

# 1115.05 BUFFERING BETWEEN LAND USES.

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| Document type       | section                                                           |
| Identifier          | 1115.05                                                           |
| Citation            | § 1115.05                                                         |
| Ordinances detected | S, 116-84, 26-22, ER                                              |
| Original source     | <a href="#">American Legal Publishing</a>                         |
| Content hash        | 7a84bdbd3742ec5a25df fa7b0b4d4d99b2b3598ed7458965f46b14039e80617e |

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OH

Sheffield Lake

Codified Ordinances of Sheffield Lake, OH

1115.05 BUFFERING BETWEEN LAND USES.

CHAPTER 1115 Landscaping and Screening Standards

1115.04 LANDSCAPING MATERIALS AND STANDARDS.

(a) Responsibility for Installation of Landscaping Materials. All landscaping and buffering shall be provided by the person in charge of or in control of developing the property, whether as owner, lessee, tenant, occupant or otherwise.

(b) Use of Landscaped Areas. Vehicle parking shall not be permitted in landscaped areas.

(c) Easements. Nothing shall be planted or installed within any underground or overhead utility, drainage, or gas easement without the consent of the utility provider, easement holder, or the City.

(d) Landscaping Materials. The following items are suitable for landscaping materials used

individually or in combination with each other, subject to review and approval by the applicable review authority.

(1) Existing Landscape Material.

A. Unless otherwise noted, existing landscape material in healthy condition can be used to satisfy the requirements of this chapter in whole or in part provided they meet all requirements of this chapter.

B. The applicable review authority shall determine satisfaction of this requirement.

(2) Walls and Fences.

A. Walls and fences shall be constructed of weatherproof materials, including pressure treated wood, redwood, cedar, synthetic lumber, or vinyl, and aluminum or galvanized hardware. Except as specifically noted, chain link fences, with or without wooden or synthetic slat material, shall not be allowed when used to satisfy any landscaping or buffering requirements of this chapter.

B. Walls and fences comply with all general fence and wall requirements of Section 1113.04: Fences, Walls, and Hedges.

(3) Plants.

A. All plants shall be living and hardy within the United States Department of Agriculture's Hardiness Zone 6 and thriving in Lorain County. Plant materials used in conformance with the provisions of this section shall conform to the standards of the American Association of Nurserymen and shall have passed any inspection required under state regulations.

B. Trees shall be balled and burlapped or in containers. Shrubs, vines, and ground covers can be planted as bare root as well as balled and burlapped or from containers.

C. All landscaping materials shall be free of noxious weeds, disease, and pests.

D. Nursery stock identification tags shall not be removed from any planting prior to inspection and approval of final installation by the City.

E. The following are specific standards for landscaping materials.

i. Deciduous Trees.

a. Deciduous trees shall have a minimum caliper of at least two (2) inches Diameter-at-Breast-Height (DBH) and a clear trunk height of six (6) feet that conforms to acceptable nursery industry procedures at the time of planting.

b. If deciduous trees are to be used for screening purposes, additional materials listed in this chapter shall be used to create a dense buffer.

ii. Ornamental and Understory Trees. Ornamental and understory trees shall have a minimum height of four feet or a minimum caliper of at least one and one-half (1.5) inches DBH that conforms to acceptable nursery industry procedures at the time of planting.

iii. Evergreen Trees.

a. Evergreen trees shall be a minimum of six (6) feet in height at the time of planting.

b. Evergreen plantings used for buffering shall be planted at a maximum distance of twenty (20) feet on center to provide an effective buffer.

iv. Shrubs and Hedges.

a. Shrubs shall be at least twenty (20) inches in height at the time of planting and have a mature height of not less than thirty-six (36) inches.

b. Hedges shall be at least thirty-six (36) inches in height at the time of planting.

c. All hedges shall be designed to provide an effective, dense screen and mature height of at least six (6) feet within four (4) years after the date of the final approval of each planting when used for perimeter landscaping or screening applications.

v. Grass and Ground Cover.

a. Grass of the fescue, bluegrass or perennial rye families shall be planted in species normally grown as lawns in Lorain County.

b. In swales or other areas subject to erosion, solid sod, erosion reducing net or suitable mulch shall be used and grass seed shall be sown for immediate protection until complete coverage is achieved.

c. Grass sod shall be clean and free of weeds and noxious pests or diseases.

d. Ground cover shall be planted in such a manner as to provide seventy-five percent (75%) complete coverage after two growing seasons.

F. Additional Landscaping Beyond the Minimum Requirements. Once the minimum landscape requirements have been met, any size plant may be installed on a lot to supplement the minimum requirements.

(4) Species Diversity.

