



## Summary of Riparian and Wetland Setback Regulations in Ohio

### COUNTY GOVERNMENTS

#### **Butler County**

Special flood areas identified on the FEMA FIRMs and all second order and greater waterways shown as blue line streams on USGS Quadrangles receive stream buffer areas of at least 75 feet on each side of the stream. These stream buffer areas should be maintained in an undisturbed state. No building or structures other than roads, bridges, paths, stormwater management facilities, levees, and utilities should be built within the buffer areas.

**Adopted:** November 2010, Flood Damage Prevention Regulations Section 6

**Contact:** Butler County Planning Department, (513) 887-3413

#### **Hamilton County**

Streams draining 100-250 acres have a 25 foot building setback. Streams draining 251-500 acres have a setback of 35 feet or the 100-year floodway, whichever is narrower. Streams draining 501-750 acres have a setback of 45 feet or the 100-year floodway, whichever is narrower. Streams draining 751-1,200 acres have a setback of 55 feet or the 100-year floodway, whichever is narrower. Streams draining more than 1,200 acres have a setback of 65 feet or the 100-year floodway, whichever is narrower. Setbacks are extended for steep slopes and to the edge of the wetland.

**Adopted:** April 2009, Article IV of the Rules and Regulations of the Hamilton County Storm Water District issued by the Board of County Commissioners

**Contact:** Hamilton County Board of County Commissioners (513) 946-4400

#### **Knox County**

Where a subdivision is traversed by a water course, acceptable drainage way, channel, or stream, there shall be provided a storm water easement or drainage right of way not less than 20 feet in width, conforming substantially with the lines of such water course.

**Adopted:** January 2005, Subdivision Code Chapter 5.

**Contact:** Knox County Regional Planning Commission, (740) 393-6718.

#### **Lake County**

New subdivisions in unincorporated areas must maintain the following riparian setbacks: a minimum setback of 25 feet for streams draining less than 2.5 square miles, 40 feet for streams draining 2.5 to 5 square miles, 50 feet for streams draining 5-10 square miles, 75 feet for streams draining 10-20 square miles, 100 feet for streams draining 20-50 square miles, and 120 feet for streams draining 50 square miles or more. Minimum setbacks are extended to the 100-year floodplain.

**Adopted:** December 17, 2002, Subdivision Regulations Article IV, Section 8.

**Contact:** Lake County Planning Commission, 1-440-918-2740.

#### **Licking County**

Stream bank buffers located within the delineated 100-year floodplain areas shall be kept in a natural or scenic condition within subdivisions and major developments. Stream bank buffer width varies with drainage area. Buffers are a minimum of 100 feet on each side of all streams



draining an area greater than 20 square miles. A minimum of 75 feet on each side of all streams draining an area of greater than 0.5 square miles and up to 20 square miles. A minimum of 50 feet on each side of all streams draining an area of greater than 0.05 square miles and up to 0.5 square miles. A minimum of 30 feet on each side of all streams draining an area of less than 0.05 square miles. Stream buffers are extended to the 100-year floodplain.

**Adopted:** December 2006, Flood Damage Prevention Regulations for Licking County, Ohio Section 5.2 - 6

**Contact:** Licking County Planning Commission, (740) 670-5200

### **Madison County**

The sections of the Big Darby and Little Darby Creeks which flow through the unincorporated area of Madison County have been designated State Scenic Rivers. Minimum riparian setback of 120 feet shall be maintained along both sides of stream channels which are designated as components of the State Scenic River system. No structure shall be constructed within the one hundred and twenty (120) foot buffer zone. Uses shall be permitted within the buffer area only to the extent that the use is permitted within the zoning district controlling the use of said land and provided that said uses do not require structures, fill, or storage of materials or equipment, or the cutting of natural vegetation.

**Adopted:** May 1991, Madison County Zoning Resolution, Section 21.12

**Contact:** Madison County, (740) 852-2833.

### **Summit County**

Minimum of 300 feet on each side of all streams draining an area greater than 300 square miles. Minimum of 100 feet on each side of all streams draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on each side of all streams draining an area greater than 0.5 square mile (320 acres) and up to 20 square miles. Minimum of 50 feet on each side of all streams draining an area greater than 0.05 square mile (32 acres) and up to 0.5 square mile (320 acres). Minimum of 30 feet on each side of all streams draining an area less than 0.05 square mile (32 acres). Extended to outer edge of 100-year floodplain where 100-year floodplain is wider than riparian setback. Where wetlands occur within the riparian setback, Category 3 wetlands will receive an additional 50 foot setback and Category 2 wetlands will receive an additional 30 foot setback. No additional setback will be required adjacent to Category 1 wetlands. Setbacks are also extended for areas with steep streambanks.

**Adopted:** April 29, 2002, Summit County Ohio Riparian and Wetland Setbacks, Revised March 2008 Summit County Subdivision Regulations, Appendix N, Summit County Riparian Ordinance.

**Contact:** Summit County Soil & Water Conservation District, (330) 929-2871.

## ***MUNICIPAL GOVERNMENTS***

### **City of Amherst, Lorain County**

Under the erosion and sediment control and stormwater regulations, construction activities must maintain a 25 foot buffer surrounding all waters of the state except for crossings and other impacts approved by the City Engineer.

**Adopted:** July 2011, Streets and Public Services Code Chapter 916.



**Contact:** Safety Services Director (440) 988-3726

**City of Aurora, Portage County**

Minimum 75 feet riparian setback from the Aurora Branch of the Chagrin River and any other watercourses draining more than ½ square mile. Minimum 25 feet riparian setback from all watercourses, regardless of drainage area. Extended to outer edge of 100-year floodplain where 100-year floodplain is wider than riparian setback. 120 foot setback extending beyond the outer boundary of a Category 3 Wetland. Minimum 75 foot setback extending beyond the outer boundary of a Category 2 Wetland.

**Adopted:** June 2000, revised June 2006, Zoning Ordinances Chapter 1157.

**Contact:** Director of Planning and Zoning, (330) 995-5334.

**City of Avon Lake, Lorain County**

Under the erosion and sediment control and stormwater regulations, construction activities must maintain a 25 foot buffer surrounding all waters of the state except for crossings and other impacts approved by the City Engineer.

**Adopted:** July 2007, Streets, Utilities, and Public Services Code Chapter 1060.05.

**Contact:** Engineering Department, (440) 933-6141 x 1200

**City of Bay Village, Cuyahoga County**

Minimum setback of 25 feet on each side of all designated watercourses. Extended to outer edge of 100-year floodplain where 100-year floodplain and to the edge of wetlands within the setback.

