

1353.22 MAP MAINTENANCE ACTIVITIES.

1353.22 MAP MAINTENANCE ACTIVITIES.

Document type	section
Identifier	1353.22
Citation	§ 1353.22
Ordinances detected	S, 116-84, INANCE, 9-21, ER, AS, APPLICABLE
Original source	American Legal Publishing
Content hash	9f343bab8b2277d94e6eee18b26a339c9167880fc5399d1c70c1540cbe1d0623

- Skip to main content
- Search
- Sitemap
- Login
- Select Language
- Resources
- Skip to code content (skip section selection)
- 2025-04 (current)
- Sheffield Lake Overview
- Codified Ordinances of Sheffield Lake, OH
- CODIFIED ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO
- CERTIFICATION
- ROSTER OF OFFICIALS
- ADOPTING ORDINANCE NO. 116-84
- COMPARATIVE SECTION TABLE
- TABLES OF SPECIAL ORDINANCES OF SHEFFIELD LAKE
- CHARTER

PART ONE - ADMINISTRATIVE CODE

PART THREE - TRAFFIC CODE

PART FIVE - GENERAL OFFENSES CODE

PART SEVEN - BUSINESS REGULATION CODE

PART NINE - STREETS, UTILITIES AND PUBLIC SERVICES CODE

PART ELEVEN - PLANNING AND ZONING CODE

PART THIRTEEN - BUILDING CODE

TITLE ONE - Building Standards

TITLE THREE - Local Provisions

CHAPTER 1335 Licensing of Contractors

CHAPTER 1345 Certificates of Occupancy

CHAPTER 1351 Dangerous Buildings

CHAPTER 1352 Fences, Hedges and Walls (Repealed)

CHAPTER 1353 Flood Damage Prevention

1353.01 STATUTORY AUTHORIZATION.

1353.02 FINDINGS OF FACT.

1353.03 STATEMENT OF PURPOSE.

1353.04 METHODS OF REDUCING FLOOD LOSS.

1353.05 LANDS TO WHICH THESE REGULATIONS APPLY.

1353.06 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD.

1353.07 ABROGATION AND GREATER RESTRICTIONS.

1353.08 INTERPRETATION.

1353.09 WARNING AND DISCLAIMER OF LIABILITY.

1353.10 SEVERABILITY.

1353.11 DEFINITIONS.

1353.12 DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR.

1353.13 DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR.

1353.14 FLOODPLAIN DEVELOPMENT PERMITS.

1353.15 APPLICATION REQUIRED.

1353.16 REVIEW AND APPROVAL OF A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION.

1353.17 INSPECTIONS.

1353.18 POST-CONSTRUCTION CERTIFICATIONS REQUIRED.

1353.19 REVOKING A FLOODPLAIN DEVELOPMENT PERMIT.

1353.20 EXEMPTION FROM FILING A DEVELOPMENT PERMIT.

1353.21 STATE AND FEDERAL DEVELOPMENT.

1353.22 MAP MAINTENANCE ACTIVITIES.

1353.23 DATA USE AND FLOOD MAP INTERPRETATION.

1353.24 USE OF PRELIMINARY FLOOD INSURANCE RATE MAP AND/OR FLOOD INSURANCE STUDY DATA.

1353.25 SUBSTANTIAL DAMAGE DETERMINATIONS.

1353.26 USE REGULATIONS.

1353.27 WATER AND WASTEWATER SYSTEMS.

1353.28 SUBDIVISION AND OTHER NEW DEVELOPMENTS.

1353.29 RESIDENTIAL STRUCTURES.

1353.30 NONRESIDENTIAL STRUCTURES.

1353.31 ACCESSORY STRUCTURES.

1353.32 RECREATIONAL VEHICLES.
1353.33 GAS OR LIQUID STORAGE TANKS.
1353.34 ASSURANCE OF FLOOD CARRYING CAPACITY.
1353.35 DEVELOPMENT STANDARDS FOR COASTAL HIGH HAZARD AREAS(AND MoWA AREAS).
1353.36 APPEALS BOARD ESTABLISHED.
1353.37 POWERS AND DUTIES.
1353.38 APPEALS.
1353.39 VARIANCES.
1353.40 PROCEDURE AT HEARINGS.
1353.41 APPEAL TO THE COURT.
1353.42 COMPLIANCE REQUIRED.
1353.43 NOTICE OF VIOLATION.
1353.99 VIOLATIONS AND PENALTIES.

