

1123.11 REMEDIES.

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Document type	section
Identifier	1123.11
Citation	§ 1123.11
Ordinances detected	S, 116-84, 26-22
Original source	American Legal Publishing
Content hash	766b7d9b0c654f487951b4290d81dad70e30c854238717499ba32893ea8c55a4

- 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

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

1123.01 PURPOSE.

1123.02 APPLICABILITY.

1123.03 CONDITIONAL USE PERMIT.

1123.04 DESIGN AND INSTALLATION.

1123.05 SETBACKS.

1123.06 HEIGHT RESTRICTIONS.

1123.07 NOISE.

1123.08 LIABILITY INSURANCE.

1123.09 DECOMMISSIONING.

1123.10 PUBLIC INQUIRIES AND COMPLAINT REMEDIES.

1123.11 REMEDIES.

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

1123.11 REMEDIES.

CHAPTER 1123 Wind Energy Systems

1123.04 DESIGN AND INSTALLATION.

(a) The design of the wind energy facility shall conform to applicable industry standards.

(b) All wind energy facilities shall be equipped with a redundant braking system.

(c) All electrical components of the wind energy facility shall conform to relevant and applicable local, state and national codes, and relevant and applicable international standards.

(d) Visual Appearance.

(1) Wind turbines shall be a non-obtrusive color such as white, off-white or gray.

(2) Wind energy facilities located in a residential district shall not be artificially illuminated, except to the extent required by the federal Aviation Administration or other applicable authority that regulates air safety.

(3) Wind turbines shall not display advertising, except for reasonable identification of the turbine manufacturer, facility owner and operator and shall comply with Chapter 1119: Signs.

(e) On-site transmission and power lines between wind turbines shall, to the maximum extent practicable, be placed underground.

(f) Warnings.

(1) Clearly visible warning signs concerning voltage must be placed at the base of all transformers and substations.

(2) Visible, reflective, colored objects, such as flags, reflectors, or tape shall be placed on the anchor points of guy wires and along the guy wires up to a height of ten (10) feet from the ground.

(g) Climb Prevention/Locks.

(1) Wind turbines shall not be climbable up to fifteen (15) feet above ground surface.

(2) All access doors to wind turbines and electrical equipment shall be locked or fenced, as appropriate to prevent entry by non-authorized persons.

(h) Maintenance.

(1) The owner of a wind turbine shall properly maintain the turbine in accordance with Chapter 1395 et seq - Real Property Code.

(2) The Sheffield Lake Building Department shall conduct an annual inspection of any wind turbine to ensure compliance with all safety and maintenance requirements.

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

1123.05 SETBACKS.

(a) Occupied Buildings.

(1) Wind turbines shall be set back from the nearest occupied building, a distance of not less than the normal setback requirements in the applicable zoning district. The setback distance shall be measured from the center of the wind turbine base to the nearest point on the foundation of the occupied building.

(2) Wind turbines shall be set back from the nearest occupied building located on a non-participating landowner's property a distance of not less than thirty (30) feet as measured from the center of the wind turbine base to the nearest point on the foundation of the occupied building.

(b) All wind turbines shall be set back from the nearest property line a distance of not less than the normal setback requirements for that zoning classification. The setback distance shall be measured to the center of the wind turbine base.

(c) All wind turbines shall be set back from the nearest public road a distance of not less than fifty (50) feet from the right-of way line of the nearest public road to the center of the wind turbine base.

(d) Waiver of Setbacks.

(1) Non-participating landowners may waive the setback requirements in subsection (a)(2) above and subsection (b) above by signing a waiver that sets forth the applicable setback provisions(s) and the proposed changes.

(2) The written waiver shall notify the property owner(s) of the setback requirement by this chapter, described how the proposed wind energy facility is not in compliance, and state that consent is granted for the wind energy facility to not be setback as required by this Chapter.

(3) Upon application, the City may waive the setback requirement for public road for good cause.

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

1123.06 HEIGHT RESTRICTIONS.

A wind energy facility may exceed the height limitation of the applicable zoning district. In the case of a wind turbine erected on the top of an existing building, the turbine shall only be allowed in the form of a height variance issued by the BZBA.

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

1123.07 NOISE.

(a) Audible sound from a wind energy facility shall not exceed limits set forth by Section 531.04 in the Sheffield Lake Codified Ordinances "Maximum Permissive Sound Levels".

(b) Non-participating landowners may waive the noise provisions of this chapter by signing a waiver of their rights.

(c) The written waiver shall notify the property owner(s) of the sound limits in this chapter, describe the impact on the property owner(s), and state that the consent is granted for the wind energy facility to not comply with the sound limit in this chapter.

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

1123.08 LIABILITY INSURANCE.

The owner of the wind energy system shall maintain a current general liability policy covering bodily injury and property damage with limits of at least three hundred thousand dollars (\$300,000) per occurrence and five hundred thousand dollars (\$500,000) in the aggregate. Certificates shall be made available to the City upon request. The Planning Commission may require additional policy limits depending upon the size of the proposed project.

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

1123.09 DECOMMISSIONING.

(a) The facility owner and operator shall, at its own expense, complete decommissioning of the wind energy facility, or individual wind turbines, within twelve (12) months after the end of the useful life of the facility or individual wind turbines.

(b) The wind energy facility or individual wind turbines will presume to be at the end of its useful life if no electricity is generated for a continuous period of twelve (12) months.

(c) Decommissioning shall include removal of wind turbines, buildings, cabling, electrical components, roads, foundations to a depth of thirty-six (36) inches, and any other associated facilities.

(d) Disturbed earth shall be graded and re-seeded, unless the landowner requests in writing that the access roads or other land surface areas not be restored.

(e) If the facility owner or operator fails to complete decommissioning within the period prescribed by subsection (a) above, then the landowner shall have six (6) months to complete decommissioning.

(f) If neither the facility owner or operator, nor the landowner complete decommissioning within the periods prescribed by subsection (a) and (e) above, then the City may take such measures as necessary to complete decommissioning. The landowner shall reimburse to the City all costs associated with the City's decommissioning of a wind energy facility. Said costs may be certified to the county auditor as a lien upon the property should the landowner fail to reimburse the City.

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

1123.10 PUBLIC INQUIRIES AND COMPLAINT REMEDIES.

The facility owner and operator shall maintain a telephone number and identify a responsible person for the public to contact with inquiries and complaints throughout the life of the project.

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

1123.11 REMEDIES.

(a) It shall be unlawful for any person, firm, or corporation to violate or fail to comply with or take any action which is contrary to the terms of this chapter, or any permit issued under this chapter, or cause another to violate or fail to comply, or to take any action which is contrary to the terms of this chapter or any permit issued under this chapter.

(b) If the city determines that a violation of this chapter or the permit has occurred, the City shall provide written notice to any person, firm, or corporation alleged to be in violation of this chapter or permit. If the alleged violation does not pose an immediate threat to public health or safety, the City and the parties shall engage in good faith negotiations to resolve the alleged violation. Such negotiations shall be conducted within thirty (30) days of the notice of violation.

(c) If after thirty (30) days from the date of the notice of violation the City determines, in its discretion, that the parties have not resolved the alleged violation, the City may institute civil enforcement proceedings or any other remedy at law to ensure compliance with this chapter or permit. (Ord. 26-22. Passed 4-26-22.)

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Revision #1

Created 2026-07-18 21:30:00 UTC by MunicipalWiki Indexer

Updated 2026-07-18 21:30:00 UTC by MunicipalWiki Indexer