**Adopted:** March 2011, Building Code Chapter 1308

**Contact:** Bay Village Building Department, (440)871-2200

**City of Beachwood, Cuyahoga County**

Minimum of 75 feet on each side of all designated watercourses draining an area equal to or greater than one-half (0.5) square mile. Minimum of 25 feet on each side of all designated watercourses draining an area less than one half (0.5) square mile and having a defined bed and bank. Extended to outer edge of 100-year floodplain. 50 feet extending beyond the outermost boundary of a Category 3 wetland. 30 feet extending beyond the outermost boundary of a Category 2 wetland.

**Adopted:** July 2008, Planning and Zoning Code Chapter 1157.

**Contact:** Building Department, (216) 464-1070.

**Village of Bentleyville, Cuyahoga County**

Minimum of 120 feet on either side of all watercourses draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on either side of all watercourses draining an area greater than ½ square mile and up to 20 square miles. Minimum of 25 feet on either side of all watercourses draining an area less than ½ square mile and having a defined bed and bank.

**Adopted:** August 2007, revised November 2009 Chapter 1271.05

**Contact:** Village Engineer, (440) 439-1999

**City of Berea, Cuyahoga County**

Minimum of 300 feet on all watercourses draining an area greater than 300 square miles.

Minimum of 120 feet on watercourses draining an area greater than 20 square miles and up to



and including 300 square miles. Minimum of 75 feet on all watercourses draining an area greater than one-half square mile and up to 20 square miles. Minimum of 25 feet on all watercourses draining an area less than one-half square mile and having a defined bed and bank. Extended to outer edge of 100-year floodplain and to the outer edge of wetlands in the setback. Minimum setbacks of 120 for Category 3 wetlands and 75 feet for Category 2 wetlands.

**Adopted:** October 2006, Codified Ordinances Chapter 320C.

**Contact:** City of Berea, (440)826-5800.

#### **Village of Boston Heights, Summit County**

Minimum of 300 feet on each side of all streams draining an area greater than 300 square miles. Minimum of 100 feet on each side of all streams draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on each side of all streams draining an area greater than 0.5 square mile and up to 20 square miles. Minimum of 50 feet on each side of all streams draining an area greater than 0.05 square mile and up to 0.5 square mile. Minimum of 30 feet on each side of all streams draining an area less than 0.05 square mile. Minimum setbacks are extended to the 100-year floodplain and to include riparian wetlands. Where steep slopes exist in riparian areas, the riparian setback is extended; 25 feet are added in areas with average slopes of 15-20%, 50 feet are added in areas with average slopes > 20-25%, and 100 feet are added where slopes are > 25%. Additional setbacks of 50 feet for Category 3 and 30 feet for Category 2 wetlands within the riparian setback.

**Adopted:** May 2006, Chapter 1181 of Planning and Zoning Code

**Contact:** Village of Boston Heights, (330) 650-4111

#### **City of Broadview Heights, Cuyahoga County**

Minimum of 300 feet on both sides of all watercourses draining an area greater than 300 square miles. Minimum of 120 feet on both sides of all watercourses draining an area greater than 20 square miles and up to and including 300 square miles. Minimum of 75 feet on both sides of all watercourses draining an area greater than one-half square mile and up to and including 20 square miles. Minimum of 50 feet on both sides of all watercourses draining an area less than one-half square mile and having a defined bed and bank. Extended to the outer edge of the 100-year floodplain. 120 feet setback extending beyond the outer boundary of a Category 3 wetland. 75 foot setback extending beyond the outer boundary of a Category 2 wetland.

**Adopted:** April 2004; Codified Ordinances Chapter 1334.

**Contact:** City Engineer, (440) 838-4705.

#### **City of Brook Park, Cuyahoga County**

Minimum of 300 feet on both sides of all watercourses draining an area greater than 300 square miles. Minimum of 120 feet on both sides of all watercourses draining an area greater than 20 square miles and up to and including 300 square miles. Minimum of 75 feet on both sides of all watercourses draining an area greater than one-half square mile and up to and including 20 square miles. Minimum of 25 feet on both sides of all watercourses draining an area less than one-half square mile and having a defined bed and bank. Extended to the outer edge of the 100-year floodplain. 120 feet setback extending beyond the outer boundary of a Category 3 wetland. 75 feet setback extending beyond the outer boundary of a Category 2 wetland.

**Adopted:** Passed May 2008, Chapter 920

**Contact:** City Engineer, (440) 260-1555.



**City of Brunswick, Medina County**

Minimum of 120 feet on both sides of all watercourses draining an area greater than 20 square miles. Minimum of 75 feet on both sides of all watercourses draining an area greater than one-half square mile and up to and including 20 square miles. Minimum of 25 feet on both sides of all watercourses draining an area less than one-half square mile and having a defined bed and bank. Minimum setback extended to the 100-year floodplain and the outer boundary of wetlands within the riparian zone.

**Adopted:** April 2006, Chapter 1238

**Contact:** City Engineer, (330) 558-6880.

**Village of Buckeye Lake, Licking County**

Within subdivisions, a thirty foot watercourse easement shall be provided along every watercourse, drainage channel, stream, or other environmentally sensitive area. Structures and fill are not permitted in the easement unless approved in writing by the Licking County Planning Commission. All perennial streams shown on USGS Quad Maps shall receive a 50 foot natural buffer that should not be disturbed without prior approval of the Buckeye Lake Planning Commission. Impervious surfaces including septic tanks and drainfields are prohibited within 75 feet of streams shown on USGS Quad Maps.

**Adopted:** Subdivision Regulations, Sections 42 & 44

**Contact:** Village of Buckeye Lake 740-928-7100

**Village of Chagrin Falls, Cuyahoga County**

Minimum 120 feet riparian setback from either side of designated watercourses 10 feet wide or greater and extends to include floodplains, wetlands, steep slopes and wooded areas.

**Adopted:** 1997, Revised June 2013, Planning and Zoning Code Chapter 1151

**Contact:** Village Administrator, (440) 247-6106.

**City of Cuyahoga Falls, Summit County**

Within the Northampton Planning Area and other areas designated by City Council, streams draining 300 square miles should have buildings setback at least 100 feet, with development limited 100-300 feet from the stream. Streams draining 20 to 300 square miles should have buildings setback at least 75 feet, with development limited 75-100 feet from the stream. Streams draining 0.5 to 20 square miles should have buildings setback at least 50 feet, with development limited 50-75 feet from the stream. Streams draining 32 acres to 0.5 square mile should have buildings setback at least 50 feet. Streams draining up to 32 acres should have buildings setback at least 30 feet. Setbacks extended for steep slopes and wetlands.

**Adopted:** 2009, Chapter 1125

**Contact:** Development Department, (330) 971-8135

**City of Euclid, Cuyahoga County**

Minimum of 25 feet on each side of watercourses draining an area less than ½ square mile and having a defined bed and bank. Minimum of 75 feet on each side of watercourses draining an area greater than or equal to ½ square mile and up to 20 square miles. Minimum of 120 feet on each side of watercourses draining an area greater than or equal to 20 square miles.

