

1131.01 RULES OF CONSTRUCTION AND INTERPRETATION.

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Codified Ordinances of Sheffield Lake, OH
CODIFIED ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO
CERTIFICATION
ROSTER OF OFFICIALS
ADOPTING ORDINANCE NO. 116-84
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1131.01 RULES OF CONSTRUCTION AND INTERPRETATION.

(a) Intent. All provisions, terms, phrases, and expressions contained in this code shall be

construed according to this code's stated purpose and intent.

(b) Lists and Examples. Unless otherwise specifically indicated, lists of items or examples that use terms such as including, such as, or similar language are intended to provide examples, and not to be exhaustive lists of all possibilities.

(c) Computation of Time. Unless the terms of a specific provision state otherwise (e.g., some provisions specify "business days"), periods of time defined by a number of days shall mean a number of consecutive calendar days, including all weekend days, holidays, and other non-business/working days; however, if the last day is a Saturday, Sunday, or legal holiday, that day shall be excluded.

(d) References to Other Regulations, Publications, and Documents. Whenever reference is made to an ordinance, resolution, statute, regulation, or document, that reference shall be construed as referring to the most recent edition of such regulation (as amended), resolution, statute, or document or to the relevant successor document, unless otherwise expressly stated.

(e) Public Officials and Agencies. All public officials, bodies, and agencies to which references are made are those of the City of Sheffield Lake, Ohio, unless otherwise expressly stated and may include a designee of said public official, body, or agency.

(f) Technical Words. Technical words and phrases not otherwise defined in this code that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.

(g) Mandatory and Discretionary Terms. The word "shall" is always mandatory, and the words "may" or "should" are always permissive.

(h) Conjunctions. Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

(1) "And" indicates that all connected items, conditions, provisions, or events shall apply.

(2) "Or" indicates that one or more of the connected items, conditions, provisions, or events shall apply.

(i) Tense and Usage. Words used in one tense (past, present, or future) include all other tenses, unless the context clearly indicates the contrary. The singular shall include the plural, and the plural shall include the singular.

(j) Gender. The masculine shall include the feminine, and vice versa.

(k) Meaning. For the purpose of this code, words and phrases shall have the meanings set forth in this chapter.

(l) Other Terms Not Defined. Words and phrases not otherwise defined in this code shall be construed according to the common and approved usage of American English. For the interpretation of uses, the Zoning Inspector may utilize outside sources as specified in Section 1107.04(c). (Ord. 26-22. Passed 4-26-22.)

1131.02 GENERAL DEFINITIONS.

Abut, Adjoin, or Adjacent

The land, lot, or property adjoining the property in question along a lot line or separated only by an alley, easement, or street.

Access

Any driveway or other point of entry and/or exit onto or from a street, road, or thoroughfare, which connects to the general street system.

Accessibility Ramps

Permanent or portable ramps utilized to provide a disabled person with accessibility to a structure. Such ramps shall not be enclosed or have a ramp.

Accessory Equipment (Wireless Telecommunications)

Equipment used in conjunction with a small cell facility and generally at the same location of the small cell facility, including, but not limited to, electric meters, concealment elements, telecommunications demarcation boxes, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs.

Active Recreational Facilities

Any park or recreational facility that is owned, managed, or operated by the City of Sheffield Lake, a local township, Lorain County, the State of Ohio, or a non-profit agency. Such park or recreational facility requires grading of the land, construction of facilities, lighting, or is developed for athletic fields, tennis courts, swimming pools, skate parks, disc golf, golf courses and other similar outdoor facilities. Such uses may include accessory retail uses that are customarily incidental recreational uses including, but not limited to, souvenir or concession stands. Active recreational facilities shall also include dog parks.

Administrative, Business, or Professional Offices

A building or portion of a building wherein services are performed involving predominately administrative, professional or clerical operations which carries on no retail trade and maintains no stock of goods for sale.

Adult Arcade

Adult arcade shall mean any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are regularly maintained to show images to five (5) or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by their emphasis upon matter exhibiting or describing specified sexual activities or specified anatomical areas.

Adult Bookstore, Adult Novelty Store, or Adult Video Store

A commercial establishment which, as one of its purposes, offers for sale or rental for any form of consideration any one or more of the following:

Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides or other visual representations, which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; or

Instruments, devices or paraphernalia which are designed for use in connection with "specified sexual activities."

A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an adult bookstore, adult novelty store or adult video store. Such other business purposes will not serve to exempt such commercial establishments from being categorized as an adult bookstore, adult novelty store or adult video store so long as one of its principal business purposes is the offering for sale or rental for consideration the specified materials which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas." For the purposes of this code any retail establishment which devotes at least twenty percent of the total linear feet available for the display of items or materials for sale or rental to the display of items or material for sale or rental which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas" shall be categorized as an adult bookstore, adult novelty store or adult video store.

Adult Cabaret

A nightclub, bar, restaurant or similar commercial establishment which regularly features:

Persons who appear in a state of nudity or semi-nudity;

Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or

Films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

Adult Entertainment Businesses

Adult entertainment businesses shall include any use identified in Section 1107.05(i)(2) that relates to sexually-oriented businesses or activities including, but not limited to, adult arcades, adult bookstores, adult novelty stores, adult video stores, adult cabarets, adult motion picture theaters, adult theaters, etc.

Adult Motion Picture Theater

A commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are regularly shown, or show various electronic media, such as the Internet, are made available for the showing of materials, which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

Adult Theater

A theater, concert hall, auditorium or similar commercial establishment which regularly features persons who appear in a state of nudity or semi-nudity, or live performances which are characterized by the exposure of "specified anatomical areas" or "specified sexual activities."

Air-Activated Graphic

A sign, all or any part of, which is designed to be moved by action of forced air so as to make the sign appear to be animated or otherwise have motion. See also the definition for "Sign, Balloon."

Alley

A minor, service roadway providing a secondary means of public access to abutting property and not intended for general traffic circulation but is not a public or private street as defined by this code.

Alteration

Any change, addition or modification in construction, any change in the structural members of a building, such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to herein as "altered" or "reconstructed;" any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure.

Any change of copy, sign face, color, size, height, shape, illumination, position, location, construction, or supporting structure of any sign.

Amateur Radio Antennas

A system of cables, electrical conductors, insulators, metallic or non-metallic tubing, poles, reflecting discs, rods, wires, or similar objects used for transmission or reception of radio signals or electromagnetic waves for amateur radio service.

Animal Boarding, Training, or Daycare Facilities

Any building, structure or land, or combination thereof, used, designed or arranged for the boarding, training, breeding, or care of domestic animals or pets, for profit, but exclusive of animals used for agricultural purposes. Such facilities include any lot or premises on which more

than five (5) dogs or cats, or combination thereof, are cared for as a commercial operation. Such use shall not include overnight boarding related to animal hospitals/clinics.

Animal Hospital/Clinics and Animal Grooming

A building where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Such uses shall not have any outdoor facilities for the boarding or keeping of animals. Such use may include facilities for animal grooming.

Antenna

Any system of wires, poles, rods, reflecting discs or similar devices used for the transmission or reception of electromagnetic waves when such system is either external to or attached to the exterior of a structure. "Antenna" also includes the following:

Antenna, building mounted. Any antenna, other than one with its supports resting on the ground, directly attached or affixed to a building, tank, tower, building-mounted mast or similar structure used for providing telecommunications services, other than towers or antennas as defined by this chapter.

Antenna, directional. (Also known as a "panel antenna") A device which transmits and/or receives radio frequency signals in a directional pattern of less than 360 degrees.

Antenna, ground mounted. Any antenna with its base, single or multiple posts, placed directly on the ground.

Antenna, omni-directional. Any antenna which transmits and/or receives radio frequency signals in a 360-degree radial pattern.

"Antenna, parabolic. (Also known as a "satellite dish antenna") A device which incorporates a reflective surface that is solid, open mesh or bar configured that is a shallow dish, cone, horn, or bowl or saucer-shaped, and is used to transmit and/or receive electromagnetic or radio frequency communication signals in a specific directional pattern.

Antenna, portable. Any device used to transmit and/or receive electromagnetic or radio frequency communications signals in a specific pattern, located on a portable or moveable base, to be placed for either temporary or long-term use at a given site.

Antenna, wireless telecommunications. Any antenna system designed to transmit and/or receive communications as authorized by Federal Communications Commission (FCC), including amateur radio operators' antennas.

Appeal

A review procedure by which a person may call into question an administrative decision made in accordance with this code.

Applicant

Unless otherwise specified, an owner of a property or an agent for the owner, including, a subdivider, developer, attorney, or similar representative, who has filed an application for development review pursuant to Chapter 1105: Review Procedures.

Applicant (Wind Energy)

The person or entity filing an application specifically under Chapter 1123: Wind Energy Systems.

Application

The process by which the applicant submits a request for any type of development review or approval identified in this code. Applications include all written documentation, verbal statements, and representations, in whatever forms and quantities as required by the City.

Approved Combustible Material (Signs)

Materials used for signs that include wood, or materials not more combustible than wood, and approved combustible plastics.

Approved Combustible Plastics (Signs)

Only those plastics which, when tested in accordance with American Society for Testing Materials standard method for test for flammability of plastics over 0.050 inch in thickness (D635-44), burn no faster than two and one-half (2.5) inches per minute in sheets of 0.060-inch thicknesses.

Assembly Halls or Conference Centers

Facilities or buildings available for lease by private parties that may include kitchen facilities for the preparation or catering of food, the sale of alcoholic beverages for on-premises consumption during scheduled events not open to the public, and/or outdoor gardens, decks, or reception facilities.

Automated Teller Machines (ATM)

An automated device that provides bank and financial institutional customers with cash withdrawal and other financial services without the need for a bank teller.

Automobile, Motorcycle, Recreational Vehicle Sales and Leasing

Any building or land where new or used passenger cars, pick-up trucks, motorcycles, boats, trailers, and other recreational vehicles, in operational condition, are sold or leased to customers.

