

903.02 CONSTRUCTION STANDARDS.

903.02 CONSTRUCTION STANDARDS.

Document type	section
Identifier	903.02
Citation	§ 903.02
Ordinances detected	S, 116-84, SECTION, 33-00, 249, 41-89, 44-77, 22-71, 17-01, 24-97, SET, 41-17, 1345, 27-25
Dates detected	January 1, 1971
Original source	American Legal Publishing
Content hash	fe916913b77d734f3d28781c3ab6a60bd73767543f3d861971d54093c6192ce1

- 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

TITLE ONE - Street and Sidewalk Areas

CHAPTER 901 Excavations

CHAPTER 903 Sidewalks and Driveways

903.01 SIDEWALKS REQUIRED; GRADING; FEES.

903.02 CONSTRUCTION STANDARDS.

903.03 CITY'S REMEDY FOR NONCOMPLIANCE.

903.04 CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR SIDEWALKS.

903.045 SIDEWALK INSTALLATION SPECIFICATIONS.

903.05 CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR DRIVEWAYS. (REPEALED)

903.06 PROCEDURES TO INSURE COMPLIANCE; FEES.

903.99 PENALTY.

EXHIBIT A

CHAPTER 905 Drainage

CHAPTER 907 Trees and Shrubs

CHAPTER 909 Ditches, Watercourses and Drainage Improvements

CHAPTER 910 Streetlawns and Treelawns

TITLE THREE - Public Utilities

TITLE FIVE - Other Public Services

PART ELEVEN - PLANNING AND ZONING CODE

PART THIRTEEN - BUILDING CODE

PART FIFTEEN - FIRE PREVENTION CODE

OH

Sheffield Lake

Codified Ordinances of Sheffield Lake, OH

903.02 CONSTRUCTION STANDARDS.

CHAPTER 903 Sidewalks and Driveways

CHAPTER 903

Sidewalks and Driveways

903.01 Sidewalks required; grading; fees.

903.02 Construction standards.

903.03 City's remedy for noncompliance.

903.04 Construction and material specifications for sidewalks.

903.045 Sidewalk installation specifications.

903.05 Construction and material specifications for driveways. (Repealed)

903.06 Procedures to insure compliance; fees.

903.99 Penalty.

CROSS REFERENCES

Sidewalks and gutters - see Ohio R.C. 729.01 et seq.

Notice to construct or repair sidewalks - see Ohio R.C. 729.03 et seq.
Grade levels - see ADM. 103.01

903.01 SIDEWALKS REQUIRED; GRADING; FEES.

(a) Sidewalks meeting the specifications set forth in Chapter 903 of the Codified Ordinances must be installed prior to the issuance of an occupancy use or permit pursuant to Codified Ordinance Section 1345.01 , for all residential, multifamily, commercial, and industrial property within the City.

(b) All sidewalks constructed on public streets shall be laid to the established grade of the street on which they are located.

(c) Whenever a sidewalk is laid adjacent to a public street or highway, such sidewalk shall not be constructed unless the grade has been set and established at the direction of the City Engineer.

(d) When the City Engineer sets the grade for the sidewalk in accordance with subsection (c) hereof, there shall be charged a fee of ten dollars (\$10.00) per lot.

(Ord. 33-00. Passed 5-9-00.)

903.02 CONSTRUCTION STANDARDS.

No person shall lay or relay any sidewalk on the public streets unless the same is constructed in accordance with the provisions of this chapter and in accordance with the schedule of construction standards on file in the office of the Clerk of the Department of Public Service. (Ord. 249. Passed 8-3-26.)

903.03 CITY'S REMEDY FOR NONCOMPLIANCE.

It shall be the duty of the Building Inspector and/or Service Director, upon being notified that any sidewalk is being or has been constructed within the Municipality contrary to the provisions of this chapter, to direct such employees of the City as are necessary or to otherwise cause the immediate removal of such walk and to provide for the relaying of the same in accordance with the provisions of this chapter. The expense thereof shall be assessed upon the premises abutting upon such sidewalk and the cost and expense shall be certified to the proper officials to be placed upon the tax duplicate for collection as provided by law. The remedy provided for herein shall be in addition to the penalty provided for in Section 903.99.

(Ord. 41-89. Passed 6-13-89.)

903.04 CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR SIDEWALKS.

(a) Portland cement concrete sidewalks shall be installed parallel to abutting streets one foot outside of the perimeter of land upon which new construction of a building may be undertaken. Where there is no sidewalk or the existing sidewalk is in poor repair, as determined by the Building Inspector, the sidewalk shall be installed to meet the grade established by the City Engineer. The sidewalk shall be constructed within two weeks of the time that the building work has reached a state of construction that it is no longer necessary to move heavy equipment across the area where the sidewalk is to be laid, or where the Building Inspector has determined the sidewalk to be in poor repair or unsafe.

(Ord. 44-77. Passed 4-12-77.)

(b) The materials to be used and the method of construction shall be in compliance with Sections 608.02 and 608.03 of the State of Ohio Department of Transportation Construction and Material Specifications, dated January 1, 1971.