120 foot setback extending beyond the outer boundary of a Category 3 wetland.





75 foot setback extending beyond the outer boundary of a Category 2 wetland.

No additional setback will be required adjacent to Category 1 wetlands.

**Adopted:** June 2007, Chapter 150-2007 Codified Ordinances

**Contact:** Public Service Department, (216) 289-2701.

### **City of Fairview Park, Cuyahoga County**

Minimum of 50 feet on each side of all streams draining an area greater than 20 square miles.

Minimum of 25 feet on each side of all streams draining an area up to 20 square miles.

Minimum setbacks extended to the 100-year floodplain and the outer boundary of wetlands within the setback. Mitigation required for variances.

120 foot setback extending beyond the outer boundary of a Category 3 wetland.

75 foot setback extending beyond the outer boundary of a Category 2 wetland. Wetland setbacks need not be the same length in all directions if the same amount of area is included in the buffer, flexing the buffer does not reduce the wetland's function, and the width is not reduced less than 75% the standard width.

**Adopted:** March 2008, Building Code Chapter 1339

**Contact:** Building Commissioner, (440) 356-4403.

### **City of Green, Summit County**

Minimum of 300 feet on each side of all streams draining an area greater than 300 square miles.

Minimum of 100 feet on each side of all streams draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on each side of all streams draining an area greater than 0.5 square mile and up to 20 square miles. Minimum of 50 feet on each side of all streams draining an area greater than 0.05 square mile and up to 0.5 square mile.

Minimum of 30 feet on each side of all streams draining an area less than 0.05 square mile.

Extended to the outer edge of the 100-year floodplain. . Additional setback of 25 feet on riparian slopes of 15-20% grade, 50 feet on slopes 21-25%, and 100 feet on slopes greater than 25%.

Additional 50 foot setback for Category 3 wetlands and additional 30 foot setback for Category 2 wetlands occurring in the riparian setback.

**Adopted:** November 2003, Building & Housing Code Chapter 1468

**Contact:** City of Green Zoning Department, (330) 896-6605

### **Village of Hebron, Licking County, Ohio**

Within subdivisions and major developments, stream buffers should be maintained along waterways. The buffer size varies with drainage area. A minimum of 100 feet on both sides of the stream is required for all streams draining greater than 20 square miles. A minimum of 75 feet on both sides of the stream is required for all streams draining greater than 0.5 square miles and up to 20 square miles. A minimum of 50 feet on both sides of the stream is required for all streams draining greater than 0.05 square miles and up to 0.5 square miles. A minimum of 30 feet on both sides of the stream is required for all streams draining less than 0.5 square miles. Buffers are extended to the 100-year floodplain. Buffers should be maintained in a natural or scenic condition.

**Adopted:** March 2007; Codified Ordinances 1327.04

**Contact:** Village of Hebron (740) 928-2261



**City of Hudson, Summit County**

Minimum of 100 feet on each side of all streams draining an area greater than 20 square miles. Minimum of 75 feet on each side of all streams draining an area greater than 0.5 square mile and up to 20 square miles. Minimum of 50 feet on each side of all streams draining an area greater than 0.05 square mile and up to 0.5 square mile. Minimum of 30 feet on each side of all streams draining an area less than 0.05 square mile.

Minimum 50 feet from the delineated edge of a wetland.

**Adopted:** September 2003, Planning and Zoning Code Chapter 1207

**Contact:** Planning Director, (330) 650-1799.

**Village of Hunting Valley, Cuyahoga County**

Regulation of construction of structures and other activities within 300 feet of the Chagrin River or 100 feet of the 100-year floodplain, whichever distance is greater. Regulation of construction of structures and other activities within 75 feet of streams with drainage areas greater than 0.5 square miles and up to 20 square miles and within 25 feet of streams with drainage areas less than 0.5 square miles.

**Adopted:** October 2000 initially on Chagrin River and large tributaries, Revised January 2009, Planning and Zoning Code Chapter 1155.

**Contact:** Building Commissioner, (440) 247-6464.

**City of Independence, Cuyahoga County**

Minimum of 300 feet on both sides of all watercourses draining an area greater than 300 square miles. Minimum of 120 feet on both sides of all watercourses draining an area greater than 20 square miles and up to and including 300 square miles. Minimum of 75 feet on both sides of all watercourses draining an area greater than one half square mile and up to and including 20 square miles. Minimum of 25 feet on both sides of all watercourses draining an area less than one half square mile and having a defined bed and bank as determined above.

Extended to the outer edge of the 100-year flood plain.

Wetland setback of 120 feet for Category 3 and 75 feet for Category 2 wetlands.

**Adopted:** December 2003, Building Code Chapter 1354

**Contact:** Law Director, (216) 706-3870

**City of Kirtland, Lake County**

Minimum of 120 feet on either side of all watercourses draining an area greater than 20 square miles. Minimum of 75 feet on either side of all watercourses draining an area greater than ½ square mile and up to 20 square miles. Minimum of 25 feet on either side of all watercourses draining an area less than ½ square mile and having a defined bed and bank as determined in 1294.05(A)(2) of this regulation. Minimum setbacks expanded to 100-year floodplain and riparian wetlands.

**Adopted:** July 2002, Planning and Zoning Code Chapter 1294.

**Contact:** City Engineer, (440) 951-9000.

**City of Lorain, Lorain County**

Minimum of 300 feet on both sides of all watercourses draining an area greater than 300 square miles. Minimum of 120 feet on both sides of all watercourses draining an area greater than 20 square miles and up to and including 300 square miles. Minimum of 75 feet on both



sides of all watercourses draining an area greater than one half square mile and up to and including 20 square miles. Minimum of 25 feet on both sides of all watercourses draining an area less than one half square mile and having a defined bed and bank as determined above.

Minimum setbacks expanded to 100-year floodplain and riparian wetlands.

Wetland setbacks of 120 for Category 3 Wetlands and 75 feet for Category 2 Wetlands.

**Adopted:** July 2004, Building Code Chapter 1533

**Contact:** Building & Electrical Department, (440) 204-2045

### **City of Macedonia, Summit County**

Minimum of 75 feet on each side of all streams draining an area greater than 0.5 square miles and up to 20 square miles. Minimum of 50 feet on each side of all streams draining an area greater than 0.05 square mile and up to 0.5 square mile. Minimum of 30 feet on each side of streams draining less than 0.05 square mile. Minimum setbacks are extended to the 100-year floodplain. If Category 3 wetlands occur within the riparian zone, the setbacks are extended 50 feet beyond the wetland boundary. If Category 2 wetlands occur within the riparian zone, the setbacks are extended 30 feet beyond the wetland boundary. Where steep slopes exist in riparian areas, the riparian setback is extended; 25 feet are added in areas with average slopes of 15-20%, 50 feet are added in areas with average slopes > 20-25%, and 100 feet are added where slopes are > 25%.