Automotive Repair and Service

Any structure or premises used for the sale of vehicle parts and fluids, excluding fuel sales, including lubrication of motor vehicles and replacements or installation of minor parts and accessories, but not including major repair work such as motor replacement, body and fender repair, or spray painting. Such uses shall also include establishments that sell parts or tires for vehicles as a retail establishment, regardless if the parts are installed on-site. See also "automotive repair and service (heavy)."

Automotive Repair and Service (Heavy)

Any general repair, rebuilding, reconditioning, body or fender work, framework, painting or the replacement of major parts of motor vehicles (e.g., major engine repair). This use type may also include towing services that provide towing or conveyance of a wrecked, inoperable, disabled, or illegally parked motor vehicle but shall not include storage of such vehicles on site.

Awning

A shelter projecting from and supported by the exterior wall of a building constructed of non-rigid materials on a supporting framework. See also definition of "canopy."

Figure 1131-A: Examples of traditional awnings

Basement or Cellar

That portion of a building located partly or fully underground but having at least one-half ($\frac{1}{2}$) of its clear floor-to-ceiling height below the average grade of the adjoining ground.

Basketball Hoops

Small accessory basketball hoops, not related to a "tennis or other recreational court" either mounted to a wall or freestanding, by which occupants of the principal use can play basketball.

Bed and Breakfast Establishments

Any place of lodging that provides four (4) or fewer rooms for rent on a temporary basis, is the owner's personal residence, is occupied by the owner at the time of rental, and where meals may be served to guests.

Berm

An earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise. The height of a berm shall be measured from the average natural grade at the base of the berm.

Bike and Skateboard Ramps

An accessory structure utilized for recreational purposes related to bicycle and skateboard use.

Block

The property lying between the two nearest intersecting streets, crossing or terminating, or between the nearest such street and a railroad right-of-way, unsubdivided acreage, a river or live stream, or between any of the foregoing and any other barrier to the continuity of development or the corporate lines of the City.

Figure 1131-B: Illustration of block highlighted by the dashed line.

Block Face

All lots that have frontage on the same street as the subject lot between an intersecting street or other boundary.

Figure 1131-C: Illustration of block face highlighted by the dashed line.

Buffer

A combination of landscaped space and/or structures designed to provide separation between different uses.

Buffer or Buffer Yard

An area of natural or planted vegetation adjoining or surrounding a land use and unoccupied in its entirety by any building structure, paving (with limited exceptions) or portion of such land use, for the purposes of separating, screening, and softening the effects of the land use. A buffer may include a wall, fence, or berm as provided in accordance with the provisions of Chapter 1115: Landscaping and Screening Standards.

Building

Any structure, of more or less permanent construction, having one or more floors and a roof supported by columns or walls, which is completely enclosed and is designed or intended for the shelter or protection of persons, animals, or property. When separated by party walls, each portion of such building shall be considered a separate structure.

Building Code

Part Thirteen of these City of Sheffield Lake Code of Ordinances

Building Height

The vertical distance of a building as measured in Section 1113.06(d).

Building Inspector

The Building Inspector of the City of Sheffield Lake, Ohio.

Building Permit

A permit issued to commence construction or use of land as permitted by this code and issued in accordance with the Sheffield Lake Code of Ordinances.

Building Unit

Any building subdivided into separate units or spaces, any interior space occupying any portion of the ground floor of any building, and having its own exterior entrance, and separated from other such spaces by a party wall or walls.

Building, Detached Accessory

A subordinate building detached from, but located on the same lot as, the principal or main building, the use of which is incidental and accessory to the principal building or use and that is

constructed subsequent to the principal building or main use of the land.

Building, Nonconforming

A building or portion thereof, lawfully existing on the effective date of this code, or amendments thereto, and that does not conform to the provisions of the code in the district in which it is located.

Building, Principal or Main

A building occupied by the main use of the lot on which said building is located.

Caliper

The American Association of Nurserymen standard for trunk measurement of nursery stock. Caliper of the trunk shall be taken six (6) inches above the ground up to and including four (4) inch caliper size, and twelve (12) inches above the ground for a caliper size greater than four (4) inches.

Camouflage

Art and science of concealing wireless telecommunications antennas and towers by means of mimicking other objects; to disguise with colors, foliage, etc., including the placement of such devices.

Canopy

A permanent structure made of cloth, metal or other material attached or unattached to a building for the purpose of providing shelter to patrons or automobiles, or as a decorative feature on a building wall. A canopy is not a completely enclosed structure but typically is supported by features other than the building façade (e.g., structural legs, building extensions, etc.). See also the definition of "awning."

Figure 1131-D: Example of a canopy and related sign

Carport

An attached structure primarily intended for and used for the storage or shelter of not more than four private motor vehicles of the owner or occupant of the principal building. A carport is a roofed structure, with a foundation, that provides space for the parking of vehicles and that is completely open on at least one side.

Cellular

Wireless transmission technology which uses a grid of antennas (cell sites) to send and receive signals from mobile telephones. The antennas "hand-off" signals as the user travels between cell sites, enabling the same frequency, or channel, to be used by many callers simultaneously.

Cellular Telecommunications Service

Personal communicating accessed by means of cellular equipment and services.

Cemeteries

Land used for the burial of the human dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundary of such cemetery. This definition shall not be construed to include the burial of animals or pets.

Change

Any alteration, addition, demolition, removal, or construction involving any property subject to the provisions of this code.

City

The City of Sheffield Lake, Ohio in Lorain County, Ohio

City Council

The City Council of the City of Sheffield Lake, Ohio

Code of Ordinances

The City of Sheffield Lake, Ohio, Code of Ordinances

Code Text or Map Amendment

An amendment or change to the text of this code or to the zoning map as reviewed and decided upon by the City Council in accordance with this code.

Collocation

The use of a wireless telecommunications facility, comprising a single wireless telecommunications tower, building or other structure permanently affixed to real property, supporting two (2) or more antennas, disks, pods or other similar devices used for telecommunications by more than one telecommunications provider, whether public or private. Co-location shall apply to such devices whether readily discernible to the naked eye or camouflaged (see definition).

Commercial and Business Support Services

A profit-making activity which renders services to other commercial or industrial businesses such as, but not limited to, courier services, information technology consultants and internet providers.

Commercial Message or Speech

Any sign, wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service, or other commercial activity.

Commercial Recreational Facilities (Indoors)

A facility for any indoor profit-making activity which is providing participatory and/or spectator activities, such as, but not limited to, motion picture theaters, live performances, bowling alleys, commercial recreation, video game rooms, billiard halls, indoor skating rinks, bingo parlors and similar entertainment activities. Commercial recreational facilities shall not include "adult entertainment businesses."

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

Commercial Recreational Facilities (Outdoors)

Land or facilities for any profit-making activity which is providing outdoor participatory and/or spectator activities such as, but not limited to, privately manages or owned parks, amusement park, water parks, rollerblade rental, pay-to-play athletic fields, golf courses, miniature golf courses, driving ranges, outdoor ice-skating rinks, batting cages, swimming pools, or food truck parks. Commercial recreational facilities shall not include "adult entertainment businesses."

(Ord. 53-24. Passed 12-3-24.)

Commercial Wireless Telecommunications Services

Wireless telecommunications services by private providers licensed by the Federal Communications Commission (FCC), including cellular, personal communications services (PCS), specialized mobilized radio (SMR), enhanced specialized mobile radio (ESMR), paging and similar services that are marketed to the general public.

Common Area

Any land area and/or facilities that is held in common ownership by the residents through a homeowners' association, community association or other legal entity, or which is held by the individual members of a condominium association as tenants-in-common.

Community Gardens

A single piece of land that is gardened collectively, as an accessory use, by a group of persons, which may include individual garden plots designated for individual gardens.

Completed Application

An application that contains all information and/or data necessary to enable an informed decision to be made with respect to an application.

Condominium

A multi-family dwelling or development containing individual owners' dwelling units and jointly owned and shared areas and facilities, which dwelling or development is subject to the provisions of a homeowners' association and/or Ohio law.

Construction

The erection of a new structure, a new site element, or any additions to existing structures.

Construction Structures

A mobile home, trailer, dumpster, or similar temporary structure that is used as an office, storage, or collection of debris in conjunction with a construction project.

Contractor Equipment and Storage Yards

An unenclosed area or portion of a lot upon which a construction contractor maintains its principal office or a permanent business office used to store and maintain construction equipment and other materials customarily used in the trade carried on by the construction contractor.

County

Lorain County, Ohio

Cultural Facilities

Public or private facilities use for display, performance, or enjoyment of heritage, history, or the arts. This use includes, but is not limited to, museums, libraries, art performance venues, cultural centers, and interpretative sites.

Deck

A flat surface, that is not paved, which is capable of supporting weight similar to a floor, constructed outdoors and elevated from the ground that is either freestanding or attached to a building. Decks may also include stairways. Decks are unenclosed by solid or nonsolid walls or a roof.

Figure 1131-E: Example of a deck.

Dedication

The intentional and voluntary appropriation or transfer of land from the private owner to the City or other public agency for the land to be pledged to a proper public use or purpose.

Density

The number of dwelling units permitted per acre of land. More specifically, gross density means the number of dwelling units permitted per acre of total land area.

Design Guidelines (Wireless Telecommunications)

Regulations applicable to small cell equipment and wireless support structures in the right-of-way promulgated by the Mayor and the Director of Public Service.

Detached Accessory Buildings

See "building, detached accessory."

Developer

Any individual, subdivider, firm, association, syndicate, partnership, corporation, trust, or other legal entity commencing proceedings under this code to affect the development of land for himself or herself or for another.

Development

Any building, construction, renovation, mining, extraction, grading, dredging, filling, excavation, or drilling activity or operation; any material change in the use or appearance of any structure or in the land itself; the division of land into parcels; any change in the intensity or use of land, such as

an increase in the number of dwellings units in a structure or a change to a commercial or industrial use from a less intense use.

District

See "Zoning District."

