

CHAPTER 1101 Gemeral Provisions — Chapter Overview

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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
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CHAPTER 1101 General Provisions
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PART ELEVEN - PLANNING AND ZONING CODE

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- Chap. 1103. Administration and Decision-Making Bodies.
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- Chap. 1121. Subdivision Design Standards.
- Chap. 1123. Wind Energy Systems.
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- Chap. 1129. Enforcement and Penalties.
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CODIFIED ORDINANCES OF SHEFFIELD LAKE

PART ELEVEN - PLANNING AND ZONING CODE

CHAPTER 1101

General Provisions

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- 1101.02 Short title.
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1101.01 PURPOSE.

It is the purpose of this Planning and Zoning Code to promote and protect the public health, safety, comfort, convenience, and general welfare of the people of Sheffield Lake through the establishment of minimum regulations governing the subdivision, development, and use of land. Furthermore, the more specific purpose of this Planning and Zoning Code is to:

- (a) Implement the plans and policies adopted by the City as it relates to the development of land and improvements;
- (b) Encourage the most appropriate use of land;
- (c) Conserve and stabilize the character and the values of the residential, business, industrial and recreational areas and to assure the orderly and beneficial development of these areas;

- (d) Provide adequate open spaces for light and air;
- (e) Prevent and fight fires;
- (f) Prevent undue concentration of population;
- (g) Lessen congestion on streets;
- (h) Facilitate adequate but economical provisions for community utilities and facilities such as water, transportation, sewerage, schools, parks and other public requirements; and
- (i) Improve the quality of life through protection of the City's total environment, including, but not limited to, the prevention of air, water and noise pollution;
- (j) Avoid the inappropriate subdivision or development of lands and provide for adequate drainage, curbing of erosion, and reduction of flood damage; and
- (k) Foster a more rational pattern of relationship between agricultural, conservation, residential, business, commercial industrial and institutional uses for the mutual benefit of all.

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

1101.02 SHORT TITLE.

These regulations shall be known and may be cited as the "Planning and Zoning Code of the City of Sheffield Lake" or referred to as the "Planning and Zoning Code" or the "code." This code may also be referred to as Part 11 of the Codified Ordinances of the City of Sheffield Lake, Ohio. (Ord. 26-22. Passed 4-26-22.)

1101.03 SCOPE AND AUTHORITY.

(a) General Authority and Scope.

(1) The authority for the preparation, adoption, and implementation of this code is derived from Ohio Revised Code (ORC) Chapters 711 and 713, which permits the adoption of uniform rules and regulations governing the zoning and subdivision of land, and by the Charter of the City of Sheffield Lake.

(2) Nothing in this code shall be construed to limit City Council in the exercise of all of the powers to zone or redistrict now or hereafter authorized by the Ohio Constitution, Ohio statutes, or the Charter of the City of Sheffield Lake.

(b) References to the Ohio Revised Code or the Ohio Administrative Code. Whenever any provision of this code refers to or cites a section of the Ohio Revised Code (as amended) or the Ohio Administrative Code (as amended), and that section is later amended or superseded, this code shall be deemed amended to refer to the amended section or the section that most nearly corresponds to the superseded section.

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

1101.04 EFFECTIVE DATE.

This code was originally adopted by City Council on November 7, 1961, as amended (effective January 1, 1962). The effective date of any amendment shall be in accordance with the applicable provisions of the charter.

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

1101.05 APPLICABILITY.

(a) General Applicability.

(1) The provisions of this code shall apply to all land, buildings, structures, and uses of land, buildings, and structures, or portions thereof, located within the municipal boundaries of the City of Sheffield Lake. The provisions of this code are the minimum requirements adopted to meet the purposes of this code as established in Section 1101.01: Purpose.

(2) The regulations established for each district in this code shall apply uniformly to each class

or type of use, land, building, or structure, unless modified, varied, or waived as provided herein.

(3) No building, structure, or land shall be used or occupied and no building or structure or part thereof shall be structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.

(b) Essential Services Exempted.

(1) The erection, construction, alteration, or maintenance by public utilities or municipal departments, boards, or commissions, of overhead, surface or underground gas, electrical steam, or water, distribution or transmission systems, collection, communications (except for wireless telecommunication facilities as regulated in this code), supply or disposal systems, including mains, sanitary sewers, water lines, 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 public utility or municipal 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.

(2) Buildings required in conjunction with an essential service identified in Subsection (1) above shall be subject to the regulations of this code and shall be reviewed as a principal use in accordance with Section 1107.04: Allowed Principal Uses. Utility structures, as defined in Chapter 1131: Definitions, shall also be reviewed as an accessory use (in the right-of-way) in accordance with Section 1111.01: Accessory Use Regulations.

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

1101.06 INTERPRETATION AND CONFLICT.

(a) Interpretation of Provisions. The provisions of this code shall be held to be the minimum requirements, adopted for the promotion of the public health, safety, comfort, morals, convenience, and general welfare.

(b) Conflict with Other Public Laws, Ordinances, Regulations, or Permits. This code is intended to complement other City, State, and Federal regulations that affect land use and the division of land. This code is not intended to revoke or repeal any other public law, ordinance, regulation, or permit. However, where conditions, standards, or requirements imposed by any provision of this code are more restrictive than comparable standards imposed by any other public law, ordinance, or regulation, the provisions of this code shall govern.

(c) Repeal of Conflicting Ordinance. All ordinances or parts of ordinances in conflict with this code or inconsistent with the provisions of this code are hereby repealed to the extent necessary to give this code full force and effect.

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

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- ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO
- ORDINANCE NO. 116-84
- ORDINANCES OF SHEFFIELD LAKE
- EFFECTIVE DATE
- Effective date
- adopted by the City as it relates to the development of land and improvements;
- orderly and beneficial development of these areas;
- Ord. 26-22
- Ordinances of the City of Sheffield Lake, Ohio
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- adopted by City Council on November 7, 1961, as amended (effective January 1, 1962)
- effective date of any amendment shall be in accordance with the applicable provisions of the charter
- adopted to meet the purposes of this code as established in Section 1101
- ordinance with Section 1107
- ordinance with Section 1111
- adopted for the promotion of the public health, safety, comfort, morals, convenience, and general welfare
- Ordinances, Regulations, or Permits
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