**Adopted:** December 2007, Public Services Code Chapter 924

**Contact:** City of Macedonia, 330-468-8300

### **Mayfield Village, Cuyahoga County**

Minimum of 75 feet on either side of streams of draining an area greater than 0.5 square miles and up to 20 square miles. Minimum of 25 feet on either side of streams of draining an area less than 0.5 square miles and having a defined bed and bank. Minimum setbacks expanded to 100-year floodplain and riparian wetlands.

**Adopted:** August 2013, Codified Ordinance Chapter 1127

**Contact:** Mayfield Village, 440-461-2210

### **City of Mentor, Lake County**

25 foot “conservation protection zone” present on either side of streams draining greater than 100 acres within subdivisions.

**Adopted:** October 2010, Planning & Zoning Code Chapter 1115.09

**Contact:** City of Mentor, 440-255-1100

### **City of Mentor-on-the-Lake, Lake County**

Minimum of 120 feet on each side of all watercourses draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on each side of all watercourses draining an area greater than one-half square mile and up to 20 square miles. Minimum of 25 feet on each side of all watercourses draining an area less than one-half square mile and having a defined bed and bank. Extended to include the outermost boundary of the 100-year floodplain and riparian wetlands. Setbacks are to be preserved in their natural state.

**Adopted:** November 2004, Planning and Zoning Code Chapter 1286.

**Contact:** Service Director, (440) 257-7216.





**City of Middleburg Heights, Cuyahoga County**

Minimum of 25 feet on each side of watercourses draining an area less than ½ square mile and having a defined bed and bank. Minimum of 75 feet on each side of watercourses draining an area greater than or equal to ½ square mile and up to 20 square miles. Minimum of 120 feet on each side of watercourses draining an area greater than or equal to 20 square miles.

120 feet setback extending beyond the outer boundary of a Category 3 wetland.

75 feet setback extending beyond the outer boundary of a Category 2 wetlands.

No additional setback will be required adjacent to Category 1 wetlands.

**Adopted:** 2007, Chapter 1363

**Contact:** Building Department, (440) 234-2218

**Village of Moreland Hills, Cuyahoga County**

Minimum of 300 feet on either side of all watercourses draining an area greater than 300 square miles. Minimum of 120 feet on either side of all watercourses draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on either side of all watercourses draining an area greater than ½ square mile and up to 20 square miles. Minimum of 25 feet on either side of all watercourses draining an area less than ½ square mile and having a defined bed and bank. Extended to 100-year floodway.

**Adopted:** October 2006, Chapter 1131.

**Contact:** Village Engineer (440) 439-1999

**City of Munroe Falls, Summit County**

Minimum of 300 feet on each side of all streams draining an area greater than 300 square miles. Minimum of 100 feet on each side of all streams draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on each side of all streams draining an area greater than 0.5 square miles and up to 20 square miles. Minimum of 50 feet on each side of all streams draining greater than 0.05 square miles and up to 0.5 square miles. Minimum of 30 feet on each side of all streams draining less than 0.05 square miles. Extended to the outer edge of the 100-year floodplain. Where steep slopes exist in riparian areas, the riparian setback is extended; 25 feet are added in areas with average slopes of 15-20%, 50 feet are added in areas with average slopes 21-25%, and 100 feet are added where slopes are > 25%. Where wetlands occur within the riparian setback, the setback is extended 50 feet from the edge of Category 3 wetlands and 30 feet for Category 2 wetlands.

**Adopted:** May 2008, Chapter 1142

**Contact:** Building and Zoning Department, (330) 688-7491

**City of New Franklin, Summit County**

Minimum of 300 feet on each side of all streams draining an area greater than 300 square miles. Minimum of 100 feet on each side of all streams draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on each side of all streams draining an area greater than 0.5 square miles and up to 20 square miles. Minimum of 50 feet on each side of all streams draining greater than 0.05 square miles and up to 0.5 square miles. Minimum of 30 feet on each side of all streams draining less than 0.05 square miles. Extended to the outer edge of the 100-year floodplain. Where steep slopes exist in riparian areas, the riparian setback is extended; 25 feet are added in areas with average slopes of 15-20%, 50 feet are added in areas with average



slopes 21-25%, and 100 feet are added where slopes are > 25%. Where wetlands occur within the riparian setback, the setback is extended 50 feet from the edge of Category 3 wetlands and 30 feet for Category 2 wetlands.

**Adopted:** City of New Franklin Zoning Code Article 11

**Contact:** Planning and Zoning Department, (330) 882-4611

#### **City of North Olmsted, Cuyahoga County**

Minimum of 300 feet on each side of all streams draining an area greater than 300 square miles. Minimum of 120 feet on each side of all streams draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on each side of all streams draining an area greater than 0.5 square miles and up to 20 square miles. Minimum of 25 feet on each side of all streams draining an area less than 0.5 square miles. Extended to the outer edge of the 100-year floodplain and riparian wetlands. Minimum setback of 120 feet for Category 3 wetlands.

Minimum setback of 75 feet for Category 2 wetlands

**Adopted:** March 2006, Chapter 926 Streets, Utilities, and Public Services Code

**Contact:** City of North Olmsted Planning Department. (440) 716-4135

#### **City of North Royalton, Cuyahoga County**

Minimum of 300 feet on each side of all streams draining an area greater than 300 square miles. Minimum of 120 feet on each side of all streams draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on each side of all streams draining an area greater than 0.5 square miles and up to 20 square miles. Minimum of 25 feet on each side of all streams draining an area less than 0.5 square miles. Extended to the outer edge of the 100-year floodplain and riparian setbacks. Additional setbacks for areas with steep streambanks. Category 3 wetlands within the riparian setback receive an additional 120 foot setback, and Category 2 wetlands within the riparian setback receive an additional 75 foot setback.