Domestic Animal

An animal customarily kept, and cared for, by the occupants of a dwelling for personal pleasure, and which are not raised for food, fur, or monetary gain. Typically, this includes dogs, cats, birds and other small mammals and reptiles, but not fowl, herd animals, goats or horses.

Drive Aisle

The driveway or access drive by which a car enters and departs a parking space.

Drive-Through Facilities

Any portion of a building from which business is transacted, or is capable of being transacted, directly with customers located in a motor vehicle during such business transactions. The term "drive-through" shall also include "drive-up" and "drive-in" but shall not include vehicle washing establishments, automotive fuel sales, or automotive repair and service establishments.

Driveway

A private access way used by vehicles and pedestrians for access to a parking space, garage, dwelling, structure, or a use of land.

Dwelling

A building designed or used exclusively as the living quarters for one or more families or housekeeping units.

Dwelling Unit

A single unit of one or more rooms providing complete, independent living facilities for one family, or alternatively by on housekeeping unit.

Dwelling, Single-Family

A building designed for or used exclusively for residential purposes by one family or housekeeping unit.

Dwellings, Multi-Family

A building designed for or used exclusively for residential purposes by two (2) or more families or housekeeping units.

Easement

A right granted by the owner of land to other parties to use such land for a specific purpose, such as public utility lines or for access to other properties.

Educational Institutions (Higher Education)

Any private or public secondary educational institution that includes, but is not limited to: secretarial schools, trade and business schools, colleges and universities, business schools, seminaries, or any other institution providing post-high school and/or collegiate level curriculum.

Educational Institutions (Preschool and K-12)

A public or private facility that provides a curriculum of primary, elementary, secondary or college preparatory academic instruction, including, but not limited to, preschools, kindergartens, elementary schools, junior high schools, and high schools. This definition shall not be deemed to include colleges, trade or business schools, or other post-secondary education facilities. See "educational institutions (higher education)."

Electronic Message Center

A sign designed so that the characters, letters, or illustrations can be changed or rearranged automatically on a lampbank or through mechanical means (e.g., electronic or digital signs).

Eligible Facilities Or Eligible Support Structure Request

Any request for modification of an existing support structure or base station that does not substantially change the physical dimension of such support structure involving collocation of new facilities; removal of facilities; or replacement of facilities. A substantial change means:

A modification that changes the physical dimension of a wireless support structure by increasing the height of the wireless support structure by more than ten percent (10%) or more than ten (10) feet, whichever is greater; and/or by adding an appurtenance to the body of the wireless support structure that would protrude from the edge of the wireless support structure by more than six feet;

The installation of more than the standard number of equipment cabinets for the technology involved or the installation of more than four cabinets, whichever is less;

The installation for any new ground-mounted equipment cabinets if there are not existing ground-mounted equipment cabinets;

Any excavation or deployment outside of the current site of the facility;

Removal of any concealment elements of the facilities or the wireless support structure; and

Any change that does not comply with this chapter, the Design Guidelines or State or Federal law and regulations.

The threshold for measuring increases that may constitute a substantial change are cumulative, measured from the facilities as originally permitted (including any modifications that were reviewed and approved by the City prior to the enactment of the Spectrum Act on February 22, 2012).

Erect (Signs)

means to build, construct, attach, hang, place, suspend or affix, and shall also include the painting of signs directly upon wall surfaces.

Erosion

The wearing away of the land surface by running water, wind, ice or other geological agents, including such processes as gravitational creep; and

The detachment and movement of soil or rock fragments by wind, water, ice or gravity.

Essential Services

The erection, construction, alteration, or maintenance by City utilities or City departments, boards, or commissions, of overhead, surface or underground gas, electrical steam, or water, distribution or transmission systems, collection, communication, supply or disposal systems, including mains, drains, sewers, pipes, conduits, tunnels, wires, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, poles, electrical substation, gas regulator stations and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such City utility or City department, board, or commission or for the public health, safety, or general welfare, shall be exempt from the regulations of this Code. Provided, however, that the installation shall conform to Federal Communications Commission and Federal Aviation Agency rules and regulations, and those of other authorities having jurisdiction.

Establishment (Adult Entertainment Business)

Establishment means and includes any of the following:

The opening or commencement of any adult entertainment business as a new business;

The conversion of an existing business, whether or not an adult entertainment business, to an adult entertainment business;

The additions of any adult entertainment business to any other existing adult entertainment business; or

The relocation of any adult entertainment business.

FAA

The Federal Aviation Administration

Façade

The exterior walls of a building or building face exposed to public view; the exterior face of a building that gives it a distinctive character.

Façade, Front

The façade of a building that contains the primary entrance of the building.

Façade, Primary

For the purpose of the sign regulations, a primary façade shall be as defined in Section 1119.07(d).

Façade, Secondary

For the purpose of the sign regulations, a secondary façade shall be as defined in Section 1119.07(d).

Facilities Operator (Wireless Telecommunications)

means the person or entity responsible for the installation, operation, maintenance, replacement, and modification of facilities. Facilities operator includes:

Operators;

Applicants who applied for consent to collocate a small cell facility or to construct, maintain, modify, operate, or replace a new wireless support structure pursuant to Ohio R.C. 4939.031(E) and who have obtained a small cell use permit; and

Applicants who applied for consent to collocate a small cell facility or to construct, maintain, modify, operate, or replace a new wireless support structure pursuant to Ohio R.C. 4939.033 and who have obtained a small cell use permit.

Facilities or Facility (Wireless Telecommunications)

Any entire wireless telecommunications facility, including a tower, equipment building, parking area and other structures and signs, or one of the same, or a combination of these objects and devices.

Facility Owner (Wind Energy)

The entity or entities having an equity interest in the wind energy facility, including their respective successors and assigns.

Family

One (1) or more persons, with their direct lineal descendants and adopted children (and including the domestic employees thereof), together with not more than two (2) persons not so related, living together in the whole or part of a dwelling comprising a single housekeeping unit. Every additional group of two or fewer persons living in such housekeeping unit shall be considered a separate family for the purpose of this code.

FCC

The Federal Communications Commission, which is primarily responsible for the administration of the Telecommunications Act of 1996.

Fence

Any accessory wall or structure composed of wood, metal, stone, vinyl or other material erected in such a manner and positioned to enclose, partially enclose, screen or divide any premises or part of premises. Trellises or other structures supporting or for the purpose of supporting vines, flowers and other vegetation when erected in such position as to enclose, partially enclose, screen or divide any premises or any part of any premises shall be included within the definition of fence.

Finance Director

The duly appointed, acting or interim Finance Director of the City or his or her designee.

Financial Institutions

Any building, property or activity of which the principal use or purpose of which is for depository purposes and including the provision of financial services including, but not limited to banks, credit unions, savings and loan institutions.

Flag

A sign composed of cloth, canvas, plastic, fabric or similar lightweight, non-rigid material that can be mounted to flagpole or a building-mounted post.

Fleet Vehicle Storage

The outdoor parking of fleet vehicles as an accessory to a permitted use.

Flood or Flooding

A general and temporary condition of partial or complete inundation of normally dry land areas from:

- The overflow of inland or tidal waters, or

- The unusual and rapid accumulation or runoff of surface waters from any source.

Floor Area, Gross

The sum of the gross horizontal areas of all floors of a building, measured from the exterior faces of the exterior walls of a building or from the center line of a common wall separating two (2) or more units of a building, including accessory storage areas located within selling or working space, but not including space in cellars or basements, space in machinery penthouses or floor space used for accessory off-street parking.

Footcandle

A unit of illumination produced on a surface, all points of which are one (1) foot from a uniform point source of one standard candle

Fraction or Fraction Thereof

Where a calculation required by this code results in a fraction, the fraction shall be rounded to the closest whole number. Any fraction one-half or less shall rounded down and any fraction over one-half (#.5) shall be rounded up to the next highest whole number.

Fraternal, Charitable, and Service Oriented Clubs

A building or portion thereof or premises owned or operated by an entity, person or group of persons for a social, educational, religious, or recreational purpose, but not primarily for profit or to render a service which is customarily carried on as a business.

Frontage

All of the property abutting on one side of a street or places (crossing or terminating) or, if the street or place is dead-ended, then all of the property abutting on one side between an intersecting street or place and the dead end of the street or place.

Frontage, Building

The length of an enclosed building facing a public or private street. When a business does not front a public right-of-way the Code Administrator shall have the authority to designate the building frontage. In structures with more than one business, the frontage of each business shall be calculated separately in determining its sign area. See Figure 1131-F.

Frontage, Street or Lot

The distance between the side lot lines measured along the required front setback line. In the case of a corner lot, frontage shall be measured along the shortest front lot line. Property lines which abut limited access roads shall not be construed to be included within any calculation of frontage. See Figure 1131-F.

Figure 1131-F: Illustration of building frontage versus street frontage.

Fuel Stations

An establishment that sells unleaded and diesel gasoline or any other fuel used for in vehicles.

Funeral Homes

Any dwelling or establishment used and occupied by a professional licensed mortician for human burial preparation and funeral services.

Garage

An accessory building primarily intended for and used for the enclosed storage or shelter of not more than four private motor vehicles of the owner or occupant of the principal building that is attached or detached from the principal building. A garage is completely enclosed by walls and a garage door.

Government Offices and Buildings

Buildings or office space utilized for the provision of services by the City of Sheffield Lake, Lorain County, the State of Ohio, or the Federal Government that does not include outdoor activities other than parking. Such uses include, but are not limited to, the municipal building, fire stations, police stations, government offices, and other similar uses. Such use shall not include any correctional institutions.

Grade

The average level of the finished surface of the ground adjacent to the sign, building, or other structure being measured.

Grading

The stripping, cutting, filling, or stockpiling, or any combination thereof of earth-disturbing activity, inclusive of land in its cut or filled conditions

Grass

A species of perennial grass grown as permanent lawns or for landscape purposes.

Gravel Surface Parking Lot

Temporary parking lots paved with gravel that may be utilized on a temporary basis while a site is under construction.

