



Summary of Riparian and Wetland Setback Regulations in Ohio

COUNTY GOVERNMENTS

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

Riparian setbacks ranging from 25 feet to 120 feet, depending on watercourse drainage area. Implemented to influence the design of new subdivisions to ensure better management of watercourses and on-site drainage. Applies to all new subdivisions in unincorporated areas.

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

Contact: Lake County Planning Commission, 1-800-899-5253, ext. 2739.

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.

Adopted: May 1991, Madison County Zoning Regulations.

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.

50 feet setback extending beyond the outer boundary of a Category 3 wetlands

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

No additional setback will be required adjacent to Category 1 wetlands

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



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

MUNICIPAL GOVERNMENTS

City of Aurora

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

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

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

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

City of Broadview Heights

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 wetlands

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: April 2004, Revised June 2007 Storm Water Pollution Prevention Plan Chapter 1334.

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

City of Euclid

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 wetlands

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: June 2007, Chapter 150-2007 Codified Ordinances



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

City of Green

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 (32 acres) 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 width of 25 feet to 100 feet for steep slopes.

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

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

Adopted: November 2003, Building & Housing Code Chapter 1468

Contact: City of Green, (330) 896-6602

City of Hudson

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).

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

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

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

Adopted: April 29, 2002, Summit County Ohio Riparian and Wetland Setbacks

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

City of Independence

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.



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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.

Wetlands 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

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.

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

City of Middleburg Heights

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

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

City of Mentor-on-the-Lake

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.



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City of North Royalton

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.

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

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

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

City of Norton

Includes streams shown on USGS topographical map, Summit County Riparian Setback map, USDA, NRCS Soils Survey map, or City of Norton Riparian Setback map.

Minimum riparian setbacks of 25 feet to 120 feet on either side of watercourses depending on drainage area.

Additional setback width of 25 feet to 100 feet for steep slopes.

Wetlands setback of 50 feet for Category 3 and 30 feet for Category 2 wetlands.

Adopted: June 2004.

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

City of Olmsted Falls

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 as determined above.

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

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

City of Parma

Includes all watercourses draining an area greater than ½ square mile or all watercourses draining less than ½ square mile and having a defined bed and bank. Also use USDA, NRCS Soil Survey for stream identification.

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



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courses draining an area greater than ½ square mile and up to 20 square miles.

Wetlands found within a riparian setback shall consist of the full extent of the riparian setback plus a 75 feet minimum setback extending beyond the outer boundary of the wetland.

Adopted: December 2003, Chapter 1111 Riparian Setbacks.

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

City of Pepper Pike

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, Chapter 1540 **Contact:** City Engineer, (440) 439-1999

Plain City

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 Stream 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.

City of Richmond Heights

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 (320 acres) 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 (32 acres) and up to 0.5 square mile (320 acres).

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

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



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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.

City of Stow

Mud Brook Watershed.

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).

50 feet setback extending beyond the outer boundary of a Category 3 wetlands

30 feet setback extending beyond the outer boundary of a Category 2 wetlands and no additional setback will be required adjacent to Category 1 wetlands.

Adopted: September 2003, Chapter 1155, Mud Brook Watershed Stream and Wetland Setback Overlay District Regulations.

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

City of Twinsburg

Minimum riparian setback of 120 feet on either side of Tinkers Creek and 50 feet on either side of other watercourses and wetlands.

Contact: City Planner, (216) 752-4475

City of Willoughby Hills

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, which includes steep slopes

Contact: Building Commissioner, (440) 975-3550

Village of Bentleyville

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



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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: Fall 2007

Contact: Village Engineer (440) 439-1999

Village of Chagrin Falls

Minimum 120 feet riparian setback from either side of designated watercourses and may be extended to include floodplains, wetlands, steep slopes and wooded areas.

Adopted: 1997, Revised January 2002, Chapter 1353

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

Orange Village

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.

Extended to 100 year floodplain.

Extended to the outermost boundary of wetlands within a minimum riparian setback.

Adopted: March 2006, Chapter 1176

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

Village of Hunting Valley

Regulation of Construction of Structures and Other Activities within 300 feet of the Chagrin River or 100 feet of the 100-year flood plain, whichever distance is greater. Regulation of Construction of Structures and Other Activities within 75 or 25 feet of protected watercourses as identified on the protected watercourses map.

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

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

Village of Moreland Hills

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.



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Extended to 100-year floodplain

Extended to the outermost boundary of wetlands within a minimum riparian setback

Adopted: October 2006, Chapter 1131.

Contact: Village Engineer (440) 439-1999

Village of Waite Hill

Regulation of disturbing, building on, grading, clear cutting, or developing property in an ecologically sensitive area as defined in the Ecologically Sensitive Areas Map of Waite Hill Village and Ecologically Sensitive Areas Map Narrative.

Adopted: June 1995, Chapter 1329

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

Village of Woodmere

Riparian setback of 25 feet or 75 feet from the ordinary high water mark depending on drainage area.

Adopted: December 2005, Chapter 1187

Contact: Village Engineer (440) 439-1999

TOWNSHIP GOVERNMENTS

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 with additional setback from jurisdictional wetland boundary.

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.



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Bath Township, Summit County

Minimum riparian setback of 75 feet on either side of named streams and 40 feet on either side of unnamed streams.

Adopted: Bath Township Zoning Resolution.

Contact: Engineering Department (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

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 one-half (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 one-half (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



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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

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) 388-1718.

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.

2. 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.

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

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