**Adopted:** Amended December 2005, Building and Housing Code Chapter 1492.

**Contact:** City Engineer, (440) 582-3001.

#### **Northfield Village, Summit County**

Minimum of 300 feet on each side of all streams draining an area greater than 300 square miles. Minimum of 120 feet on each side of all streams draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on each side of all streams draining an area greater than 1.0 square mile and up to 20 square miles. Minimum of 50 feet on each side of all streams draining an area greater than 0.5 square mile and up to 1.0 square mile. Minimum of 25 feet on each side of all streams draining an area less than 0.5 square mile and having a defined bed and bank. Minimum setbacks are extended to the 100-year floodplain and to include riparian wetlands. Where steep slopes exist in riparian areas, the riparian setback is extended; 25 feet are added in areas with average slopes of 15-20%, 50 feet are added in areas with average slopes > 20-25%, and 100 feet are added where slopes are > 25%. The following are exempt from the terms and protection of riparian setbacks: grassy swales, roadside ditches, drainage ditches created at the time of a subdivision to convey storm water to another system, tile drainage systems, and stream culverts. Wetland setbacks of 120 feet for Category 3 wetlands and 75 feet for Category 2 wetlands.

**Adopted:** 2007, Chapter 1252 Planning & Zoning Code



**Contact:** Service/Building & Zoning Department, 330-467-7139 Ext. 20

**City of Norton, Summit County**

Minimum of 100 feet on both sides of all watercourses draining an area greater than 20 square miles. Minimum of 75 feet on both sides of all watercourses draining an area greater than one-half square mile and up to and including 20 square miles. Minimum of 50 feet on both sides of all watercourses draining an area greater than 32 square miles and up to and including one-half square mile and having a defined bed and bank. Minimum setbacks expanded to 100-year floodplain and riparian wetlands.

Minimum of 50 feet surrounding and including Category 3 Wetlands.

Minimum of 30 feet surrounding and including Category 2 Wetlands.

**Adopted:** June 2004, Building and Housing Code Chapter 1472.

**Contact:** City of Norton, (330) 825-7815 ext. 49

**City of Oberlin, Lorain County**

A minimum buffer of 50 feet on both sides shall be provided along the length of any perennial stream channel as designated by Lorain County Soil and Water Conservation District within Conservation Development Districts.

Within Conservation Development Districts, minimum buffer of 50 feet of natural vegetation for wetlands required to be retained by the Army Corps of Engineers or Ohio EPA and 70 feet buffer between wetlands and pavement or buildings.

**Adopted:** July 2006, Chapter 1344 Planning and Zoning Code

**Contact:** Oberlin Planning Department, (440) 775-7250.

**City of Olmsted Falls, Cuyahoga County**

Minimum of 300 feet on both sides of all watercourses draining an area greater than 300 square miles. Minimum of 120 feet on both sides of all watercourses draining an area greater than 20 square miles and up to and including 300 square miles. Minimum of 75 feet on both sides of all watercourses draining an area greater than ½ square mile and up to and including 20 square miles. Minimum of 25 feet on both sides of all watercourses draining an area less than ½ square mile and having a defined bed and bank.

Minimum setbacks expanded to 100-year floodplain and riparian wetlands.

**Adopted:** Adopted May 2007, Chapter 1470 of the Codified Ordinances.

**Contact:** City Engineer, (440) 885-8030.

**Orange Village, Cuyahoga County**

Minimum of 25 feet on each side of watercourses draining an area less than ½ square mile and having a defined bed and bank. Minimum of 75 feet on each side of watercourses draining an area greater than or equal to ½ square mile and up to 20 square miles. Extended to 100 year floodplain. Extended to the outermost boundary of wetlands within a minimum riparian setback.

**Adopted:** March 2006, Planning and Zoning Code Chapter 1176

**Contact:** Village Engineer, (216) 731-6255.

**City of Parma, Cuyahoga County**

Minimum riparian setback of 25 feet on both sides of all watercourses draining less than ½ square mile and having a defined bed and bank. Minimum riparian setback of 75 feet on both



sides of Big Creek, West Creek and water courses draining an area greater than ½ square mile and up to 20 square miles. Setbacks extended to 11-year floodplain. Wetlands found within a riparian setback shall receive additional 75 foot minimum setbacks extending beyond the outer boundary of the wetland.

**Adopted:** December 2003, Planning and Zoning Code Chapter 1111.

**Contact:** City Engineer, (440) 885-8030.

#### **City of Pepper Pike, Cuyahoga County**

Minimum of 300 feet on either side of all watercourses draining an area greater than 300 square miles. Minimum of 120 feet on either side of all watercourses draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on either side of all watercourses draining an area greater than ½ square mile and up to 20 square miles. Minimum of 25 feet on either side of all watercourses draining an area less than ½ square mile and having a defined bed and bank. Where the 100-year floodplain is wider than a minimum riparian setback on either or both sides of a designated watercourse, the minimum riparian setback shall be extended to the outer edge of the 100-year floodplain. Where a wetland is identified within a minimum riparian setback, the minimum riparian setback width shall be extended to the outermost boundary of the wetland.

**Adopted:** May 2008, Planning and Zoning Code Chapter 1540

**Contact:** City Engineer, (440) 439-1999

#### **Village of Plain City, Madison County**

Includes streams shown on USGS topographical map, Madison County Riparian Setback map, USDA, NRCS Soils Survey map, or Parks City Riparian Setback map. Minimum riparian setbacks of 50 feet on agricultural and roadside ditches, 100 feet on all ephemeral and intermittent streams and 300 feet on perennial streams on either side of watercourses. Wetlands setback of 100 feet for Category 3 and Category 2 wetlands.

**Adopted:** January 2008.

**Contact:** Zoning Department, (614) 873-1945.

#### **Village of Reminderville, Summit County**

Minimum of 300 feet on each side of all streams draining an area greater than 300 square miles. Minimum of 100 feet on each side of all streams draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on each side of all streams draining an area greater than 0.5 square mile and up to 20 square miles. Minimum of 50 feet on each side of all streams draining an area greater than 0.05 square mile and up to 0.5 square mile. Minimum of 25 feet on each side of all streams draining an area less than 0.05 square mile and having a defined bed and bank as determined above. Minimum setbacks are extended to the 100-year floodplain and to include riparian wetlands. If Class 3 wetlands occur within the riparian zone, the setbacks are extended 50 feet beyond the wetland boundary. If Class 2 wetlands occur within the riparian zone, the setbacks are extended 30 feet beyond the wetland boundary. Where steep slopes exist in riparian areas, the riparian setback is extended; 25 feet are added in areas with average slopes of 15-20%, 50 feet are added in areas with average slopes > 20-25%, and 100 feet are added where slopes are > 25%. The following are exempt from the terms and protection of riparian setbacks: grassy swales, roadside ditches, drainage ditches



created at the time of a subdivision to convey storm water to another system, tile drainage systems, and stream culverts.

**Adopted:** December 2004, Planning and Zoning Code Chapter 1345

**Contact:** Village of Reminderville, 330-562-1234

#### **Village of Richfield, Summit County**

Minimum setbacks from streams as shown on the riparian setback map. Additional setbacks required for steep slopes.