Ground Cover

A plant growing less than two (2) feet in height at maturity that is grown for ornamental purposes. Ground covers are used as an alternative to grasses. On slopes, ground covers control erosion while eliminating the maintenance of mowing on hillsides. Ground covers also provide permanent covering of open ground to prevent erosion and/or create visual appeal.

Heavy Equipment Sales and Leasing

Retail establishments selling or renting construction, farm, or other heavy equipment. Examples include cranes, earth moving equipment, tractors, combines, heavy trucks, etc.

Hedge

A barrier of natural vegetation usually consisting of evergreen trees, shrubs, or tall grasses that can be used to enclose, screen, or separate areas.

Home Occupation

A business, profession, occupation, or trade that is conducted within a residential dwelling unit for the economic gain or support of a resident of the dwelling and is incidental and secondary to the residential use of the lot and does not adversely or perceptively affect the character of the lot or surrounding area.

Homeowners' Association

A community association that is organized within a development in which individual owners share common interests and responsibilities for open space, landscaping, private roads, or other such facilities.

Hospitals

An institution providing inpatient and outpatient medical and surgical care, diagnosis and treatment for sick or injured persons including beds for overnight care, laboratories, medical offices, training facilities, and other necessary accessory facilities.

Hotels and Motels

A facility offering temporary lodging accommodations, in individual rooms or suites, on a daily rate, to the general public and potentially providing additional accessory services such as, but not limited to, restaurants, meeting rooms and recreational facilities.

Housekeeping Unit

Five (5) or fewer unrelated persons occupying a single dwelling unit, living as a single group, and doing their own cooking on the premises as distinguished from a group occupying a hotel, motel, or other group living arrangement. Such definition shall also include residential facilities that allow for more than five (5) persons when permitted as a residential facility.

Hub Height

means the distance measured from the surface of the tower foundation to the height of the wind turbine hub, to which the blade is attached.

Improvement Plans

The engineering plans showing types of materials and construction details for the proposed subdivision improvements.

Improvements

Street pavement or resurfacing, curbs, gutters, sidewalks, water lines, sewer lines, storm drains, street lights, flood control and drainage facilities, utility lines, structures, landscaping, and other related matters normally associated with the subdivision of raw land into building sites.

Industrial Service Uses

Establishments primarily engaged in rendering services to office, business, or industrial establishments on a fee or contract basis, such as advertising and mailing; building maintenance; employment services; management and consulting services; protective services; office equipment rental and leasing; commercial research; development and testing; photo finishing; machine repair, and personal supply services.

Industrial Uses, Heavy

Uses engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous conditions. "Heavy industrial uses" shall also mean those uses engaged in the operation, parking, and maintenance of vehicles, cleaning of equipment or work processes involving solvents, recycling establishments, public works yards, and container storage.

Industrial Uses, Light

The manufacturing, processing, or assembly of products within a fully enclosed structure where noise, odor, light, or vibrations is not noticeable from the adjacent properties.

Landscaping

The improvement of a lot, parcel, tract of land, or portion thereof, with grass, shrubs, and trees. Landscaping may include pedestrian walks, flower beds, trees, shrubs, and ornamental objects

such as fountains, statuary, and other similar natural and artificial objects. In no case shall landscaping include the use of artificial plants or flowers as a replacement for living plant material unless such artificial plant closely resembles its natural counterpart in size, form, and color.

Law Director

The Law Director or designated legal counsel of the City of Sheffield Lake, Ohio

Light Fixture

The assembly that holds the lamp in a lighting system. It includes the elements designed to give light output controls, such as a reflector (mirror) or refractor (lens), the ballast, housing, and the attachment parts.

Light, Cutoff

An artificial outdoor light source designed to ensure that no light is directly emitted above a horizontal line parallel to the ground as regulated and illustrated in Section 1113.08: Exterior Lighting.

Light, Non-Cutoff

An artificial outdoor light source designed to allow light to be directly emitted above a horizontal line parallel to the ground as regulated and illustrated in Section 1113.08: Exterior Lighting.

Livestock

For the purposes of this code, livestock shall include poultry and fowl, as defined in Section 505.121 of the Codified Ordinances, as well as other animals that are traditionally cared for on a farm including, but not limited to, cattle, sheep, horses, goats, and other similar animals.

Loading Area

An off-street space or berth for the loading or unloading of freight carriers on the same lot as the structure they serve.

Loading Space

An off-street space or berth on the same lot with a building or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials that has an appropriate means of access.

Locate or Location (Wireless Telecommunications)

To place (or the placement of) a tower or related wireless telecommunications facility and incidental structures on a zoning lot within the corporate boundaries of the City pursuant to securing the required permits through ordinary due process.

Lot

A parcel of land occupied, or to be occupied, by a main building and accessory buildings, or utilized for the principal use and uses accessory thereto, together with such open spaces as are required and having the minimum size required for a lot under the provisions of this code. Every lot shall abut upon and have permanent access to a public street and have a minimum frontage required in the zoning district in which the lot is located.

Lot Area

The total area within the lot lines of a lot, excluding any street right-of-way or other legal public dedication. See Section 1113.06(b).

Lot Coverage

That portion of a lot, 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.

Lot Depth

The mean horizontal distance between the front lot line and the rear lot line, measured in the

general direction of the side lot lines.

Lot Line

The boundary line defining the limits of the lot. Lot line is synonymous with "property line."

Lot Line, Front

In the case of an interior lot, means that line separating such lot from the street. In the case of a corner lot or double frontage lot, the front lot line is that line separating such lot from either street. See Section 1113.06(c).

Lot Line, Rear

A lot line opposite a front yard. A rear lot line is generally parallel to or less than 45 degrees to the front street right-of-way line. See Section 1113.06(c).

Lot Line, Side

A lot line generally extending perpendicular to the front and rear lot lines. The side lot line extends between the front lot line and the rear lot line. See Section 1113.06(c).

Lot of Record

A lot which is part of a subdivision, the part of which has been recorded in the office of the Lorain County Recorder, or a parcel of land the deed to which was recorded, prior to adoption of this code.

Lot Width

The horizontal distance between the side lot lines, measured at right angles to the lot depth at the front setback line. See Section 1113.06(b).

Lot, Corner

A lot which adjoins the point of intersection or meeting of two or more streets and in which the interior angle formed by the street lines is one 135 degrees or less. See Figure 1131-G.

Figure 1131-G: Illustration of typical lot types.

Lot, Curved or Cul-De-Sac

A lot with frontage along a curved street or cul-de-sac. See Section 1113.06(c).

Lot, Double Frontage (Through)

A lot having a frontage on two (2) non-intersecting streets, as distinguished from a corner lot. See Section 1113.06(c).

Lot, Flag (Panhandle)

A lot that does traditionally have a frontage on or abutting a public street but where access is provided through a narrow strip of land that fronts or has access to the street. See Section 1113.06(c).

Lot, Interior

A lot that has a single street frontage, a rear lot line, and at least two (2) side lot lines. See Section 1113.06(c).

Lot, Nonconforming

A lot that does not meet the minimum lot width, street frontage, and/or lot area requirements of the applicable zoning district.

Lot, Zoning

For the purposes of this code, a parcel of land of sufficient size to enact minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. The term "zoning lot" is used synonymously with "lots" in this code. A zoning lot may consist of:

- A single lot of record;

A portion of a lot of record;

A combination of complete lots of record, and portions of lots of record.

See Section 1113.06(b)(2).

Marquee

A fixed shelter used only as a roof and extending over a building line and which is entirely supported by the building to which it is attached.

Maximum Extent Feasible

That no feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize the potential harm or adverse impacts have been undertaken. Economic considerations may be taken into consideration.

Mayor

The duly elected, acting or interim Mayor of the City or his or her designee.

Mechanical Equipment

Equipment, devices and accessories, the use of which relate to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.

Medical/Dental Clinics

Office or clinic uses concerned with the diagnosis, treatment, and care of human beings. This definition does not include hospitals, skilled nursing facilities, or personal care facilities.

Metal Salvage and Junk Storage

Land or buildings used for one of the following operations:

The purchase, sale, exchange, storage, baling, packaging, disassembly, or handing of waste, used materials, or secondhand materials including, but not limited to, batteries, scrap iron and other old scrap ferrous or nonferrous materials, metals, paper, rubber tires, tires, debris or waste, electronic parts, and bottles;

The dismantling or wrecking of motor vehicles or trailers, or the storage, sale or dumping of dismantled, or partially dismantled, obsolete, or wrecked vehicles or their parts; or

The storage, keeping, buying or selling of wrecked, scrapped or dismantled motor vehicles or motor parts. The presence on any lot of two (2) or more motor vehicles, which, for a period exceeding thirty (30) days, have not been capable of operating under their own power and from which parts have been removed for reuse or sale, shall constitute a vehicle or automotive wrecking or salvage yard.

Microbrewery, Microdistillery, or Microwinery

An establishment with where beer, liquor, wine, or other alcoholic beverage is manufactured on the premises. The manufacturing may be the principal use of the facility or may be subordinate to a restaurant, bar, or tavern as allowed in Section 1107.05(o). A microbrewery, microdistillery or microwinery may include some off-site distribution of its alcoholic beverages consistent with state law.

Mixed Use Buildings

A building that contains a commercial or office use and a residential use within a single building as provided for in this code.

Modification

Any change in use, addition or alteration of a building or structure, or any change in type and/or increase in quantity of regulated substances used, stored, handled or produced.

Monument

A box with an iron pin at the intersection of the centerlines of two (2) streets or at a location where the point of tangency meets the point of curvature for curved sections of streets.

Multi-Tenant Use

A principal building with multiple uses of a similar use classification (e.g., commercial, industrial, etc.) but that has multiple tenant spaces and/or multiple use types. A strip mall or strip center with a mixture of retail uses such as restaurants, retail stores, and personal service establishments is an example of a multi-tenant building. Such use does not include any use within the residential use classification.

NIER or Non-Ionizing Electromagnetic Radiation

Electromagnetic radiation primarily in the visible, infrared and radio frequency portions of the electromagnetic spectrum.