CHAPTER 1354 Flood Hazards

CHAPTER 1355 Grades

CHAPTER 1356 Moving Buildings

CHAPTER 1357 Residential Driveways and Driveway Additions

CHAPTER 1361 Permits, Fees and Inspections

CHAPTER 1365 Pole Type Buildings (Repealed)

CHAPTER 1367 Construction Equipment and Vehicles (Repealed)

CHAPTER 1369 Dumpsters and Refuse Containers (Repealed)

CHAPTER 1371 Signs and Billboards (Repealed)

CHAPTER 1375 Swimming Pools (Repealed)

CHAPTER 1377 Smoke Detectors

CHAPTER 1379 Residential Construction Materials

CHAPTER 1381 Stables, Kennels and Animal Shelters

CHAPTER 1383 Metal Sheds and Accessory Buildings (Repealed)

CHAPTER 1385 Emergency Alarm Systems

CHAPTER 1387 Ground Satellite Stations

CHAPTER 1395 Real Property Maintenance Code

PART FIFTEEN - FIRE PREVENTION CODE

OH

Sheffield Lake

Codified Ordinances of Sheffield Lake, OH

1353.22 MAP MAINTENANCE ACTIVITIES.

CHAPTER 1353 Flood Damage Prevention

1353.16 REVIEW AND APPROVAL OF A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION.

(a) Review.

(1) After receipt of a complete application, the Floodplain Administrator shall review the application to ensure that the standards of these regulations have been met. No floodplain development permit application shall be reviewed until all information required in Section 1353.15 has been received by the Floodplain Administrator.

(2) The Floodplain Administrator shall review all floodplain development permit applications to assure that all necessary permits have been received from those federal, state or local governmental agencies from which prior approval is required. The applicant shall be responsible for obtaining such permits as required including permits issued by the U.S. Army Corps of Engineers

under Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act, and the Ohio Environmental Protection Agency under Section 401 of the Clean Water Act.

(b) Approval. Within thirty (30) days after the receipt of a complete application, the Floodplain Administrator shall either approve or disapprove the application. If the Floodplain Administrator is satisfied that the development proposed in the floodplain development application conforms to the requirements of this ordinance, the Floodplain Administrator shall issue the permit. All floodplain development permits shall be conditional upon the commencement of work within 180 days. A floodplain development permit shall expire 180 days after issuance unless the permitted activity has been substantially begun and is thereafter pursued to completion.

(Ord. 9-21. Passed 2-9-21.)

1353.17 INSPECTIONS.

The Floodplain Administrator shall make periodic inspections at appropriate times throughout the period of construction in order to monitor compliance with permit conditions.

(Ord. 9-21. Passed 2-9-21.)

1353.18 POST-CONSTRUCTION CERTIFICATIONS REQUIRED.

The following as-built certifications are required after a floodplain development permit has been issued:

(a) For new or substantially improved residential structures, or nonresidential structures that have been elevated, the applicant shall have a Federal Emergency Management Agency Elevation Certificate completed by a registered professional surveyor to record as-built elevation data. For elevated structures in Zone A and Zone AO areas without a base flood elevation, the elevation certificate may be completed by the property owner or owner's representative.

(b) For all development activities subject to the standards of Section 1353.22(a), a Letter of Map Revision.

(c) For new or substantially improved nonresidential structures that have been floodproofed in lieu of elevation, where allowed, the applicant shall supply a completed Floodproofing Certificate for Non-Residential Structures completed by a registered professional engineer or architect together with associated documentation.

(Ord. 9-21. Passed 2-9-21.)

1353.19 REVOKING A FLOODPLAIN DEVELOPMENT PERMIT.

A floodplain development permit shall be revocable, if among other things, the actual development activity does not conform to the terms of the application and permit granted thereon. In the event of the revocation of a permit, an appeal may be taken to the Appeals Board (Variance Board for Counties) in accordance with Section 1353.36 et seq. of these regulations. (Ord. 9-21. Passed 2-9-21.)

1353.20 EXEMPTION FROM FILING A DEVELOPMENT PERMIT.

An application for a floodplain development permit shall not be required for:

Maintenance work such as roofing, painting, and basement sealing, or for small nonstructural development activities (except for filling and grading) valued at less than two thousand five hundred dollars (\$2,500).

(Ord. 9-21. Passed 2-9-21.)

1353.21 STATE AND FEDERAL DEVELOPMENT.

(a) Development that is funded, financed, undertaken, or preempted by state agencies shall comply with minimum NFIP criteria.

