

**TITLE FIVE – Regulations Applicable to All Districts**

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 Chap. 1165. Landscaping and Land Use Buffers.  
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**CHAPTER 1163****Environmental Protection Regulations**

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**1163.01 PURPOSE.**

It is hereby determined that the natural environment within the City of Wooster contributes to the health, safety, and general welfare of the residents of Wooster, and therefore, should be protected. These regulations are enacted in order to:

- (a) Protect and preserve designated wetlands and steep slopes; and,
- (b) Protect residents of Wooster from property loss and damage due to flooding.

(Ord. 2006-49. Passed 5-21-07.)

**1163.02 COMPLIANCE WITH REGULATIONS.**

No zoning approvals or zoning permits shall be issued by Wooster to any applicant whose lot falls within the jurisdiction of these regulations without full compliance with the terms of these provisions. (Ord. 2006-49. Passed 5-21-07.)

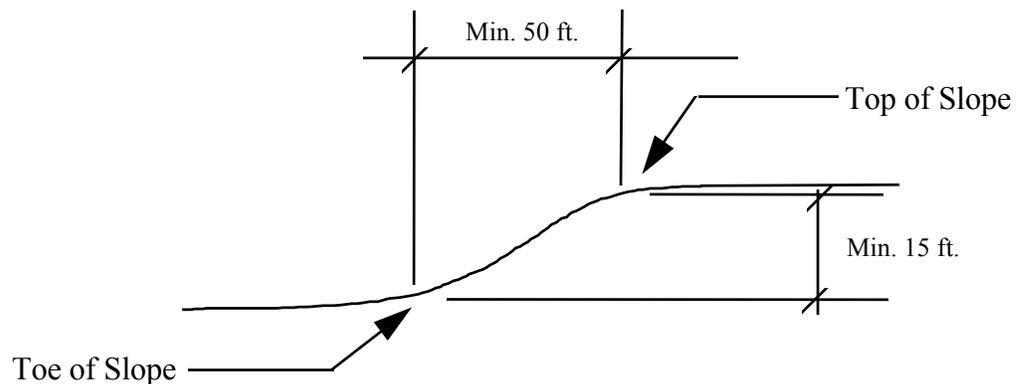
**1163.03 WETLAND REGULATIONS.**

Wetlands that are required by the Army Corps of Engineers or the Ohio EPA to be retained shall be protected by the following:

- (a) A buffer area having a width not less than twenty (20) 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. During construction, this buffer shall be fenced off to prevent disturbance of this required buffer area.
- (b) A minimum building and pavement setback of thirty-five (35) feet, measured from the edge of the designated wetland, shall be required. (Ord. 2006-49. Passed 5-21-07.)

**1163.04 STEEP SLOPES.**

- (a) No roadway or driveways shall be constructed on land having a slope greater than 25 percent.
- (b) No buildings or parking areas shall be constructed on land having a slope greater than 20 percent.
- (c) In determining the slope percentage, the horizontal distance of the slope shall be a minimum of 50 feet and the height shall be a minimum of 15 feet.



(Ord. 2006-49. Passed 5-21-07.)

**1163.05 BUILDINGS IN THE FLOODPLAIN.**

- (a) No residential dwelling or part thereof, except for campgrounds per subsection 1143.02 (d) E. 9., shall be erected within the 100-year floodplain as designed by the Flood Insurance Study prepared by the U. S. Department of Housing and Urban Development, Federal Insurance Administration or the latest acceptable study on the floodplain.
  - (1) In the event a recreational dwelling is built within the floodplain, then the dwelling shall be built above the floodstage, or if the recreational dwelling is stilted, then the main structure of the dwelling shall be built above the floodstage.
- (b) Any residential dwelling or part thereof within the floodplain at the time of enactment of this Code may be altered or expanded if:

- (1) The alteration or expansion conforms with all applicable regulations of this Code; and
  - (2) There is not an increase in the number of dwelling units in the building.
- (c) Any nonresidential building, or part thereof, which is constructed within the floodplain is encouraged to be flood proofed. (Ord. 2006-49. Passed 5-21-07.)

**1163.06 PLATTING IN THE FLOODPLAIN.**

Land within the 100-year floodplain, as designed by the Flood Insurance Study prepared by the U. S. Department of Housing and Urban Development, Federal Insurance Administration or the latest acceptable study on the floodplain, and land deemed to be topographically unsuitable because of flooding shall not be platted for residential occupancy or for such other uses that may increase danger to health, life, or property, or cause erosion or flood hazards. Such land within the subdivision shall be set aside on the plat for such uses as shall not be endangered by periodic or occasional flooding or shall not produce conditions contrary to public welfare.  
(Ord. 2006-49. Passed 5-21-07.)