Noncommercial Speech

Any sign, wording, logo, or other representation that, does fall under the definition of "commercial message or speech."

Nonconforming Site Condition

A site improvement that was legally established, but no longer conforms to the parking, landscaping, architectural, or other design standards for the site exclusive of the lot area, lot width, or other site development standards established in this code. See also "lot, nonconforming".

Nonconformity, Legal

Lots, uses of land, structures, and uses of structures and land in combination, lawfully existing at the time of enactment of this ordinance or its amendments, which do not conform to the regulations of the applicable zoning district, and are therefore incompatible. See also the definitions for "use, nonconforming," "lot, nonconforming," "building, nonconforming," "nonconforming site condition," and "structure, nonconforming."

Nonconformity, Legal

Lots, uses of land, structures, and uses of structures and land in combination, lawfully existing at the time of enactment of this ordinance or its amendments, which do not conform to the regulations of the applicable zoning district, and are therefore incompatible. See also the definitions for "use, nonconforming," "lot, nonconforming," "building, nonconforming," "nonconforming site condition," and "structure, nonconforming."

Nudity or State of Nudity

The showing of the human male or female genitals, pubic area, vulva, anus, anal cleft or cleavage with less than a fully opaque covering, the showing of the female breast with less than a fully opaque covering of any part of the nipple, or the showing of the covered male genitals in a discernibly turgid state.

Nursery Schools and Day Care Centers

A facility administering to the needs of infants, toddlers, pre-school children, and school children outside of school hours, by persons other than their parents or guardians, custodians, or relatives by blood, marriage or adoption for any portion of the twenty-four (24) hour day in a building other than the child's own home. This use may include, but is not limited to, after school programs, office day care centers and principal structures used for only day care/nursery school programs. This term may also include adult day care centers where persons other than children, family members, or guardians care for an adult for a portion of a twenty-four (24)-hour day in a building other than the adult's home.

Occupant

A person who, on a regular basis, spends nights at a residence. A person is considered an occupant regardless of whether they spend the majority of their nights at a residence, if the times they do

stay overnight are regular and recurrent. In addition, a person shall be considered an occupant if their clothes or other daily living supplies are maintained at the residence.

Open Space

Open areas, including parks, nature areas, playgrounds, trails, and improved open space areas.

Operator (Wind Energy)

The entity responsible for the day-to-day operation and maintenance of a wind energy system.

Operator (Wireless Telecommunications)

A wireless service provider, cable operator, or a video service provider that operates a small cell facility and provides wireless service, including a wireless service provider, cable operator, or a video service provider that provides information services as defined in the "Telecommunications Act of 1996," 110 Stat. 59, 47 U.S.C. 153(20), and services that are fixed in nature or use unlicensed spectrum.

Outdoor Dining

Areas on sidewalks (public or private), patios, or other unenclosed areas, excluding vehicular use areas, that are designated for outdoor seating where patrons may be served food and beverage for on-site dining.

Outdoor Displays and Sales

The placement of small products or materials for sale outside of a retail or wholesale sales establishment.

Outdoor Lighting

Any source of light that is installed or mounted outside of an enclosed building or structure, but not including streetlights installed or maintained along public streets by a government agency or public utility. See Section 1113.08: Exterior Lighting.

Outdoor Storage and Bulk Sales

A facility or lot used for the outdoor storage of materials and/or vehicles that are to be used for construction or for manufacturing processes and where such uses are the principal use of the lot. Such use may also include the sales of materials related to construction or manufacturing where the sales are direct to contractors or business and not open to the general public for retail sales. This use may also include the outdoor storage of fleet vehicles.

Outdoor Vending Machines and Drop-Off Boxes

Vending machines are small machines that are capable of accepting money in return for the automatic dispensing of goods (e.g., drink machines, snack machines, video machines). Drop-off boxes are small collection facilities where recyclable materials, clothing, or household goods are accepted from the public (e.g., neighborhood recycling stations and thrift store collection boxes).

Owner

Any individual, firm, association, syndicate, co-partnership corporation, trust or any other legal entity, having legal title to or sufficient proprietary interest in the land.

Parking Area

See definition of "parking lots."

Parking Lot or Garage (Public)

Paved surfaces and or structures, owned by the City or County, used to provide parking spaces, in addition to all necessary driveways and maneuverability aisles, for the purpose of parking vehicles as a principal use.

Parking Lots

An outdoor area made up of marked parking spaces and associated access drives where motor vehicles may be stored for the purpose of temporary off-street parking. Also known as a parking

area.

Parking Space

A suitably surfaced and permanently maintained area on privately owned property either within or outside of a building of sufficient size to store one standard automobile.

Passive Parks, Open Space, and Natural Areas

Any park or recreational facility where there is no grading of the land, the construction of facilities, lighting, or development of ball fields with the exception that passive parks, recreational facilities, and conservation areas may include the development of trails and sidewalks.

Patio

An unenclosed outdoor hard-surfaced area that is no higher than eighteen (18) inches above the ground. If a pergola or other roof structure is attached to the principal building and extends over the patio, then the patio and roofing shall be considered a porch.

Figure 1131-H: Illustrative example of a patio.

PCS

Personal communication services, including digital transmission, typically wireless or cellular telecommunications generally.

Pennants

A triangular or irregular piece of fabric or other material, whether or not containing a message of any kind, commonly attached by strings or strands, or supported on small poles, intended to flap in the wind.

Performance Standard

A criterion established to control enclosure, dust, smoke, fire and explosive hazards, lighting, glare and heat, noise, odor, toxic and noxious matter, vibrations and other conditions created by or inherent in uses of land or buildings. See Section 1113.07: Performance Standards.

Person

Any individual, corporation, partnership, joint venture, agency, unincorporated association, municipal corporation, Lorain County or State agency within Ohio, the federal government, or any combination thereof. An agency is further defined in the Ohio R.C. 111.15 as any governmental entity of the State and includes, but is not limited to, any board, department, division, commission, bureau, society, council, institution, state college or university, community college district, technical college district or state community college. Agency does not include the general assembly, the controlling board, the adjutant general's department, or any court.

Personal Care

Personal care means the provision of personal services such as help in walking and getting in and out of bed; assistance with bathing, dressing, and feeding; preparation of a special diet; and supervision over medications which can be self-administered.

Personal Services

Establishments that are primarily engaged in providing services generally involving the care of the person or person's possessions. Personal services may include, but are not limited to, laundry and dry-cleaning services, barber shops, beauty salons, health and fitness studios, music schools, informational and instructional services, tanning salons, and portrait studios.

Personal Wireless Telecommunications Service

Communications services provided by a commercial mobile service provider. It includes a common carrier wireless exchange access service, cellular services, and unlicensed wireless services.

Place or Placement (Wireless Telecommunications)

To locate (a tower or related wireless telecommunications facility and incidental structures) on a zoning lot.

Places of Worship

A religious institution where a congregation of any denomination, regularly participates in or holds religious services, meetings and other activities, including buildings in which the religious services are held and which may include accessory indoor uses such as, but not limited to, day care or educational institution facilities.

Planned Residential Development (PRD)

A development that is planned for a residential uses, in which lot size, setback lines, yard areas, and building types may be varied and modified to achieve particular design objectives and make provision for open spaces, common areas, utilities, public improvements, and collateral uses. See Chapter 1109: Planned Residential Developments (PRD).

Planning Commission

The Planning Commission of the City of Sheffield Lake, Ohio

Plat

A map graphically indicating a proposed land subdivision or re-subdivision prepared in a form suitable for filing for record, with necessary affidavits, dedications and acceptances, and with complete bearings and dimensions of all lines defining lots, blocks, streets, alleys, public areas, and other dimensions of land.

Plat, Final Subdivision

The final map of all or a portion of the subdivision which is presented to the Planning Commission and City Council for final approvals in accordance with this code, and which, if approved, shall be filed with the proper county recording officer.

Plat, Preliminary Subdivision

A plat of all parts of a subdivision prepared by a professional registered engineer or surveyor, incorporating recommendations and requirements of planning authorities, and showing topography, means of drainage, roadways, grades, sanitary and water service, and other information for preliminary approval by the Planning Commission in accordance with Section 1105.05(d).

Playsets, Treehouses, and Trampolines

Recreational equipment for children that may include, but is not limited to, swings, slides, monkey bars, and play enclosures.

Porch

An unenclosed area with a roof that is attached to a building but not used for livable space. A porch also includes paved areas without a roof if the surface area is higher than eighteen (18) inches above the adjacent grade (e.g., stoops).

Figure 1131-I: Examples of a front porch (left) and back porch (right).

Portable Storage Units

Any portable enclosed unit of whatever type of construction or material, designed for permanent or temporary storage, which can be transported by vehicle and left on-site.

Premises (Wireless Telecommunications)

A zoning lot, or the immediate vicinity (of a tower and related wireless telecommunications facility), consisting of land and structures and appurtenances thereof.

Provider (Wireless Telecommunications)

A private or public (including governmental and quasi-governmental) entity, licensed by the Federal Communications Commission (FCC), which provides wireless telecommunications services.

Public Utility

Persons, corporations or governments supplying gas, electric, cable television, transportation, water, sewer or land line telephone service to the general public. For purposes of this chapter, telecommunications facilities of any kind shall not be considered public utilities.

Public Utility Buildings and Facilities

Structures and land used for storage, transmission, or recovery facility for water, sewerage, telephone, electric or gas and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission (PUCO). Such uses may also include salt storage or other outdoor activities necessary for the efficient operations of the local, state, or federal government.

Public Way

See definition of "right-of-way."

Quasi-Public (Wireless Telecommunications)

Real property owned or controlled at least in part by a governmental entity, or a public non-profit agency or organization duly authorized by law.

Raceway or Wireway

An elongated metal enclosure used to mount individual channel lettering and to conceal related transformers and wiring.

Radio Frequency (RF)

means any of the electromagnetic wave frequencies that lie in the range extending from below three (3) kilohertz to about 300 gigahertz and that include frequencies for radio, television and wireless telecommunications.

