

PART ELEVEN - PLANNING AND ZONING CODE — Part Overview

PART ELEVEN - PLANNING AND ZONING CODE

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CODIFIED ORDINANCES OF SHEFFIELD LAKE
PART ELEVEN - PLANNING AND ZONING CODE
CHAPTER 1101

General Provisions

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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.)

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- ORDINANCE NO. 116-84
 - ORDINANCES OF SHEFFIELD LAKE
 - 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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