(b) Before awarding funding or financing or granting a license, permit, or other authorization for a development that is or is to be located within a 100-year floodplain, a state agency shall require

the applicant to demonstrate to the satisfaction of the agency that the development will comply with minimum NFIP criteria and any applicable local floodplain management resolution or ordinance as required by Ohio Revised Code Section 1521.13. This includes, but is not limited to:

(1) Development activities in an existing or proposed manufacture home park that are under the authority of the Ohio Department of Commerce and subject to the flood damage reduction provisions of the Ohio Administrative code Section 4781-12.

(2) Major utility facilities permitted by the Ohio Power Siting Board under Section 4906 of the Ohio Revised Code.

(3) Hazardous waste disposal facilities permitted by the Hazardous Waste Siting Board under Section 3734 of the Ohio Revised Code.

(c) Development activities undertaken by a federal agency and which are subject to Federal Executive Order 11988-Floodplain Management.

(1) Each federal agency has a responsibility to evaluate the potential effects of any actions it may take in a floodplain; to ensure that its planning programs and budget requests reflect consideration of flood hazards and floodplain management; and to prescribe procedures to implement the policies and and requirement of EO 11988.

(Ord. 9-21. Passed 2-9-21.)

1353.22 MAP MAINTENANCE ACTIVITIES.

To meet National Flood Insurance Program minimum requirements to have flood data reviewed and approved by FEMA, and to ensure that Sheffield Lake's flood maps, studies and other data identified in Section 1353.06 accurately represent flooding conditions so appropriate floodplain management criteria are based on current data, the following map maintenance activities are identified:

(a) Requirement to Submit New Technical Data.

(1) For all development proposals that impact floodway delineations or base flood elevations, the community shall ensure that technical data reflecting such changes be submitted to FEMA within six months of the date such information becomes available. These development proposals include:

A. Floodway encroachments that increase or decrease base flood elevations or alter floodway boundaries;

B. Fill sites to be used for the placement of proposed structures where the applicant desires to remove the site from the special flood hazard area;

C. Alteration of watercourses that result in a relocation or elimination of the special flood hazard area, including the placement of culverts; and

D. Subdivision or other new developments proposals requiring the establishment of base flood elevations in accordance with Section 1353.28.

(2) It is the responsibility of the applicant to have technical data, required in accordance with Section 1353.22(a), prepared in a format required for a Conditional Letter of Map Revision or Letter of Map Revision, and submitted to FEMA. Submittal and processing fees for these map revisions shall be the responsibility of the applicant.

(3) The Floodplain Administrator shall require a Conditional Letter of Map Revision prior to the issuance of a floodplain development permit for:

A. Proposed floodway encroachments that increase the base flood elevation; and

B. Proposed development which increases the base flood elevation by more than one foot in riverine areas where FEMA has provided base flood elevations but no floodway.

(4) Floodplain development permits issued by the Floodplain Administrator shall be

conditioned upon the applicant obtaining a Letter of Map Revision from FEMA for any development proposal subject to Section 1353.22(a)(1).

(b) Right to Submit New Technical Data. The Floodplain Administrator may request changes to any of the information shown on an effective map that does not impact floodplain or floodway delineations or base flood elevations, such as labeling or planimetric details. Such a submission shall include appropriate supporting documentation made in writing by the Mayor of Sheffield Lake, and may be submitted at any time.

(c) Annexation/Detachment. Upon occurrence, the Floodplain Administrator shall notify FEMA in writing whenever the boundaries of the City of Sheffield Lake have been modified by annexation or the community has assumed authority over an area, or no longer has authority to adopt and enforce floodplain management regulations for a particular area. In order that the City of Sheffield Lake's Flood Insurance Rate Map accurately represent the City of Sheffield Lake's boundaries, include within such notification a copy of a map of the City of Sheffield Lake suitable for reproduction, clearly showing the new corporate limits or the new area for which the City of Sheffield Lake has assumed or relinquished floodplain management regulatory authority.

(Ord. 9-21. Passed 2-9-21.)

1353.23 DATA USE AND FLOOD MAP INTERPRETATION.

The following guidelines shall apply to the use and interpretation of maps and other data showing areas of special flood hazard:

(a) In areas where FEMA has not identified special flood hazard areas, or in FEMA identified special flood hazard areas where base flood elevation and floodway data have not been identified, the Floodplain Administrator shall review and reasonably utilize any other flood hazard data available from a federal, state, or other source.

(b) Base flood elevations and floodway boundaries produced on FEMA flood maps and studies shall take precedence over base flood elevations and floodway boundaries by any other source that reflect a reduced floodway width and/or lower base flood elevations. Other sources of data, showing increased base flood elevations and/or larger floodway areas than are shown on FEMA flood maps and studies, shall be reasonably used by the Floodplain Administrator.