A. When fewer than forty (40) trees are required on a site, at least two (2) different species shall be utilized, in roughly equal proportions.

B. When forty (40) or more trees are required on a site, at least three (3) different species shall be utilized, in roughly equal proportions.

C. Required shrubs shall utilize the same species diversity requirements.

D. Nothing in this subsection shall be construed so as to prevent the utilization of a more diverse number of different species than specified above.

(5) Earth Mounds or Berms. Earth mounds or berms may be used as buffers, however, differences in natural elevation between areas requiring a buffer does not constitute an earth mound. Earth mounds shall be constructed of earthen materials and shall conform to the following:

A. Mounds or berms shall conform to any county grading requirements. The maximum slope shall be a maximum of one (1) foot in height for every three (3) feet in length.

B. Mounds and berms shall be designed with physical variations in height and alignment throughout its length.

C. Landscaping plant materials may be installed on mounds or berms and shall be arranged in an irregular pattern to accentuate the physical variation and achieve a natural appearance.

D. The landscaping plan shall show sufficient detail to demonstrate compliance with the above provisions, including a plan and profile of the mound or berm, soil types and construction techniques.

E. Mounds and berms shall be located and designed to minimize the disturbance of existing trees located on the site or adjacent thereto.

F. No part of any mound shall be elevated more than thirty (30) inches above natural grade within ten (10) feet of any right-of-way or property line, and the toe of such mound shall be located a minimum of three (3) feet from any right-of-way or property line.

G. Adequate ground cover shall be used and maintained to prevent erosion of the earth mound and to achieve a natural appearance.

H. No mound wastewater treatment system or other similar on-site wastewater treatment system shall count toward the buffering requirement.

(6) Measurements. Whenever there is a height measurement related to landscaping and buffering, such measurement shall be taken from the highest finished adjacent grade to the top of the material.

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

1115.05 BUFFERING BETWEEN LAND USES.

Development shall provide a buffer between land uses in accordance with this section. The buffer shall have the width, amount of vegetation, and other features to properly mitigate the negative effects of contiguous incompatible uses.

(a) Buffer Location.

(1) Buffer areas shall be located between the uses for which they are required to buffer or screen.

(2) The buffer areas shall be placed on the property being developed, regardless of ownership.

(b) Buffer Requirements. Buffer areas shall be provided as set forth below:

(1) When a development in a B-1, B-2, B-4, or P-I District abuts a residential district, a buffer area with a minimum width of ten (10) feet shall be provided adjacent to the residential zoning district.

(2) When a development in a B-5 or I-1 District abuts a residential district, a buffer area with a minimum width of twenty (20) feet shall be provided adjacent to the residential zoning district.

(3) The above buffer widths shall be provided unless a greater setback is required as part of a variance or conditional use.

(4) Where the minimum setback for the applicable zoning district differs from the required buffer yard, the more restrictive standard shall apply.

(5) For buffering along the side yard, the buffer shall begin, at a minimum, at the front yard building setback line.

(c) Landscaping Requirement. The required buffer area shall consist of living vegetative material such as evergreen trees, shrubs, earth mounding, or fencing made of wood that results in one hundred percent (100%) opacity, all year, to a height of six (6) feet or more within one (1) year of planting.

(d) Height of Screening. The height of screening shall comply with the following:

(1) Visual screening walls, fences, mounds, or earthen berms and fences in combination shall be a minimum of six (6) feet high measured from the natural grade, in order to accomplish the desired screening effect.

(2) Vegetation shall be a minimum of six (6) feet high measured from the natural grade, in order to accomplish the desired screening effect. The required height shall be achieved no later than twelve (12) months after the initial installation.

(e) Placement of Screening. The location of the wall, fence, or vegetation shall be placed within the buffer area to maximize the screening effect. Trees, evergreens, and/or hedges shall be adequately spaced and appropriately staggered to meet the screening objectives within two (2) years after the initial installation. The landscaping plan shall indicate the specific type of option(s) to be used.

(f) Development within Buffers.

(1) The required buffer shall not contain any development, impervious surfaces, structures, or site features (except fences or walls) that do not function to meet the standards of this section or that require removal of existing vegetation, unless otherwise permitted in this code.

(2) Sidewalks, trails, and other elements associated with passive recreation may be placed in required buffers if all required landscaping is provided.

(3) Signs may be located in the required buffers.

(4) Driveways, access roads, and similar uses may cross perpendicularly across a required buffer but shall be designed to limit disturbance of vegetation and shall have a maximum width of twenty-four (24) feet. Wider pavement widths across buffers may be approved by the Planning Commission if the applicant can demonstrate a need for a wider drive.

(5) Overhead and underground utilities that are required for the development are permitted to cross a required buffer.

