacent properties. Shields and/or filters are required for light fixtures with high intensity and glare potential.

(d) Lighting for Residential Uses. Lighting for single-family and two-family dwellings shall be exempt from most provisions of this chapter with the exception that for light fixtures that are not attached to the house or to an accessory building, there shall be a maximum height of twelve (12) feet from the finished grade adjacent to the base of the light fixture to the highest point of the fixture. The light bulb shall not produce more than 1,600 lumens.

(e) Exterior Lighting Requirements.

(1) Type of Fixtures.

A. All light fixtures shall be full cut-off type fixtures except for decorative light fixtures. See Figure 1113-L.

B. Decorative light fixtures shall not flash or otherwise create a sense of motion.

C. Non-cutoff lighting may only be used for decorative purposes when located adjacent to the building. See Figure 1113-L.

Figure 1113-L: Illustration of cutoff lighting versus non-cutoff lighting

(2) Height of Fixtures.

A. In all districts, the maximum height of any non-cutoff light fixture shall be twelve (12) feet.

B. All cut-off exterior lighting shall be designed, located, and mounted with the maximum height as follows:

i. The maximum height of light fixtures in the R-3 District and all nonresidential uses any residential zoning district shall be fifteen (15) feet.

ii. The maximum height of light fixtures in the nonresidential zoning districts shall be twenty-four (24) feet.

C. Lighting located under canopies shall be flush mounted or recessed within the canopy.

D. Height shall be measured from the finished grade adjacent to the base of the light fixture to the top most point of the fixture.

(3) Illumination.

A. Exterior lighting shall be designed and located to have the following maximum illumination levels. The levels shall be measured at the finished grade at the lot line as demonstrated by a lighting plan:

i. The maximum illumination at a lot line that abuts a lot zoned or used for residential

purposes shall be 0.0 foot-candles.

ii. The maximum illumination at a lot line that abuts a lot in a nonresidential district shall be 1.0 foot-candles.

iii. The maximum illumination at a lot line for properties used for outdoor sports and recreation shall be reviewed for compliance with regard to the intent of these guidelines to minimize the impact of light trespass and glare on all surrounding properties and public rights-of-way.

iv. In parking areas, the light intensity shall average a minimum of 0.5-foot candles, measured five (5) feet above the surface.

v. In pedestrian areas, the light intensity shall average a minimum of 2.0-foot candles, measured five feet above the surface.

vi. The illumination across any property shall be designed so as to not create excessively dark spots that may create safety issues.

B. All applicants are strongly encouraged to submit lighting plans with components that reduce light pollution including, but not limited to, automatic shut-off of fixtures, auto-dimming to adjust lighting based on ambient lighting, and the use of as little lighting as necessary without creating safety issues.

(f) Modifications. Should any exterior light fixture or the type of light source therein be changed after the permit has been issued, a change request must be submitted to the Zoning Inspector for approval, together with adequate information to assure compliance with this section, which must be received prior to substitution.

(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
- 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
- ordance 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
- ordance with Section 1113
- Ord. 26-22
- ordinary weather temperatures shall not be permitted in Industrial Districts except such materials as are used or required in emergency equipment or in secondary processes which are a
- order to reduce or prevent light pollution and to minimize lighting impacts on surrounding properties
- orded subdivisions are not directly illuminated
- orded subdivisions, shall be by shielded fixtures to prevent light trespass onto adjacent properties
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