

CHAPTER 1121 Subdivision Design Standards — Chapter Overview

CHAPTER 1121 Subdivision Design Standards

Document type	chapter
Identifier	1121
Citation	Chapter 1121
Ordinances detected	S, 116-84, ERLY, 26-22, ER
Original source	American Legal Publishing
Content hash	319def4509d606f90c0aa3b8024a1337c7545593fa492f89728f5bbc23d9806c

- 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
CHAPTER 1117 Parking and Access Standards
CHAPTER 1119 Signs
CHAPTER 1121 Subdivision Design Standards
1121.01 PURPOSE.
1121.02 APPLICABILITY.
1121.03 CONFORMITY WITH PLANS AND REGULATIONS.
1121.04 SALE OF LAND IN SUBDIVISIONS; START OF CONSTRUCTION.
1121.05 BOND REQUIRED.
1121.06 GENERAL DESIGN REQUIREMENTS.
1121.07 LOTS.
1121.08 BLOCKS.
1121.09 STREET LIGHTING.
1121.10 RAILROADS.
1121.11 STREETS AND THOROUGHFARES.
1121.12 UTILITIES.
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 1121 Subdivision Design Standards
CHAPTER 1121 Subdivision Design Standards
CHAPTER 1121

Subdivision Design Standards

- 1121.01 Purpose.
- 1121.02 Applicability.
- 1121.03 Conformity with plans and regulations.
- 1121.04 Sale of land in subdivisions; start of construction.
- 1121.05 Bond required.
- 1121.06 General design requirements.
- 1121.07 Lots.
- 1121.08 Blocks.
- 1121.09 Street lighting.
- 1121.10 Railroads.
- 1121.11 Streets and thoroughfares.
- 1121.12 Utilities.

1121.01 PURPOSE.

The purpose of this chapter is to further the overall purpose of this code and additionally, to:

- (a) Establish standard requirements and conditions for the design and review of subdivisions;
- (b) Provide for the orderly subdivision of land;
- (c) Ensure that adequate public infrastructure, facilities and services are available concurrent with development;
- (d) Encourage a beneficial relationship between the uses of land and circulation of all forms of traffic throughout the City, and to provide for the proper location and design of streets;
- (e) Provide adequate utility systems to support the future needs of the systems; and
- (f) Promote efficient and logical placement of utility structures so as to promote the purpose of this code.

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

1121.02 APPLICABILITY.

The developer of a subdivision, or any development that requires public improvements or rights-of-way, shall dedicate all land required for rights-of-way, and shall furnish and install all required improvements serving the subdivision or development. All improvements shall be extended to the boundary of the subdivision or development in order to provide a complete and coordinated system of streets and utilities in accordance with all applicable plans or policies of the City of Sheffield Lake. (Ord. 26-22. Passed 4-26-22.)

1121.03 CONFORMITY WITH PLANS AND REGULATIONS.

(a) The arrangement, character, extent, width, grade and location of all streets shall conform to all plans and policies adopted by the City of Sheffield Lake, and shall be considered in their relation to existing and planned streets, topographical conditions, public convenience and safety, and in appropriate relation to the proposed uses of the land to be served by such streets.

(b) Any plans or documents submitted for subdivision or development approval shall comply with the City's standard drawings and specifications and subsequent amendments, as adopted by City Council, on file in the City offices.

(c) The engineering details and standards of streets and other public improvements are subject to such modification as the Code Administrator may deem necessary to the public interest or maintenance of established standards.

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

1121.04 SALE OF LAND IN SUBDIVISIONS; START OF CONSTRUCTION.

- (a) No owner, or authorized agent, of any land located within a subdivision shall transfer, sell, or

agree to sell any land by reference to, by exhibition of, or by the use of, a plan or plat of a subdivision, nor proceed with any construction work before such plan or plat has been approved and recorded in the manner prescribed in these regulations. Any sale or transfer contrary to the provisions of this section is void. The description of such lot or parcel by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from the provisions of these regulations.

(b) The Zoning Inspector shall not issue zoning permits for any structure or activity on a lot in a subdivision for which a plat has not been approved and recorded in the manner prescribed in these regulations.

(c) Request for Inspection. Following the complete installation of all improvements, applicants seeking the issuance of zoning permits prior to plat approval shall submit a letter to the Planning Commission Clerk requesting the City to inspect installed improvements.

(d) Certification by City Engineer. Upon receipt of the inspection request letter, the Planning Commission Clerk shall forward such letter to the City Engineer. The City Engineer, within ten (10) working days, shall inspect all improvements and notify the applicant as to the status of all improvements. If improvements are satisfactory, the Engineer shall forward a letter to the applicant which certifies the following:

(1) All storm and sanitary sewer and water lines approved in the improvement plans for the proposed subdivision have been completely installed and tested satisfactorily; and

(2) All pavement for the proposed subdivision, as required according to the Subdivision Improvement Standards as approved by the Planning Commissions which are maintained on file with the City Engineer, has been completely installed for a minimum of seven days and all required joints of the same are sealed.

(e) Submission of Applicants and Letter of Certification. Applicants shall submit a zoning permit application to the Zoning Inspector, along with the letter of certification from the City Engineer stating that all conditions identified in Section 1121.04(d) hereof have been met. After the Zoning Inspector receives the application and letter of certification, he or she may issue the zoning permit. (Ord. 26-22. Passed 4-26-22.)

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
- orderly subdivision of land;
- Ord. 26-22
- order to provide a complete and coordinated system of streets and utilities in accordance with all applicable plans or policies of the City of Sheffield Lake
- adopted by the City of Sheffield Lake, and shall be considered in their relation to existing and planned streets, topographical conditions, public convenience and safety, and in appropria
- adopted by City Council, on file in the City offices
- orded in the manner prescribed in these regulations
- ording to the Subdivision Improvement Standards as approved by the Planning Commissions which are maintained on file with the City Engineer, has been completely installed for a minimu
- 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 21:24:26 UTC by MunicipalWiki Indexer

Updated 2026-07-18 21:24:26 UTC by MunicipalWiki Indexer