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

#### 1115.06 INTERIOR LANDSCAPING OF PARKING LOTS.

(a) Amount of Landscaping Required.

(1) For all parking areas with five (5) to fifty (50) parking spaces, a total of five percent of the paved area (not including loading spaces or stacking lanes/spaces) shall be landscaped under the provisions of this section.

(2) For all parking areas with more than fifty (50) parking spaces, a total of ten percent (10%) of the paved area (not including loading spaces or stacking lanes/spaces) shall be landscaped under the provisions of this section.

#### Figure 1115-A: Parking Lot Interior Calculation

(3) The required landscaping shall be located within landscaped islands. Landscaped areas that extend into parking areas from the perimeter landscaping may count toward this requirement but only that area that extended into the parking area. See Figure 1115-A and Figure 1115-B.

Figure 1115-B: Landscaping and screening is intended to soften the appearance of large expanses of parking areas and can also provide areas for stormwater management.

(4) Landscaped islands shall be developed and distributed throughout the parking lot to define major circulation aisles and driving lanes; and to provide visual and climatic relief from broad expanses of pavement.

A. Each island shall have a minimum dimension of four (4) feet by nine (9) feet.

B. There shall be a minimum of one (1) deciduous tree and one (1) shrub provided for every fifteen (15) parking spaces; such trees shall be planted within the required landscaped islands but not all islands are required to have a tree or shrub.

C. Additional shrubs or low, spreading plant materials may be planted within the required landscaped islands provided there is no impairment to the visibility of motorists or pedestrians.

(5) Landscaped areas on the site that are outside of any vehicular use area and do not touch the parking area shall not be counted as interior parking lot landscaped areas.

(6) The landscaped islands shall be protected by the installation of continuous curbs or wheel stops with a height of six inches.

(7) The landscaped islands should be designed, to the maximum extent feasible, to accommodate stormwater runoff. The use of porous pavement and/or specially designed brick or block is encouraged to increase on-site water detention for plant material and ground water supplies and to reduce problems associated with runoff.

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

#### 1115.07 SCREENING OF OUTSIDE STORAGE AREAS OR OTHER SERVICE AREAS.

(a) Intent and Applicability. In addition to all other landscaping standards in this section, screening shall be required to conceal specific nonresidential areas of high visual or auditory impact. Such areas shall be screened at all times, unless otherwise specified, regardless of adjacent uses, districts, or other landscaping material.

(b) Items to be Screened. The following areas shall be screened in accordance with this section:

(1) Large waste receptacles (dumpsters) and refuse collection points (including large recycling

containers);

(2) Loading and service areas;

(3) Outdoor freezers or other accessory structures;

(4) Outdoor storage areas (including storage tanks) not subject to the outdoor storage requirements of Section 1111.01(e)(14);

(5) Mechanical equipment and utility meters not located on, and screened by, the building or structure.

(c) Screening Requirements.

(1) All items to be screened shall be shielded from view from public roads and adjoining lots in residential zoning districts.

(2) All items to be screened shall be located in the side or rear yards.

(3) All items to be screened shall be provided with a visual screen consisting of fences, walls, berms or approved plant materials or a combination thereof. The screening shall be at least one foot higher than the item to be screened but not less than six (6) feet in height and shall extend along three sides of the items to be screened. For dumpsters, a gate shall be required on the fourth side where access is provided to the dumpster. The gate shall be opaque enough to shield from view the interior of the service area. See Figure 1115-C and Figure 1115-D.

(4) All plant materials used for required screens around service areas shall be of an evergreen variety.

(5) If an adjacent building provides screening on one side of the service area, only two sides need to be screened, bermed, or walled, with a gate required in front of the service area. The gate shall be opaque enough to shield from view the interior of the service area.

(6) Roof mounted mechanical equipment shall be screened by parapet walls or other screening device with height not lower than six inches below the height of mechanical equipment.

(d) Fence or Wall Screens.

(1) Fences or walls shall be compatible with the architectural materials and patterns of the principal structure. See Figure 1115-C.

(2) Under no circumstances shall a wall be constructed of unfinished concrete or cinder block.

Figure 1115-C: Use of a wall and fencing for screening that is architecturally compatible with the principal building.

Figure 1115-D: The above image illustrates a vegetative screen that hides HVAC equipment and a dumpster.

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

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  - ORDINANCE NO. 116-84
  - ORDINANCES OF SHEFFIELD LAKE
  - effective buffer
  - effective, dense screen and mature height of at least six (6) feet within four (4) years after the date of the final approval of each planting when used for perimeter landscaping or screeni
  - Ord. 26-22
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Created 2026-07-18 21:29:39 UTC by MunicipalWiki Indexer

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