(c) The Floodplain Administrator shall make interpretations, where needed, as to the exact location of the flood boundaries and areas of special flood hazard. A person contesting the determination of the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 1353.36 et seq., Appeals and Variances.

(d) Where an existing or proposed structure or other development is affected by multiple flood zones, by multiple base flood elevations, or both, the development activity must comply with the provisions of this ordinance applicable to the most restrictive flood zone and the highest base flood elevation affecting any part of the existing or proposed structure; or for other developments, affecting any part of the area of the development.

(Ord. 9-21. Passed 2-9-21.)

1353.24 USE OF PRELIMINARY FLOOD INSURANCE RATE MAP AND/OR FLOOD INSURANCE STUDY DATA.

(a) Zone A:

(1) Within Zone A areas designated on an effective FIRM, data from the preliminary FIRM and/or FIS shall reasonably be utilized as best available data.

(2) When all appeals have been resolved and a notice of final flood elevation determination has been provided in a Letter of Final Determination (LFD), BFE and floodway data from the preliminary FIRM and/or FIS shall be used for regulating development.

(b) Zones AE, A1-30, AH, AO, VE, and V1-30:

(1) BFE and floodway data from a preliminary FIS or FIRM restudy are not required to be used in lieu of BFE and floodway data contained in an existing effective FIS and FIRM. However,

A. Where BFEs increase in a restudied area, communities have the responsibility to ensure that new or substantially improved structures are protected. Communities are encouraged to reasonably utilize preliminary FIS or FIRM data in instances where BFEs increase and floodways are revised to ensure that the health, safety, and property of their citizens are protected.

B. Where BFEs decrease, preliminary FIS or FIRM Data should not be used to regulate floodplain development until the LFD has been issued or until all appeals have been resolved.

(2) If a preliminary FIRM or FIS has designated floodways where none had previously existed, communities should reasonably utilize this data in lieu of applying the encroachment performance standard of Section 1353.34(b) since the data in the draft or preliminary FIS represents the best data available.

(c) Zones B, C, and X:

(1) Use of BFE and floodway data from a preliminary FIRM or FIS are not required for areas designated as Zone B, C, or X on the effective FIRM which are being revised to Zone AE, A1-30, AH, AO, VE, or V1-30. Communities are encouraged to reasonably utilize preliminary FIS or FIRM data to ensure that the health, safety, and property of their citizens are protected.

(Ord. 9-21. Passed 2-9-21.)

1353.25 SUBSTANTIAL DAMAGE DETERMINATIONS.

Damages to structures may result from a variety of causes including flood, tornado, wind, heavy snow, fire, etc. After such a damage event, the Floodplain Administrator shall:

(a) Determine whether damaged structures are located in special flood hazard areas;

(b) Conduct substantial damage determinations for damaged structures located in special flood hazard areas; and

(c) Require owners of substantially damaged structures to obtain a floodplain development permit prior to repair, rehabilitation, or reconstruction.

Additionally, the Floodplain Administrator may implement other measures to assist with the substantial damage determination and subsequent repair process. These measures include issuing press releases, public service announcements, and other public information materials related to the floodplain development permits and repair of damaged structures; coordinating with other federal, state, and local agencies to assist with substantial damage determinations; providing owners of damaged structures materials and other information related to the proper repair of damaged structures in special flood hazard areas; and assist owners of substantially damaged structures with Increased Cost of Compliance insurance claims. (Ord. 9-21. Passed 2-9-21.)

1353.26 USE REGULATIONS.

The following use and development standards apply to development wholly within, partially within, or in contact with any special flood hazard area as established in Section 1353.06, 1353.23(a), or 1353.24.

(a) Permitted Uses. All uses not otherwise prohibited in this section or any other applicable land use regulation adopted by Sheffield Lake are allowed provided they meet the provisions of these regulations.

(Ord. 9-21. Passed 2-9-21.)

1353.27 WATER AND WASTEWATER SYSTEMS.

The following standards apply to all water supply, sanitary sewerage and waste disposal systems

in the absence of any more restrictive standard provided under the Ohio Revised Code or applicable state rules:

(a) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems;

(b) New and replacement sanitary sewerage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and,

(c) On-site waste disposal systems shall be located to avoid impairment to or contamination from them during flooding.

(Ord. 9-21. Passed 2-9-21.)

