

ARTICLE 8
ESTABLISHMENT AND PURPOSE OF DISTRICTS

REV: 5/12/25 - Yellow highlighted is from Jake Brand, Ashtabula County Planning Commission

SECTION 800: INTENT

The following zoning districts are hereby established for the Township of Sheffield, Ohio. For the interpretation of this resolution the zoning districts have been formulated to realize the general purposes as set forth in the preamble of this resolution. In addition, the specific purpose of each zoning district shall be as stated.

Ensure consistency with ORC 519.02 by defining permissible uses and restrictions clearly, reflecting the township's master plan and growth strategy. Remove per Jake.

SECTION 810: RESIDENTIAL DISTRICTS

Residential districts are established to meet the purpose set forth in Section 811-812, inclusive.

SECTION 811: RESIDENTIAL DISTRICT (R-1)

The purpose of the R-1 District is to permit a degree of development of a rural non-farm nature in areas not expected to have public facilities in the near future. This district also allows the opportunity to satisfy individual housing preferences and shall permit not more than one (1) dwelling unit per 40,000 square feet of lot area unless centralized sewers are available.

SECTION 812: RESIDENTIAL-AGRICULTURAL DISTRICT (R-2)

The purpose of the R-2 District is to permit the establishment of low-density single family and two-family dwellings with lot sizes sufficient for individual water and sewer facilities.

SECTION 816: MANUFACTURED HOME PARK DISTRICT (R-5)

The purpose of the R-5 District is to encourage the development of manufactured home parks in a well-planned environment. Manufactured home parks shall comply with regulations of Chapter ~~3701-27-4781-12~~ of the Ohio Administrative Code as well as those general standards specified in Article 14 of this resolution. Where the standards of the Ohio Administrative Code and Article 14 conflict, the Ohio Administrative Code shall apply.

SECTION 818: SPECIAL RECREATION DISTRICT (S-R)

The Special Recreation District consists of areas of the Township where non-profit and for-profit recreational activities are allowed as the primary land use along with ancillary and support type land uses such as storage for the primary recreation activity.

SECTION 820: COMMERCIAL DISTRICTS

Commercial Districts are established to meet the purposes set forth in Sections 821-822, inclusive.

SECTION 821: COMMERCIAL BUSINESS DISTRICT (C-1)

The purpose of the C-1 District is to encourage the establishment of areas for general commercial uses to meet the needs of a regional market area. Activities in this district may be large space users and the customer using such facilities generally may not make frequent purchases.

SECTION 822: COMMERCIAL MOTOR SERVICE DISTRICT (C-2)

The purpose of the C-2 District is to encourage the establishment of areas for highway commercial uses. This district is specifically designed to service the motoring public.

SECTION 830: INDUSTRIAL DISTRICTS

Industrial Districts are established to meet the purposes set forth in Section 831.

SECTION 831: INDUSTRIAL DISTRICT (I)

The purpose of I District is to encourage the development of manufacturing and wholesale industrial establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, vibration, smoke, or glare; operate entirely within enclosed structures and generates little industrial traffic.

SECTION 840: PLANNED UNIT DEVELOPMENT

Planned Unit Development is a land development project which is planned as an entity, grouping dwelling units into clusters, allowing an appreciable amount of land for open space, mixing housing types and land uses, and preserving useful natural features. The PUD process discards the traditional use districting, self-executing development regulation for the more open process permitting the application of sound planning principles to the development of various size parcels ranging from small, cluster developments to entire new communities. A simple planned unit development may contain a number of dwellings of the same type combined with common open space. A complex PUD may include a variety of housing types; detached single-family houses; townhouses; and garden, mid-rise, and high-rise apartments; along with open space and common areas containing recreational and community facilities, such as a swimming pool, a school, or a community center. Some PUD's may have a neighborhood/commercial use integrated with the residential development plan.

SECTION 841: AIRPORT DISTRICT

See Article 1500 for details. Jake will need to be involved with this as the township verses the airport regulations can vary.

SECTION 850: SCHEDULE OF USES

The purpose of the Schedule of Uses is to list different land uses and specify what districts within the community allow those uses. Any uses not listed in the Schedule of Uses are prohibited.