Raising of Livestock

The raising and caring of poultry, fowl, or other livestock animals as an accessory use.

Recycling Center

A building or facility that is used to collect, sort, and/or prepare recyclable materials for distribution to other facilities.

Research and Development Facilities

An establishment or facility for carrying on investigation in the natural, physical, or social sciences, or engineering and development as an extension of investigation with the objective of creating end products. Such establishment shall not include the manufacturing or assembly of products beyond the development of prototype systems or products. All activities shall take place within an enclosed building.

Residential Community Centers

A building used for the meeting, recreation, or social activity designed to accommodate and serve the residents of a subdivision or development with which the use is associated and that may be privately owned or jointly owned by property owners.

Residential Facilities

Any residential facility meant as a permanent residence for persons, licensed by the State of Ohio, designed to allow not more than 16 persons, excluding staff, needing specialized care, counseling, ongoing medical treatment or supervision to live in the same building or complex of buildings and engage in some congregate living activity in a non-institutional environment as regulated by Chapters 5119 and 5123 of the Ohio Revised Code.

Restaurants

An establishment whose principal business is the selling of food and beverages to the customer in a ready to consume state, in individual servings.

Retail Businesses

Any business selling goods, wares or merchandise directly to the ultimate consumer for direct consumption and not for resale. A retail business use includes, but is not be limited to such activities as: supermarkets; stores that sell electronics, hardware, apparel, footwear, appliances, furniture, department stores, and discount stores.

Right-of-Way

The surface of, and the space within, through, on, across, above or below, any public street, public road, public highway, public freeway, public lane, public path, public alley, public court, public sidewalk, public boulevard, public parkway, public drive, public easement, and any other land dedicated or otherwise designated for a comparable public use, which is owned or controlled by the City or other public entity or political subdivision.

Roof Line

Either the edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette. In regards to sign placement, where a building has several roof levels, the pertinent roofline or parapet shall be the one belonging to that portion of the building on whose wall the sign is located.

Satellite Dishes

A parabolic dish antenna including its structural supports, used for reception of various satellite television programming signals.

Screening

A method of visually shielding or obscuring a structure, parking, mechanical equipment, refuse collection center or incompatible land use, from another and from public view by fencing, walls, beams or densely planted vegetation.

Self-Storage Facilities (Indoor)

A building that contains varying sizes of individual, compartmentalized, or controlled-access stalls or lockers for the dead storage of a customer's goods or wares where all access to such stalls or lockers occurs within the inside of the building and where there is no outdoor storage.

Self-Storage Facilities (Outdoor)

A building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, or controlled-access stalls or lockers for the dead storage of a customer's goods or wares where the access to such stalls or lockers occurs from the exterior of the building. Such use may include the outdoor storage of vehicles as an accessory use if approved by the Planning Commission as part of the conditional use approval.

Semi-Nudity or Semi-Nude Condition

The showing of the female breast below a horizontal line across the top of the areola at its highest point or the showing of the male or female buttocks. This definition shall include the entire lower portion of the human female breast, but shall not include any portion of the cleavage of the human female breast, exhibited by a dress, blouse, skirt, leotard, bathing suit or other wearing apparel, provided that the areola is not exposed in whole or part.

Service Director

The duly appointed, acting or interim Service Director of the City or his or her designee.

Setback

Setback means the required minimum horizontal distance between a lot line or the proposed right-

of-way, whichever is more restrictive and a building, surface parking lot or structure as established by this code.

Setback Line

A line established by this code generally parallel with and measured from the lot line or the right-of-way, whichever is more restrictive, defining the minimum distance a building, structure, parking area or outdoor storage area shall be located from the said lot or thoroughfare line, except as may be provided in this code. For example, a front yard setback line is the line formed by applying the minimum front yard setback from any applicable front lot lines.

Setback, Building

The setback required from any right-of-way and the principal or accessory building as established in this code.

Setback, Front

The minimum distance required between a building, structure, parking area, outside storage area, or other use of the property, and the front lot line. See Section 1113.06(c).

Setback, Rear

The minimum distance required between a building, structure, parking area, outside storage area, or other use of the property, and the rear lot line. See Section 1113.06(c).

Setback, Side

The minimum distance required between a building, structure, parking area, outside storage area, or other use of the property, and a lot that that is shared with another lot where such lot line is defined as a side lot line. See Section 1113.06(c).

Short-Term Rentals

The leasing of any residential property, either the entire dwelling unit or individual rooms, for a period of time less than thirty (30) consecutive days to one additional family or housekeeping unit. This use includes, but is not limited to homes or rooms being rented through services such as AirBnB, VRBO, HomeAway, etc.

Shrub

A woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground.

Sidewalk

That portion of the road right-of-way, easement, or private property that is improved for the use of pedestrian traffic by the general public.

Sign

Any object, device, display or structure or part thereof situated outdoors or adjacent the interior of a window or doorway which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means including words, letters, pictures, logos, figures, designs, symbols, fixtures, colors, illumination or projected images.

Sign Area

The entire display area of a sign including the advertising surface located on one or more sign faces and any framing, trim and molding, but not including the supporting structure as measured pursuant to Section 1119.07(c).

Sign Contractor

means, in addition to other legal definitions, any person, firm, partnership, association, corporation, company or organization of any kind erecting more than one sign annually.

Sign Copy

Those letters, numerals, and figures, symbols, logos, and graphic elements comprising the content or message of a sign.

Sign Face

The surface of the sign upon, against or through which the message of the sign is exhibited.

Sign, A-Frame

A freestanding sign which is ordinarily in the shape of an "A" or some variation thereof, which is readily moveable, and is not permanently attached to the ground or any structure. See also the definition of T-frame signs.

Sign, Awning

A permanent sign painted on, printed on or attached flat against the surface of an awning.

Sign, Balloon

A sign that is an air inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or a structure, and equipped with a portable blower motor that provides a constant flow of air into the device. Balloon signs are restrained, attached or held in place by a cord, rope, cable, or similar method. See also the definition for "Air-Activated Graphic."

Sign, Banner

A temporary sign constructed of canvas, plastic, fabric or similar lightweight, non-rigid material that can be mounted to a structure with cord, rope, cable, or a similar method. Where a banner signs is supported by stakes or another type of supporting structure for posting in the ground, such sign shall be classified as a temporary "yard sign."

Sign, Building

Any permanent sign attached to any part of a building including awning, canopy, marquee, projecting, hanging, or wall signs.

Sign, Canopy

A permanent sign attached to the soffit or fascia of a canopy of a covered entrance or walkway, or to a permanent awning or marquee.

Sign, Changeable Copy

A sign designed so that the characters, letter or illustrations can be changed or rearranged manually or electronically without altering the sign display surface. See also the definition of "sign, manual changeable copy" and "electronic message center".

Sign, Drive-Through Facility

Any permanent signage allocated along a drive-through lane that is oriented toward the customer or user in the drive-through lane.

Sign, Driveway

A small permanent sign located near driveway access points and/or at the intersection of internal access drives.

Sign, Feather

A temporary sign that is constructed of cloth, canvas, plastic fabric or similar lightweight, non-rigid material and that is supported by a single vertical pole mounted into the ground or on a portable structure. Such sign may take the shape of a feather, tear drop, or any other shape.

Sign, Feather

A temporary sign that is constructed of cloth, canvas, plastic fabric or similar lightweight, non-rigid material and that is supported by a single vertical pole mounted into the ground or on a portable structure.

Sign, Freestanding

Any sign supported upon the ground by a monument, pedestal, pole, bracing, or other permanent

measure and not attached to any building.

Sign, Illuminated

Any sign which has characters, letters, figures, designs, or outlines illuminated externally or internally by any light source other than non-reflected natural daylight.

Sign, Manual Changeable Copy

A changeable copy sign designed so that the characters, letter or illustrations can be changed or rearranged manually. May also be known as readerboards.

Sign, Marquee

A sign which is attached to a marquee.

Sign, Monument

A permanent freestanding sign other than a pole sign, not attached to a building, which is placed upon or supported by the ground independently of any other structure, typically on a monument or pedestal structure.

Sign, Nonconforming

Any sign which was erected legally prior to the adoption of this code, but which does not comply with subsequently enacted sign restrictions and regulations or a sign which does not conform to the sign code requirements.

Sign, Permanent

A sign permitted by this code to be located on the premises for an unlimited period of time and designed to be permanently attached to a structure or the ground that is constructed of rigid, non-flexible materials.

Sign, Pole

A sign supported by or suspended from a free-standing column or columns of structural steel, pipe or poles.

Sign, Portable

Any sign not attached to the ground or a sign designed to be transported, including signs designed to be transported by means of wheels.

Sign, Projecting

A permanent sign that is affixed perpendicular to a building or wall and extends more than eighteen inches beyond the face of such building or wall.

Sign, Roof

Any sign erected on a roof.

Sign, Sidewalk

A temporary sign that may be placed on the sidewalk, in the public right-of-way, during business hours in accordance with this section and all other applicable ordinances and resolutions. See definition of "sign, T-frame" and "sign, A-frame."

Sign, Temporary

A sign that is neither permanently anchored to the ground, nor permanently affixed to a structure, nor mounted on a chassis, and/or is intended for a limited period of display.

Sign, T-Frame

A freestanding sign which is ordinarily in the shape of an upside down "T" or some variation thereof, which is readily moveable, and is not permanently attached to the ground or any structure. See also the definition for A-frame signs.

Sign, Wall

A permanent sign attached directly to an exterior wall of a building and which does not extend more than eighteen inches from nor above the roof line or beyond the limits of the outside wall,

with the exposed face of the sign in a plane parallel to the building wall. Murals and other painted signs are considered wall signs pursuant to this section.

Sign, Window

Any sign that is applied to the interior or exterior of a window or door, or a sign located near a window or door within a building, for the purpose of being visible and read from the outside of the building.

Sign, Yard

Any temporary sign placed on the ground or attached to a supporting structure, posts, or poles, that is not attached to any building.