(c) Expansion joints of prepared strips of bituminous and fiber or mineral aggregate three-fourths of an inch thick shall be placed at regular intervals not more than thirty feet apart and also

between the sidewalk and other structures, such as a concrete driveway, which are adjacent to the sidewalk.

(d) The concrete shall be a full four inches in thickness except in the area of a crossing driveway where it shall be a full six inches in thickness.

(Ord. 22-71. Passed 3-23-71.)

(e) The sidewalk width shall be four feet on all streets in the City.

(Ord. 17-01. Passed 3-13-01.)

903.045 SIDEWALK INSTALLATION SPECIFICATIONS.

(a) The City hereby adopts the specifications for the installation of sidewalks within the City as are attached to Ordinance 24-97 and marked Exhibit A and which are incorporated herein as if fully set forth herein.

(b) All sidewalks installed within the City of Sheffield Lake, Ohio's municipal limits shall, when installed, comply with in every respect the specifications set forth on attached Exhibit A.

(c) Should any requirement of any ordinance set a higher standard for any portion of or part of the sidewalk that is being installed, said higher standard shall be met and complied with in the installation of sidewalks. However, such higher standard shall not in any way reduce or eliminate the requirements set forth in this section.

(d) No sidewalks shall be installed within the City unless a permit is first obtained for the installation of said sidewalk and unless it is established prior to the obtaining of that permit that the sidewalk to be established shall comply in every respect with the provisions of this section and the specifications contained herein.

(e) Any individual, corporation or other entity installing or attempting to install a sidewalk without complying with the provisions and terms of this section shall be guilty of a misdemeanor of the first degree.

(f) In addition to any and all other remedies and penalties, any individual, corporation or other entity who installs a sidewalk in the City that does not comply with the provisions of this section shall be required, at the cost and expense of the individual, corporation or other entity that installed the sidewalk and/or that caused the sidewalk to be installed without compliance with the terms of this section, shall be required to cause said sidewalk to be removed and a sidewalk installed that complies with the provisions of this section and all other ordinances, in regard to sidewalks insofar as such other ordinances establish a higher standard for any portion of or component part of said sidewalk.

(Ord. 24-97. Passed 3-11-96.)

903.05 CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR DRIVEWAYS. (REPEALED)

EDITOR'S NOTE: Former Section 903.05 was repealed by Ordinance 41-17.

903.06 PROCEDURES TO INSURE COMPLIANCE; FEES.

(a) The Building Inspector may extend the time to any applicant for an occupancy permit, use permit or permit issued pursuant to Codified Ordinance 1345.01, for compliance with the City sidewalk ordinances. The Building Inspector may issue an occupancy permit or use permit or other permit for any residential dwelling or other building upon the applicant or property owner entering into an agreement with the City for installation of sidewalks as set forth herein.

(b) A property owner or applicant may enter into an agreement with the City for depositing funds into an escrow account. Said funds shall be held for the construction of sidewalks. The property owner or applicant and the City shall execute a standard escrow agreement on a form provided by the City. The escrowed funds shall be deposited by the City in a special bank account established to receive sidewalk escrow funds.

(c) The minimum amount to be deposited by a property owner or applicant in escrow shall be twelve dollars (\$12.00) per square foot for the sidewalk required by City ordinances to be constructed on the subject property. Said funds deposited shall be used for the construction of sidewalks as directed by the Building Inspector. Sidewalks will be constructed within six months of the funds being deposited, unless the Building Inspector determines that more time is required due to unusual circumstances.

(d) Should the cost of constructing the sidewalk exceed the funds deposited in escrow, the applicant or property owner who entered into the escrow agreement shall be liable for the additional cost of construction. (Ord. 27-25. Passed 5-13-25.)

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)
- Repealed)
- Ordinances must be installed prior to the issuance of an occupancy use or permit pursuant to Codified Ordinance Section 1345
- ordinance with subsection (c) hereof, there shall be charged a fee of ten dollars (\$10
- Ord. 33-00
- ordinance with the provisions of this chapter and in accordance with the schedule of construction standards on file in the office of the Clerk of the Department of Public Service
- Ord. 249

- ordinance with the provisions of this chapter
- Ord. 41-89
- Ord. 44-77
- Ord. 22-71
- Ord. 17-01
- Ordinance 24-97 and marked Exhibit A and which are incorporated herein as if fully set forth herein
- ordinance set a higher standard for any portion of or part of the sidewalk that is being installed, said higher standard shall be met and complied with in the installation of sidewalks
- ordinances, in regard to sidewalks insofar as such other ordinances establish a higher standard for any portion of or component part of said sidewalk
- Ord. 24-97
- repealed by Ordinance 41-17
- Ordinance 1345
- ordinances
- ordinances to be constructed on the subject property
- Ord. 27-25
- 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 21:27:44 UTC by MunicipalWiki Indexer

Updated 2026-07-18 21:27:44 UTC by MunicipalWiki Indexer