**Adopted:** Zoning Code Chapter 1179

**Contact:** Planning and Zoning Department, (330) 659-9201

#### **City of Richmond Heights, Cuyahoga County**

Minimum of 300 feet on each side of all streams draining an area greater than 300 square miles.

Minimum of 120 feet on each side of all streams draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on each side of all streams draining an area

greater than ½ square mile and up to 20 square miles. Minimum of 25 feet on each side of all streams draining an area greater than 0.05 square mile and up to 0.5 square mile. Setbacks extended to include 100-year floodplain and riparian wetlands.

120 foot setback extending beyond the outer boundary of a Category 3 wetland.

75 foot setback extending beyond the outer boundary of a Category 2 wetland.

No additional setback will be required adjacent to Category 1 wetlands.

**Adopted:** May 7, 2007, Chapter 1197 Codified Ordinances

**Contact:** Building Department, (216) 383-6312.

#### **Sheffield Village, Lorain County**

Minimum of 50 foot buffer from all perennial streams and 20 foot buffer from wetlands within Conservation Development areas.

**Adopted:** April 2004, Chapter 1157, Planned Unit Development Regulations, Planning and Zoning Code

**Contact:** Sheffield Village, (440) 949-6325

#### **City of Sheffield Lake, Lorain County**

Minimum of 25 feet on both sides of all watercourses draining an area less than one half square miles and having a defined bed and bank. Minimum setbacks expanded to 100-year floodplain and riparian wetlands. Wetland setbacks shall be determined by Floodplain Manager using practical guidelines.

**Adopted:** May 2011, Streets, Utilities, and Public Services Code Chapter 944

**Contact:** City of Sheffield Lake, (440) 949-7141

#### **Village of Silver Lake, Summit County**

Minimum of 300 feet on each side of all streams draining an area greater than 300 square miles. Minimum of 100 feet on each side of all streams draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on each side of all streams draining an area greater than 0.5 square mile and up to 20 square miles. Minimum of 50 feet on each side of all streams draining an area greater than 0.05 square mile and up to 0.5 square mile. Minimum of 30 feet on each side of all streams draining an area less than 0.05 square mile (320





acres) and having a defined bed and bank. Minimum setbacks are extended to the 100-year floodplain. Where steep slopes exist in riparian areas, the riparian setback is extended; 25 feet are added in areas with average slopes of 15-20%, 50 feet are added in areas with average slopes 21-25%, and 100 feet are added where slopes are > 25%. Where wetlands occur within the riparian setback, the setback is extended 50 feet from the edge of Category 3 wetlands and 30 feet for Category 2 wetlands.

**Adopted:** November 2007, Chapter 1169

**Contact:** Village of Silver Lake, (330) 923-5233

#### **City of South Euclid, Cuyahoga County**

Minimum of 75 feet on either side of all watercourses draining an area greater than ½ square mile. Minimum of 25 feet on either side of all watercourses draining an area less than ½ square mile and having a defined bed and bank. Minimum setbacks expanded to 100-year floodplain and riparian wetlands. Wetland setbacks of 50 feet for Category 3 wetlands and 30 feet for Category 2 wetlands.

**Adopted:** June 2008, Planning and Zoning Code Chapter 780

**Contact:** City of South Euclid, (216) 381-0400

#### **City of Stow, Summit County**

Within the Mud Brook Watershed Stream and Wetland Overlay District, minimum of 300 feet on each side of all streams draining an area greater than 300 square miles. Minimum of 100 feet on each side of all streams draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on each side of all streams draining an area greater than 0.5 square mile and up to 20 square miles. Minimum of 50 feet on each side of all streams draining an area greater than 0.05 square mile and up to 0.5 square mile. Minimum of 30 feet on each side of all streams draining an area less than 0.05 square mile. 50 foot setback extending beyond the outer boundary of a Category 2 wetland and 100 foot setback extending beyond the outer boundary of a Category 2.

**Adopted:** January 2008, Chapter 1155

**Contact:** City of Stow, (330) 689-2819.

#### **City of Streetsboro, Portage County**

Minimum of 300 feet on each side of all streams draining an area greater than 300 square miles. Minimum of 100 feet on each side of all streams draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on each side of all streams draining an area greater than 0.5 square mile and up to 20 square miles. Minimum of 50 feet on each side of all streams draining an area greater than 0.05 square mile and up to 0.5 square mile. Minimum of 25 feet on each side of all streams draining an area less than 0.05 square mile. Minimum setbacks extended to the 100-year floodplain with additional setbacks for steep slopes. Wetland setbacks of 120 feet from Category 3, 75 feet from Category 2, and 25 from Category 1 wetlands. Mitigation required for variances resulting in loss of riparian or wetland function.

**Adopted:** June 2009, Chapter 1191 of Planning & Zoning Code

**Contact:** Planning, Zoning, and Economic Development Department, 330-626-4942

#### **City of Tallmadge, Summit County**



Minimum of 300 feet setback from streams draining an area greater than 300 square miles. Minimum of 100 feet setback from streams draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet setback from streams draining an area greater than 0.5 square miles and up to 20 square miles. Minimum of 50 feet setback from streams draining an area greater than 0.05 square miles and up to 0.5 square miles. Minimum of 30 feet setback from streams draining less than 0.05 square miles. Minimum setbacks extended to the 100-year floodplain. Additional setback of 25 feet on riparian slopes of 15-20% grade, 50 feet on slopes 21-25%, and 100 feet on slopes greater than 25%. Category 3 wetlands existing within the riparian setback receive additional 50 foot setbacks, and Category 2 wetlands existing within the riparian setback receive additional 30 foot setbacks.

**Adopted:** August 2006, Chapter 1190

**Contact:** Planning & Zoning Department, (330) 633-0090

### **City of Wadsworth, Medina County**

Riparian setbacks of approximately 10 times the width of the channel as calculated using the formula from the *Rainwater and Land Development Manual*. Riparian zones shall be established on designated wetlands using the methods outlined in the most current version of the *Rainwater and Land Development Manual* developed by the Ohio Department of Natural Resources and incorporated into the city's Engineering Rules and Regulations. Riparian setbacks extended to the 100-year floodplain.

**Adopted:** June 2008, Codified Ordinances Chapter 154

**Contact:** Planning and Zoning Director, (330) 335-2752

### **Village of Waite Hill, Lake County**

“Ecologically sensitive areas” defined as “any designated area in the Village which, due to a unique or special topography, soil type or hydrology or other ecologically relevant feature which, if disturbed, may cause significant ecological harm to the developed property or neighboring property,” may not be disturbed, built on, graded, clear cut or developed unless it can be proven that the activity or development will not adversely impact the “ecologically sensitive area” or any neighboring property. Properties designated as “ecologically sensitive areas” are shown on a map and mentioned in the ordinance.