1353.28 SUBDIVISION AND OTHER NEW DEVELOPMENTS.

(a) All subdivision proposals and all other proposed new development shall be consistent with the need to minimize flood damage and are subject to all applicable standards in these regulations;

(b) All subdivision proposals and all other proposed new development shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;

(c) All subdivision proposals and all other proposed new development shall have adequate drainage provided to reduce exposure to flood damage; and

(d) In all areas of special flood hazard where base flood elevation data are not available, the applicant shall provide a hydrologic and hydraulic engineering analysis that generates base flood elevations for all subdivision proposals and other proposed developments containing at least 50 lots or 5 acres, whichever is less.

(e) The applicant shall meet the requirement to submit technical data to FEMA in Section 1353.22(a)(1)D. when a hydrologic and hydraulic analysis is completed that generates base flood elevations as required by Section 1353.22(d).

(Ord. 9-21. Passed 2-9-21.)

1353.29 RESIDENTIAL STRUCTURES.

The Requirements of Section 1353.29 apply to new construction of residential structures and to substantial improvements of residential structures in zones A, A1-30, AE, AO, and AH, when designated on the community's effective FIRM, and when designated on a preliminary or final FIRM issued by FEMA under the circumstances provided in Section 1353.24.

(a) New construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Where a structure, including its foundation members, is elevated on fill to or above the base flood elevation, the requirements for anchoring (Section 1353.29(a)) and construction materials resistant to flood damage (Section 1353.29(b)) are satisfied.

(b) New construction and substantial improvements shall be constructed with methods and materials resistant to flood damage.

(c) New construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or elevated so as to prevent water from entering or accumulating within the components during conditions of flooding.

(d) New construction and substantial improvement of any residential structure, including manufactured homes, shall have the lowest floor, including basement, elevated to or above the flood protection elevation.

(e) New construction and substantial improvements, including manufactured homes, that do not have basements and that are elevated to the flood protection elevation using pilings, columns,

posts, or solid foundation perimeter walls with openings to allow the automatic equalization of hydrostatic pressure may have an enclosure below the lowest floor provided the enclosure meets the following standards:

- (1) Be used only for the parking of vehicles, building access, or storage; and
 - (2) Be designed and certified by a registered professional engineer or architect to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters; or
 - (3) Have a minimum of two openings on different walls having a total net area not less than one square inch for every square foot of enclosed area, and the bottom of all such openings being no higher than one-foot above grade. The openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- (f) Manufactured homes shall be affixed to a permanent foundation and anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors.
- (g) Repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and is the minimum necessary to preserve the historic character and design of the structure, shall be exempt from the development standards of Section 1353.29.

(Ord. 9-21. Passed 2-9-21.)

Disclaimer: This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

For further information regarding the official version of any of this Code of Ordinances or other documents posted on this site, please contact the Municipality directly or contact American Legal Publishing toll-free at 800-445-5588.

Hosted by: American Legal Publishing

[Back to Code Library](#)

[Previous Doc](#)

[Next Doc](#)

0 items available

Detected legislative history

- Ordinances of Sheffield Lake, OH
- ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO

- ORDINANCE NO. 116-84
- ORDINANCES OF SHEFFIELD LAKE
- Repealed)
- ordinance, the Floodplain Administrator shall issue the permit
- Ord. 9-21
- order to monitor compliance with permit conditions
- ord as-built elevation data
- ordinance with Section 1353
- ordinance as required by Ohio Revised Code Section 1521
- Order 11988-Floodplain Management
- effective map that does not impact floodplain or floodway delineations or base flood elevations, such as labeling or planimetric details
- order that the City of Sheffield Lake's Flood Insurance Rate Map accurately represent the City of Sheffield Lake's boundaries, include within such notification a copy of a map of the
- ordinance applicable to the most restrictive flood zone and the highest base flood elevation affecting any part of the existing or proposed structure; or for other developments, affecting an
- effective FIRM, data from the preliminary FIRM and/or FIS shall reasonably be utilized as best available data
- effective FIS and FIRM
- effective FIRM which are being revised to Zone AE, A1-30, AH, AO, VE, or V1-30
- ordinating with other federal, state, and local agencies to assist with substantial damage determinations; providing owners of damaged structures materials and other information relat
- adopted by Sheffield Lake are allowed provided they meet the provisions of these regulations
- effective FIRM, and when designated on a preliminary or final FIRM issued by FEMA under the circumstances provided in Section 1353
- 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

Imported automatically by MunicipalWiki. The original publisher remains the authoritative source pending legal normalization and verification.

Revision #1

Created 2026-07-18 21:30:31 UTC by MunicipalWiki Indexer

Updated 2026-07-18 21:30:31 UTC by MunicipalWiki Indexer