

# CHAPTER 1115 Landscaping and Screening Standards — Chapter Overview

## CHAPTER 1115 Landscaping and Screening Standards

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- Skip to main content
- Search
- Sitemap
- Login
- Select Language
- Resources
- Skip to code content (skip section selection)
- 2025-04 (current)
- Sheffield Lake Overview
- Codified Ordinances of Sheffield Lake, OH
- CODIFIED ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO
- CERTIFICATION
- ROSTER OF OFFICIALS

ADOPTING ORDINANCE NO. 116-84  
COMPARATIVE SECTION TABLE  
TABLES OF SPECIAL ORDINANCES OF SHEFFIELD LAKE  
CHARTER  
PART ONE - ADMINISTRATIVE CODE  
PART THREE - TRAFFIC CODE  
PART FIVE - GENERAL OFFENSES CODE  
PART SEVEN - BUSINESS REGULATION CODE  
PART NINE - STREETS, UTILITIES AND PUBLIC SERVICES CODE  
PART ELEVEN - PLANNING AND ZONING CODE  
CHAPTER 1101 General Provisions  
CHAPTER 1103 Administration and Decision-Making Bodies  
CHAPTER 1105 Review Procedures  
CHAPTER 1107 Zoning Districts and Principal Use Regulations  
CHAPTER 1109 Planned Residential Developments (PRD)  
CHAPTER 1111 Accessory and Temporary Use Regulations  
CHAPTER 1113 General Development Standards  
CHAPTER 1115 Landscaping and Screening Standards  
1115.01 PURPOSE.  
1115.02 APPLICABILITY.  
1115.03 LANDSCAPING PLAN.  
1115.04 LANDSCAPING MATERIALS AND STANDARDS.  
1115.05 BUFFERING BETWEEN LAND USES.  
1115.06 INTERIOR LANDSCAPING OF PARKING LOTS.  
1115.07 SCREENING OF OUTSIDE STORAGE AREAS OR OTHER SERVICE AREAS.  
1115.08 INSTALLATION AND MAINTENANCE.  
CHAPTER 1117 Parking and Access Standards  
CHAPTER 1119 Signs  
CHAPTER 1121 Subdivision Design Standards  
CHAPTER 1123 Wind Energy Systems  
CHAPTER 1125 Wireless Telecommunications  
CHAPTER 1127 Nonconformities  
CHAPTER 1129 Enforcement and Penalties  
CHAPTER 1131 Definitions  
PART THIRTEEN - BUILDING CODE  
PART FIFTEEN - FIRE PREVENTION CODE  
OH  
Sheffield Lake  
Codified Ordinances of Sheffield Lake, OH  
CHAPTER 1115 Landscaping and Screening Standards  
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1115.01 Purpose.  
1115.02 Applicability.  
1115.03 Landscaping plan.

- 1115.04 Landscaping materials and standards.
- 1115.05 Buffering between land uses.
- 1115.06 Interior landscaping of parking lots.
- 1115.07 Screening of outside storage areas or other service areas.
- 1115.08 Installation and maintenance.

1115.01 PURPOSE.

The purpose of this chapter is to protect and promote the public health, safety, and general welfare of Sheffield Lake through the City's ability to regulate land use in a method that utilizes the benefits of landscaping and buffering. Specifically, it is the purpose of this chapter to:

- (a) Protect privacy and provide buffering land uses of differing intensities;
- (b) Remove, reduce, lessen or absorb the impact between one use or zoning district and another;
- (c) Aid in noise, glare and heat abatement;
- (d) Contribute to the process of air purification, ground water recharge, and control of ground water runoff;
- (e) Prevent or reduce soil erosion and sedimentation and stormwater runoff;
- (f) Enhance energy conservation; and
- (g) Increase and maintain property values.

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

1115.02 APPLICABILITY.

(a) This chapter shall apply to new development and any collective substantial expansion of existing structures, in nonresidential districts and in large parking lots. Substantial expansion of existing structures shall be defined based on the criteria established in Table 1115-1.

TABLE 1115-1: SUBSTANTIAL EXPANSION

When Existing Structure is.....

A Substantial Expansion is.....

|                           |                |
|---------------------------|----------------|
| 0 - 1,000 Sq. Ft.         | 50% or Greater |
| 1,001 - 10,000 Sq. Ft.    | 40% or Greater |
| 10,001 - 25,000 Sq. Ft.   | 30% or Greater |
| 25,001 - 50,000 Sq. Ft.   | 20% or Greater |
| 50,001 Sq. Ft. and larger |                |

10% or Greater

(b) Section 1115.05: Buffering between Land Uses shall apply to any size expansion of a structure where such expansion will decrease the setback between the structure and a residential zoning district.

(c) Where there is no expansion of a structure but the vehicular use area is expanded, this chapter shall apply to any new vehicular use areas.

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

#### 1115.03 LANDSCAPING PLAN.

##### (a) Landscaping Plan Requirement.

(1) Any property to which this chapter applies shall illustrate all proposed landscaping and buffering, including the proposed landscaping material, on a site plan or on a separate landscaping plan as part of the application for a site plan review or a zoning permit, whichever is applicable.

(2) All plans shall identify the existing plant material that will be retained and all proposed plant materials within the landscaping and buffer areas. This shall include the common and botanical names, sizes and other remarks as appropriate to describe the landscaping material selection and how the application complies with this chapter.

(b) Approval of a Landscaping Plan. Criteria for the approval of a landscaping plan shall be as follows:

(1) No zoning permit shall be issued without approval of a landscaping plan.

(2) Failure to implement the landscaping plan within twelve (12) months of the issuance of a zoning permit shall be deemed a violation of this code.

(3) The City may seek professional advice from a landscape architect or licensed nurseryman in the review of the submitted plans. The cost of such consultation may be passed on the applicant.

(c) Changes to an Approved Landscaping Plan. The Zoning Inspector may authorize minor changes from the requirements of this chapter.

(1) For purposes of this subsection, minor changes shall be defined as changes to the landscaping plans that are not visible and do not affect the theme or character established for the subject development project.

(2) A revised plan shall be submitted to the Zoning Inspector for review and a decision.

(3) The Zoning Inspector shall have the authority to forward the revised plan to the Planning Commission for a decision if the Zoning Inspector questions whether the changes are minor.

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

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