**Adopted:** June 1995, Revised 2009, Codified Ordinances Chapter 1329

**Contact:** Planning and Zoning Commission (440) 942-1612

### **Village of Walton Hills, Cuyahoga County**

Minimum of 300 feet on each side of all streams draining an area greater than 300 square miles. Minimum of 120 feet on each side of all streams draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on each side of all streams draining an area greater than 0.5 square mile and up to 20 square miles. Minimum of 25 feet on each side of all streams draining an area less than 0.5 square mile and having a defined bed and bank as determined above. Minimum setbacks are extended to the 100-year floodplain and to include riparian wetlands.

**Adopted:** 2010, Chapter 1291 of Planning and Zoning Code

**Contact:** Village of Walton Hills (440) 232-7800

### **City of Warrensville Heights, Cuyahoga County**



Riparian setbacks on designated watercourses must be a minimum of 25 feet. Riparian setbacks extended 20 feet from the edge of Category 3 and 10 feet for Category 2 wetlands located within the riparian setback. Riparian setbacks extended 15 feet for riparian slopes at a 15-20% slope and 25 feet for riparian slopes greater than 25%. Riparian setbacks extended to the 100-year floodplain.

**Adopted:** September 2007, Zoning Code 923

**Contact:** City of Warrensville Heights, (216) 587-6500

#### **City of Willoughby Hills, Lake County**

Minimum of 120 feet on either side of a watercourse draining greater than 20 square miles.

Minimum of 75 feet on either side of a watercourse draining greater than ½ square miles and up to 20 square miles. Minimum of 25 feet on either side of a watercourse draining an area less than ½ square mile and having a defined bed and bank.

120 feet extending beyond the outer boundary of a Category 3 wetlands.

75 feet extending beyond the outer boundary of a Category 2 wetlands.

**Adopted:** June 2008 in Protected Areas Code Chapter 1167

**Contact:** Building Commissioner, (440) 975-3550

#### **Village of Woodmere, Cuyahoga County**

Minimum riparian setback of 25 feet from streams. Setback is extended to the 100- year floodplain.

**Adopted:** December 2005, Chapter 1187

**Contact:** Village Engineer (440) 439-1999

### ***TOWNSHIPS***

#### **Auburn Township, Geauga County**

Minimum of 25 feet on each side of watercourses draining an area less than ½ square mile and having a defined bed and bank. Minimum of 75 feet on each side of watercourses draining an area greater than or equal to ½ square mile and up to 20 square miles. Minimum of 120 feet on each side of watercourses draining an area greater than or equal to 20 square miles. Minimum setbacks expanded to 100-year floodplain and riparian wetlands. Category 3 wetlands occurring within the riparian setback receive an additional 50 foot setback, and Category 2 wetlands wetlands occurring within the riparian setback receive an additional 30 foot setback.

**Adopted:** January 2005 Zoning Resolution Article 3.06.

**Contact:** Zoning Inspector, (440) 543-1660.

#### **Bainbridge Township, Geauga County**

Minimum of 25 feet on each side of watercourses draining an area less than ½ square mile and having a defined bed and bank. Minimum of 75 feet on each side of watercourses draining an area greater than or equal to ½ square mile and up to 20 square miles. Minimum of 120 feet on each side of watercourses draining an area greater than or equal to 20 square miles. Minimum setbacks expanded to 100-year floodplain and riparian wetlands.

**Adopted:** February 2004, Zoning Resolution Chapter 160.

**Contact:** Zoning Inspector, (440) 543-9871.



**Bath Township, Summit County**

Minimum of 300 feet on each side of all streams draining an area greater than 300 square miles. Minimum of 100 feet on each side of all streams draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on each side of all streams draining an area greater than 0.5 square mile and up to 20 square miles. Minimum of 50 feet on each side of all streams draining an area greater than 0.05 square mile and up to 0.5 square mile. Minimum of 30 feet on each side of all streams draining an area less than 0.05 square mile. Setbacks are extended for steeply sloping riparian corridors and to the 100 year-floodplain. In addition, where wetlands occur within the riparian setback, the riparian setback is extended to the outer edge of the wetlands plus 50 feet for Category 3 wetlands and 30 feet for Category 2 wetlands.

**Adopted:** May 2003, Bath Township Zoning Resolution Article IV, Section 411

**Contact:** Bath Township, 330-666-4007

**Brimfield Township, Portage County**

Minimum riparian buffer of twenty-five (25) feet on either side of a river or perennial channel, measured from the river or stream bank. Small streams without clearly defined high water marks can be measured from the centerline. This buffer may be required to be increased based upon the type of stream, slope of the stream banks, surrounding soils, vegetation, land uses, and the function of the stream, but in general shall not exceed three-hundred (300) feet.

Minimum wetland buffer of twenty-five (25) feet, measured from the edge of the designated wetland. The area within this buffer shall not be disturbed and shall be retained in its natural state; and a minimum building and pavement setback of forty (40) feet, measured from the edge of the designated wetland.

**Adopted:** October 2007, Zoning Code Chapter 5 Section 506.06

**Contact:** Zoning Commission (330) 678-0739

**Canfield Township, Mahoning County**

Minimum of 120 feet on either side of all watercourses draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet on either side of all watercourses draining an area greater than ½ square mile and up to 20 square miles. Minimum of 25 feet on either side of all watercourses draining an area less than ½ square mile and having a defined bed and bank. Minimum riparian setback width shall be extended to the outermost boundary of the wetland.

**Adopted:** May 2005, Zoning Code Section 619

**Contact:** Zoning Commission (330) 678-0739

**Copley Township, Summit County**

Minimum of 300 feet from streams draining an area greater than 300 square miles. Minimum of 100 feet from streams draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet from streams draining an area greater than 0.5 square miles and up to 20 square miles. Minimum of 50 feet from streams draining an area greater than 0.05 square miles and up to 0.5 square miles. Minimum of 30 feet from streams draining less than 0.05 square miles. Minimum setbacks extended to the 100-year floodplain and riparian wetlands. Additional setback of 25 feet on riparian slopes of 15-20% grade, 50 feet on slopes 21-25%, and 100 feet on slopes greater than 25%.

**Adopted:** Article XV, Section 1501 of Zoning Resolution of Copley Township, Summit County, Ohio

**Contact:** Zoning Department, 330-666-0108



**Coventry Township, Summit County**

Minimum of 300 feet from streams draining an area greater than 300 square miles. Minimum of 100 feet from streams draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet from streams draining an area greater than 0.5 square miles and up to 20 square miles. Minimum of 50 feet from streams draining an area greater than 0.05 square miles and up to 0.5 square miles. Minimum of 30 feet from streams draining less than 0.05 square miles. Minimum setbacks extended to the 100-year floodplain and to riparian wetlands.