Site Plan

A plan prepared to scale accurately showing, with complete dimensions, the boundaries of the site, the location of buildings, exterior lighting, landscaping, vehicular use areas, access drives, signs, outdoor storage areas, and any other features that comprise a proposed development that are further defined in Section 1105.06: Site Plan Review and that demonstrate a development's compliance with this code.

Site Plan Review

The review of proposed site plans as reviewed and decided upon in accordance with this code.

Skilled Nursing

Those nursing services and procedures employed in caring for the sick which require training, judgment, technical knowledge, and skills beyond those which the untrained person possesses. It involves administering medications and carrying out procedures in accordance with the orders, instructions, and prescriptions of the attending physician or surgeon.

Skilled Nursing or Personal Care Facilities

A long-term or short-term residential facility that provides skilled nursing services or personal care in a facility that is not in a traditional dwelling type (e.g., single-family dwelling). Such facility shall not mean the same as "hospitals" or "residential facility."

Small Cell Equipment

A small cell facility and all accessory equipment.

Small Cell Facility

A wireless facility that meets both of the following requirements:

Each antenna is located inside an enclosure of not more than six (6) cubic feet in volume or, in the case of an antenna with exposed elements, the antenna and all of its exposed elements can fit within an enclosure of not more than six (6) cubic feet in volume; and

All other wireless equipment associated with the facility is cumulatively not more than twenty-eight (28) cubic feet in volume. The calculation of equipment volume shall not include electric meters, concealment elements, telecommunications demarcation boxes, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services.

Small Cell Use Permit

The permit granted by the City authorizing the applicant to collocate a small cell facility or to construct, maintain, modify, operate, or replace a wireless support structure in the right-of-way.

Solar Panels

Structures designed to utilize solar energy as an alternate for, or supplement to, a conventional energy system.

Specified Anatomical Areas

The human male genitals in a discernibly turgid state, even if completely and opaquely

covered; or

Less than completely and opaquely covered human genitals, pubic region, buttocks or female breast below a point immediately above the top of the areola.

Specified Sexual Activities

Specified sexual activities means any of the following:

The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts;

Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, masturbation or sodomy; or

Excretory functions as part of or in connection with any of the activities set forth in above.

Stacking Space

A portion of the vehicular use area on a site that is dedicated to the temporary storage or "standing" of vehicles engaged in drive-through use of the site or development.

Static, Instant Message Change

On electronic message centers, a static or instant message change is when one message changes to another message instantly without scrolling, flashing, or other movement of the message.

Story

The part of a building, except a mezzanine as defined herein, included between the surface of one floor and the surface of the next floor, or, if there is no floor above, then the ceiling next above, and having a height consistent with the requirement of occupiable space as defined in the residential building code.

Streamer

A ribbon-shaped or cord-like rope which may have pennants and/or banners attached and which is stretched or hung between two or more supports.

Street

The full width between property lines bounding every public way of whatever nature, with a part thereof to be used for vehicular traffic.

Street, Collector

Collector streets are designed to collect and distribute traffic between local access streets and other minor street streets to arterial streets and freeways.

Street, Cul-de-Sac

A local street of relatively short length with one end open to traffic and the other end permanently terminating in a vehicular turn-around.

Street, Dead-End

A street temporarily having only one (1) outlet for vehicular traffic and intended to be extended or continued in the future.

Street, Local

A street designed primarily for providing access to residential, commercial or other abutting property.

Street, Major Arterial

Principal arterial streets are streets designed for the movement of large amounts of fast traffic between points of heavy traffic generation (e.g., freeways, large residential areas or business and industrial areas) and from one section of the community or communities to another. Major arterial streets have the widest rights-of-way and carry the largest volumes of traffic within the City.

Street, Marginal Access

A local or collector street, parallel and adjacent to an arterial or collector street, providing access to

abutting properties and protection from arterial or collector streets; also called frontage street.

Street, Minor Arterial

Minor arterial streets are intended to collect and distribute traffic in a manner similar to principal arterial streets, except that these streets service smaller traffic generating uses and areas within the City and can serve in place of collector streets for the purposes of moving traffic in between other collector streets and the freeway or other arterial streets.

Street, Private

An area set aside to provide access for vehicular traffic within a development that is not dedicated or intended to be dedicated to the City and that is not maintained by the City.

Street, Public

A street that has been dedicated or deeded to the public for public use and which affords principal access to abutting property.

Structural Trim (Signs)

The molding, battens, cappings, nailing strips, latticing, platforms and letters, figures, characters, or representations in cut out or irregular form which are attached to the sign structure.

Structure

Anything constructed or erected on the ground or attached to the ground or on-site utilities, including, but not limited to, buildings, factories, sheds, detached garages, freestanding signs, cabins, manufactured homes, and other similar items. Patios, parking lots, or other similarly paved surfaces shall not be deemed structures.

Structure, Accessory

A structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure.

Structure, Legally Nonconforming

A structure or portion thereof, lawfully existing on the effective date of this code, or amendments thereto, and which does not conform to the provisions of the code in the district in which it is located.

Structure, Temporary

A structure permitted for limited duration with the intent that such use will terminate, or the structure will be removed automatically upon expiration of the fixed time period. A temporary structure is without a foundation or footing.

Subdivider

Any individual, firm, association, syndicate, partnership, corporation, trust or any other legal entity commencing proceedings under this code to effect a subdivision of land hereunder for themselves or for another.

Subdivision

The division of any parcel of land, shown as a unit or as contiguous units on the last preceding tax roll, into two (2) or more parcels, sites or lots, for the purpose, whether immediate or future, of transfer of ownership, provided, however, that the improvement of one (1) or more parcels of land for residential, commercial or industrial structures or groups of structures, not involving the division, combination, alteration, or allocation of land for the opening, widening or extension of any street or streets, and the division or allocation of land as open spaces for common use by owners, occupants or lease holders or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities, shall be exempted.

Subdivision, Major

A subdivision that is not classified as a minor subdivision.

Subdivision, Minor

A division of a parcel of land along an existing street not involving the opening, widening or extension of any street or road and involving no more than five (5) lots after the original tract has been completely subdivided. See further distinction in Section 1105.04(b).

Substantial Enlargement (Adult Entertainment Business)

Substantial enlargement of an adult entertainment business means the increase in floor area occupied by the business by more than twenty-five percent (25%) as the floor areas exist on the date this code takes effect.

Survey

The process by which a parcel of land is measured, and its boundaries and contents are ascertained, by a professional land surveyor. The results of a survey are a map and legal description of such parcel of land.

Swimming Pools

Any pool, lake, or open tank, primarily used for swimming or wading, not located within a completely enclosed building and containing or normally capable of containing water to a depth at any point greater than one foot. Such use shall be designed, used, and maintained for swimming or wading by the residents, tenants, or occupants of the subject property.

Taverns or Bars

Establishments providing or dispensing, for on-site consumption, any fermented malt beverage, malt beverage, special malt, vinous, or spirituous liquors. The sale of food products including, but not limited to, sandwiches and light snacks may be a secondary use to the service of the aforementioned drinks.

Telecommunications

All communications services and the use thereof, whether by means of public or private providers, and includes cellular telecommunications, personal wireless services and amateur radio broadcasting, by any transmission, emission or reception of signals, writing, images and sounds, or information of any nature by wire, radio, visual or the electromagnetic system.

Telecommunications Act of 1996

Public Law 104-104, as adopted by the Congress of the United States, February 8, 1996, as may from time to time be amended. This law is the basic law governing wireless telecommunications.

Temporary Event (Extensive Impact)

A short-term event or activity that may occur for a longer time period; will require broader City resources; or will have more extensive impacts on the City or adjacent properties than a temporary use with limited impact.

Temporary Event (Limited Impact)

A short-term event or activity with minimal impact on street, public services, or adjacent properties.

Temporary Structures for Construction Purposes

See definition of "construction structures."

Theaters

A building or part thereof used for housing dramatic presentations, stage entertainments, motion-picture shows, or other similar entertainment.

Towers

Any ground or above-ground mounted pole, spire, structure or combination thereof, taller than fifteen (15) feet, including supporting lines, cables, wires, braces or masts, and including smoke stacks, water towers and other similar structures which can accommodate the mounting of an

antenna, meteorological or telecommunications device, or similar apparatus above-grade. "Tower" also includes the following:

Cellular or wireless communications. Any tower, as defined in this chapter, used to support a cellular or wireless telecommunications antenna. Such tower may be a mast, pole, monopole, guyed tower, lattice tower, freestanding tower or other structure designed and primarily used to support antennas. A building permanently affixed to real property which supports a device as defined in this section as a tower, when that device extends above the highest point on such building by more than fifteen feet, and used for telecommunications purposes, the device so extending shall be considered a tower under this chapter.

Lattice. A support structure constructed of vertical metal struts and cross braces forming a triangular or rectangular structure which often tapers from the foundation to the top.

Monopole. A support structure constructed of a single, self-supporting pole or similar device securely anchored to a foundation, not necessarily the ground.

Multi-user. A tower to which is attached the antennas of more than one wireless telecommunications service provider, including a governmental entity or other similar provider.

Single-user. A tower to which is attached only the antenna(s) of a single provider, although such tower may be designed to accommodate the antennas of multiple uses.

Trailer

Any vehicle without motive power that is designed or used for carrying property or persons wholly on its own structure and for being drawn by a motor vehicle.

Training or Instructional Facilities

Businesses or studios that provide training or instructional services to the general public outside of "educational institutions". Such uses may include, but are not limited to, dance studios, art studios, tutoring services, fitness clubs, etc.

Truck and Heavy Equipment Sales

An establishment engaged in the temporary storage for the sale or repair of tractor trailer trucks and other equipment, or vehicles used in commercial, industrial or construction enterprises such as, but not limited to, bulldozers, cranes, backhoes, rollers, and lifts.

Truck Terminals

A facility intended to provide services to the trucking industry including but not limited to the following activities: the dispensing of fuel, the storage of truck tractors and truck trailers, weighing facilities, truck washing facilities, convenience retail sales and other driver accommodations.