Additional setback of 25 feet on riparian slopes of 15-20% grade, 50 feet on slopes 21-25%, and 100 feet on slopes greater than 25%. Additional 50 foot setback for Category 3 wetlands and additional 30 foot setback for Category 2 wetlands occurring in the riparian setback.

**Adopted:** Article 27 of Zoning Resolution of Coventry Township, Summit County, Ohio

**Contact:** Zoning Inspector, 330-644-0785

**Franklin Township, Portage County**

Minimum of 25 feet on either side of a river or perennial stream. The Zoning Commission may increase the minimum buffer up to 300 feet based on the type of stream, slope of streambanks, surrounding soils, land uses and the function of the stream.

**Adopted:** July 2010, Chapter 4 Township Zoning Resolution

**Contact:** Zoning Inspector, (330) 678-0888

**Hinckley Township, Medina County**

Minimum of 120 feet on each side of all designated watercourses draining an area equal to or greater than 20 square miles. Minimum of 75 feet on each side of all designated watercourses draining an area equal to or greater than 0.5 square mile and up to 20 square miles.

Minimum of 25 feet on each side of all designated watercourses draining an area less than 0.5 square mile and having a defined bed and bank as determined in these regulations.

Extended to 100-year floodplain. Additional minimum setback of 50 feet extending beyond the outermost boundary of Category 3 wetlands, and minimum of 30 feet extending beyond the outermost boundary of Category 2 wetlands.

**Adopted:** November 2007, Zoning Code Section 18

**Contact:** Zoning Commission (330) 278-4181

**LeRoy Township, Lake County**

Minimum of 120 feet on each side of all streams draining an area equal to or greater than 20 square miles. Minimum of 75 feet on each side of all streams draining an area equal to or greater than 1 square mile and up to 20 square miles. Minimum of 25 feet on each side of all streams draining an area less than 1 square mile and having a defined bed and bank. Minimum of 50 feet on each side of all Class III primary headwater habitat streams. Minimum setbacks are extended to the 100-year floodplain. 50 foot setbacks from Category 3 wetlands, 30 foot setbacks from Category 2 wetlands, 10 foot setbacks from Category 1 wetlands.

**Adopted:** January 2009, Section 31 of Zoning Regulations

**Contact:** Zoning Inspector, (440) 220-0430

**Madison Township, Lake County**

Minimum of 120 feet on each side of all streams draining an area equal to or greater than 20





square miles. Minimum of 75 feet on each side of all streams draining an area equal to or greater than 1 square mile and up to 20 square miles. Minimum of 25 feet on each side of all streams draining an area less than 1 square mile and having a defined bed and bank. Minimum of 75 feet on each side of all Class III primary headwater habitat streams. Minimum setbacks are extended to the 100-year floodplain and the edge of riparian wetlands. 50 foot setbacks from Category 3 wetlands, 30 foot setbacks from Category 2 wetlands, 10 foot setbacks from Category 1 wetlands.

**Adopted:** Section 123 of Zoning Regulations

**Contact:** Zoning Inspector, (440) 428-1120

#### **Mantua Township, Portage County**

Minimum of 65 feet on each side of perennial streams. Minimum of 40 feet from wetlands. No buildings or structures within Special Flood Hazard Areas.

**Adopted:** Zoning Code Section 606

**Contact:** Zoning Inspector (330) 274-9663

#### **Perry Township, Lake County**

Minimum of 150 feet on each side of the Grand River. Minimum of 30 feet on each side of Red Mill Creek, Red Creek, and Arcola Creek. Extended to 100-year floodplain.

**Adopted:** June 2006, Zoning Code Section 405

**Contact:** Zoning Inspector (440) 259-5140

#### **Pittsfield Township, Lorain County**

All buildings, accessory structures, and parking lots shall be set back at least 100 feet from the ordinary high-water mark of stream corridors. All buildings, accessory structures, and parking areas shall be set back at least 50 feet from the delineated edge of a wetland.

**Adopted:** Zoning Resolution, Chapter 6, Adopted December 2002

**Contact:** Pittsfield Township Zoning Department, (440) 774-7223

#### **Russell Township, Geauga County**

Minimum of 120 feet on either side of all watercourses draining an area equal or greater than 20 square miles. Minimum of 75 feet on either side of all watercourses draining an area equal or greater than ½ square mile and up to 20 square miles. Minimum of 25 feet on either side of all watercourses draining an area less than ½ square mile and having a defined bed and bank.

Minimum setbacks extended to the outer edge of the 100-year floodplain.

Minimum riparian setback is extended to include the outermost boundary of a wetland plus an additional minimum setback of 50 feet beyond the outermost boundary a Category 3 wetland, and 30 feet beyond the outermost boundary of a Category 2 wetland.

**Adopted:** November 1967 (minimum riparian setback of 30 feet on either side of all watercourses), revised February 2008, Zoning Resolution Section 4.16

**Contact:** Russell Township Trustees (440) 338-8912

#### **Sagamore Hills Township, Summit County**

Minimum of 300 feet setback from streams draining an area greater than 300 square miles.

Minimum of 100 feet setback from streams draining an area greater than 20 square miles and up to 300 square miles. Minimum of 75 feet setback from streams draining an area greater than 0.5



square miles and up to 20 square miles. Minimum of 50 feet setback from streams draining an area greater than 0.05 square miles and up to 0.5 square miles. Minimum of 30 feet setback from streams draining less than 0.05 square miles. Minimum setbacks extended to the 100-year floodplain and riparian wetlands. Additional setback of 25 feet on riparian slopes of 15-20% grade, 50 feet on slopes 21-25%, and 100 feet on slopes greater than 25%. Additional 50 foot setback for Category 3 wetlands and additional 30 foot setback for Category 2 wetlands occurring in the riparian setback.

**Adopted:** Township Zoning Regulations Section 20

**Contact:** Zoning Inspector, 330-467-0900, Ext. 1

**Thompson Township, Geauga County**

Minimum of 75 feet on each side of all designated watercourses draining an area equal to or greater than 0.5 square mile and up to 20 square miles. A minimum of 25 feet on each side of all designated watercourses draining an area less than 0.5 square mile and having a defined bed and bank. Extended to 100-year floodplain and riparian wetlands. Additional minimum setback of 50 feet extending beyond the outermost boundary of a Category 3 wetland, and (30) feet extending beyond the outermost boundary of a Category 2 wetland.

**Adopted:** February 2008, Zoning Code Article XV

**Contact:** Zoning Inspector (440) 298-1445

Prepared by:

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*This list was based on an inventory of CRWP communities and input from Soil and Water Conservation Districts, Watershed Action Plans, Northeast Ohio Areawide Coordinating Agency, and various digital sources. Please contact CRWP with any updates, additions, or changes.*