Turbine Height (Wind Energy)

means the distance measured from the surface of the tower foundation to the highest point of the turbine rotor plane.

Type A Day Care Homes

A permanent residence of the administrator in which child day care is provided for seven (7) to twelve (12) children at one time or a permanent residence of the administrator in which child day care is provided for four (4) to twelve (12) children at one time if four (4) or more children at one time are under two (2) years of age. In counting children for the purposes of this definition, any children under six (6) years of age who are related to a licensee, administrator or employee and who are on the premises of the Type A Home shall be counted. A Type A Home does not include a residence in which the needs of children are administered, if all of the children whose needs are being administered to are siblings of the same immediate family and the residence is the home of the siblings.

Type-B Day Care Home

A permanent residence of the provider in which child day care is provided for one (1) to six (6) children at one time and in which no more than three (3) children may be under two (2) years of age at one time. In counting children for the purposes of this definition, any children under six (6) years of age who are related to the provider and who are on the premises of the Type B Home shall be counted. A Type B Home does not include a residence in which the needs of children are administered if all of the children whose needs are being administered to are siblings of the same immediate family and the residence is the home of the siblings.

Use

Any purpose for which a lot, building, or other structure, or a tract of land may be designated, arranged, intended, maintained, or occupied; or any activity, occupation, business, or operation carried on or intended to be carried on in a building or other structure or on a tract of land.

Use, Accessory

A use located on the same lot with the principal use of building or land, but incidental and subordinate to and constructed subsequent to the principal use of the building or land.

Use, Conditional

A use which may be appropriate or desirable in a specified zoning district but requires special approval through the conditional use approval procedure of this code because, if not carefully located or designed, it may create special problems such as excessive height or bulk or abnormal traffic congestion.

Use, Legally Nonconforming

Any building or land lawfully occupied by a use that was in accordance with the zoning regulations, if any, in existence when the use commenced and which, through subsequent enactments or changes of zoning regulations either prior to the passage of this code or by the passage of this code or amendments thereto, does not conform or did not conform thereafter with the use regulations of the district in which it is situated.

Use, Principal or Main

The main use of land or buildings as distinguished from subordinate or accessory uses. A principal use may be either permitted, permitted with standards, or conditionally permitted.

Use, Temporary

A use that is established for a fixed period of time with the intent to discontinue such use upon the expiration of such time and does not involve the construction or alteration of any permanent structure. See Chapter 1111: Accessory and Temporary Use Regulations.

Variance

A modification of the strict terms of these regulations where such modification will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of these regulations would result in a practical difficulty.

Vehicle Washing Establishments

The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment. This shall include establishments that provide car detailing services.

Vehicle, Fleet

Trucks, vans, and other vehicles, including motorized equipment, which are used as part of the operation of a principal use, but not including privately owned customer or employee vehicles.

Vehicular Use Area

The entire paved area that encompasses all parking spaces, loading areas, stacking spaces, and the access drives that provide access to those spaces but that does not include the entry drive or

driveway with no direct access to a parking space, stacking space, or loading space.

Violation

The failure of a structure or other development to be fully compliant with the regulations of this code.

Wall

An architectural partition with a height and length greater than its thickness; used to divide or enclose an area or to support another structure.

Wall, Retaining

A retaining wall is a structure that holds back soil or rock from a building, structure, or area.

Retaining walls prevent downslope movement or erosion and provide support for vertical or near-vertical grade changes.

Warehouses and Distribution Facilities

A business establishment primarily engaged in the storage, loading, unloading, and/or distribution of merchandise, goods, and materials, not including "self-storage facilities."

Watercourse

Any natural or artificial waterway (including, but not limited to, streams, rivers, creeks, ditches, channels, canals, conduits, culverts, drains, drainageways, waterways, gullies, ravines, or washes) in which waters flow in a definite direction or course, either continuously or intermittently, and including any area adjacent thereto which is subject to inundation by reason of overflow of flood water.

Wholesale Establishments

An establishment or place of business primarily engaged in selling merchandise to retailers, including associated showrooms and warehousing; to industrial, commercial, institutions, or professional business users; to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

Windblown Devices

Objects and signs designed to inform or attract attention, all or part of which is set in motion by or remains inflated by wind, mechanical, electrical, or any other means and may include, but are not limited to pennants, ribbons, streamers, spinners, or similar objects.

Wireless Support Structure

A pole, such as a monopole, either guyed or self-supporting, street light pole, traffic signal pole, a fifteen-foot or taller sign pole, or utility pole capable of supporting small cell facilities. As used in this chapter, "wireless support structure" excludes all of the following:

- A utility pole or other facility owned or operated by a municipal electric utility; and

- A utility pole or other facility used to supply traction power to public transit systems, including railways, trams, streetcars, and trolleybuses.

Wireless Telecommunications

See definitions of "telecommunications", "personal communication system(s)", "PCS", or "communications".

Wireless Telecommunications Equipment Building or Equipment Building

The structure in which the electromagnetic receiving and relay equipment for a wireless telecommunications facility is housed.

Wireless Telecommunications Facility or Facility or Facilities

The facility consisting of the equipment and structures involved in receiving telecommunications or radio signals from a mobile radio communications source and transmitting those signals to a central switching computer which connects the mobile unit with the land-based telephone lines.

Yard

An open space on the same lot with a building unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided in this code. See Section 1113.06(c) for rules of measurement and determination for all yard types.

Yard, Front

Unless otherwise stated in Section 1113.06(c), a front yard is an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of the main building.

Yard, Rear

Unless otherwise stated in Section 1113.06(c), a rear yard is an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the main building.

Yard, Side

Unless otherwise stated in Section 1113.06(c), a side yard is an open space between a main building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point of the side lot line to the nearest point of the main building.

Zoning District

An area within the City limits for which the regulations and requirements governing use are uniform as defined by Section 1107.02(a).

Zoning District, Nonresidential

The term "nonresidential zoning district" shall include the B-1, B-2, B-4, B-5, I-1, and P-I districts, regardless if residential uses are permitted within the district.

Zoning District, Residential

The term "residential zoning district" shall include the R-1A, R-1B, R-1C, R-2, and R-3 districts.

Zoning Inspector

The Zoning Inspector of the City of Sheffield Lake, Ohio. The individual designated to administer and enforce this code, unless otherwise stated.

Zoning Map

An accurate map depicting the City of Sheffield Lake, Ohio, and indicating the official boundaries of the zoning districts established by this code. See Section 1107.02(c).

Zoning Permit

A permit issued by the Zoning Administrator stating that a proposed development or activity complies with this code as established in this code.

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

CODIFIED ORDINANCES OF SHEFFIELD LAKE

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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
- ording to this code's stated purpose and intent
- ordinance, resolution, statute, regulation, or document, that reference shall be construed as referring to the most recent edition of such regulation (as amended), resolution, statute, or d
- ords
- ords and phrases not otherwise defined in this code that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning
- ord "shall" is always mandatory, and the words "may" or "should" are always permissive
- ords used in one tense (past, present, or future) include all other tenses, unless the context clearly indicates the contrary
- ords and phrases shall have the meanings set forth in this chapter
- ords and phrases not otherwise defined in this code shall be construed according to the common and approved usage of American English
- Ord. 26-22
- ordance with this code
- ordance with American Society for Testing Materials standard method for test for flammability of plastics over 0
- ordance with the provisions of Chapter 1115: Landscaping and Screening Standards
- Ordinances
- ordance with the Sheffield Lake Code of Ordinances
- ordinate building detached from, but located on the same lot as, the principal or main building, the use of which is incidental and accessory to the principal building or use and that
- effective date of this code, or amendments thereto, and that does not conform to the provisions of the code in the district in which it is located
- ording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service, or other commercial activity

- Ord. 53-24
- adopted children (and including the domestic employees thereof), together with not more than two (2) persons not so related, living together in the whole or part of a dwelling comprising
- Ordinances, as well as other animals that are traditionally cared for on a farm including, but not limited to, cattle, sheep, horses, goats, and other similar animals
- ordinary due process
- ord A lot which is part of a subdivision, the part of which has been recorded in the office of the Lorain County Recorder, or a parcel of land the deed to which was recorded, prior to
- ord;
- ord, and portions of lots of record
- ordinate to a restaurant, bar, or tavern as allowed in Section 1107
- ording, logo, or other representation that, does fall under the definition of "commercial message or speech
- ordinance or its amendments, which do not conform to the regulations of the applicable zoning district, and are therefore incompatible
- ord, with necessary affidavits, dedications and acceptances, and with complete bearings and dimensions of all lines defining lots, blocks, streets, alleys, public areas, and other dim
- ordance with this code, and which, if approved, shall be filed with the proper county recording officer
- ordance with Section 1105
- ords, letters, pictures, logos, figures, designs, symbols, fixtures, colors, illumination or projected images
- ordinarily in the shape of an "A" or some variation thereof, which is readily moveable, and is not permanently attached to the ground or any structure
- ord, rope, cable, or similar method
- ord, rope, cable, or a similar method
- enacted sign restrictions and regulations or a sign which does not conform to the sign code requirements
- ordance with this section and all other applicable ordinances and resolutions
- ordinarily in the shape of an upside down "T" or some variation thereof, which is readily moveable, and is not permanently attached to the ground or any structure
- ordance with the orders, instructions, and prescriptions of the attending physician or surgeon
- ord-like rope which may have pennants and/or banners attached and which is stretched or hung between two or more supports
- ords principal access to abutting property
- ordinate to, the principal structure
- effective date of this code, or amendments thereto, and which does not conform to the provisions of the code in the district in which it is located
- adopted by the Congress of the United States, February 8, 1996, as may from time to time be amended
- ordinate to and constructed subsequent to the principal use of the building or land
- ordance with the zoning regulations, if any, in existence when the use commenced and which, through subsequent enactments or changes of zoning regulations either prior to

the passage

- ordinate or accessory uses
- Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality
- Ordinances should be consulted prior to any action being taken
- Ordinances or other documents posted on this site, please contact the Municipality directly or contact American Legal Publishing toll-free at 800-445-5588

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