



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission



Joyce Pan Huang., Director

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NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on Friday, March 15, 2024** in Room 514, Cleveland City Hall, 601 Lakeside Avenue and on the WebEx platform, which will be livestreamed on YouTube & TV 20 to consider the proposed Rezoning Legislation, listed below:

Ordinance No. TBD: Adopting Title VII-A “Cleveland’s Neighborhood Form-Based Code” of the Code of Ordinances which governs the land use and zoning regulations for three (3) territorial areas of the municipality -Detroit-Shoreway/Cudell, Hough & Opportunity Corridor.

(Changing the Use, Area & Height Districts of parcels of land south of Cedar Avenue between East 93rd Street and Stokes Boulevard. (New Economy Form Based Code Pilot Area)

You can view a map and the details of the proposed map change by going to the City Planning Website: <https://planning.clevelandohio.gov/mc/index.php>

All interested property owners or their representatives and neighbors affected by the proposed zoning change are urged to be present to express their opinions on the proposed change in zoning so that the Planning Commission may have the benefit of their testimony in determining the recommendation to be made to City Council. Please note that individual statements made at the meeting will be limited to three minutes.

A second opportunity for comment will be provided at an official public hearing to be scheduled before City Council’s Planning Committee. The time of that meeting will be announced through a separate mailing.

To keep the WebEx session to a manageable size, we are asking individuals that wish to participate to contact the City Planning Office. Please call 216.664.2210 or email us at cityplanning@clevelandohio.gov



Explanation of Proposed Rezoning

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Permitted Uses in Existing or Proposed Zoning Districts:

Existing

Two Family Residential District permits One family houses, two family houses, playgrounds, churches, libraries, hospitals, etc. For a full description of the Two Family District please visit the Cleveland Zoning Code (Section 337.03)

Area District

Area District ‘B’ allows for a maximum gross floor area of residential buildings to be equal to one-half (½) times the total lot area.

Height District

Height District ‘1’ allows a maximum height of the building to be thirty-five (35) feet.

Multi Family Residential District permits One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. For a full description of the Multi Family District please visit the Cleveland Zoning Code (Section 337.08)

Area District

Area District ‘B’ allows for a maximum gross floor area of residential buildings to be equal to one-half (½) times the total lot area.

Area District ‘C’ allows for a maximum gross floor area of residential buildings to be equal to one-half (½) times the total lot area.



Area District 'D' allows for a maximum gross floor area of residential buildings to be equal to one (1) times the total lot area.

Height District

Height District '1' allows a maximum height of the building to be thirty-five (35) feet. Height District '2' allows a maximum height of the building to be sixty (60) feet.

Local-Retail Business District: Residential uses, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, and other retail business uses that serve neighborhood needs. Prohibit Gas Stations and Used Car lots. For a full description of the Local Retail Business District please visit the Cleveland Zoning Code (Section 343.01)

Area District

Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to one-half (½) times the total lot area.

Height District

Height District '1' allows a maximum height of the building to be thirty-five (35) feet. Height District "2" allows for a maximum height of one hundred and sixty (60) feet.

General Retail Business Districts: Retail stores, department stores, funeral parlors, new and used car lots, gas stations, office buildings, hotels and motels, banks, gamerooms and similar uses. For a full description of the General Retail Business District please visit the Cleveland Zoning Code (Section 343.11)

Area District

Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to one-half (½) times the total lot area.

Area District 'D' allows for a maximum gross floor area of residential buildings to be equal to one (1) times the total lot area.

Area District 'E' allows for a maximum gross floor area of residential buildings to be equal to one and a half (1 ½) times the total lot area.

Height District



Height District '1' allows a maximum height of the building to be thirty-five (35) feet.
Height District '2' allows a maximum height of the building to be sixty (60) feet.
Height District '3' allows a maximum height of the building to be one hundred fifteen (115) feet.

Limited Retail Districts: Residential uses, retail Stores, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, office buildings, hotels, motels, and banks. For a full description of the Limited Retail Business District please visit the Cleveland Zoning Code (Section 343.22)

Area District

Area District 'D' allows for a maximum gross floor area of residential buildings to be equal to one (1) times the total lot area.

Area District 'F' allows for a maximum gross floor area of residential buildings to be equal to two (2) times the total lot area.

Height District

Height District "2" allows for a maximum height of sixty (60) feet.

Height District '3' allows a maximum of height of the building to be one-hundred fifteen (115) feet.

Residence-Industry District: Residential uses, office and loft buildings, telephone exchanges, transformer stations, research laboratories, tin and furnace shops, printing shops, cold storage plants, wholesale distributing or warehouse establishments, machine shops and other uses similar in character and operation. There are established controls and conditions for industrial uses in this district to ensure that these industrial uses will not be detrimental to the residential uses. For a full description of the Residence-Industry District please visit the Cleveland Zoning Code (Section 345.02).

Area District

Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to one-half ($\frac{1}{2}$) times the total lot area.

Area District 'E' allows for a maximum gross floor area of residential buildings to be equal to one and a half ($1 \frac{1}{2}$) times the total lot area.



Height District

Height District '1' allows a maximum height of the building to be thirty-five (35) feet. Height District '3' allows a maximum of height of the building to be one-hundred fifteen (115) feet.

Semi-Industry Districts: Warehouses, auto repair garages, cold storage plants, garment factories, newspaper plants, trucking terminals, breweries, and other light manufacturing uses. However, if this proposed zoning change becomes effective, the law requires that the legal use of all existing buildings in the area be allowed to remain, but there can be no additions or expansions of these uses without a special permit from the Board of Zoning Appeals. For a full description of the Semi Industry please visit the Cleveland Zoning Code (Section 345.03).

Area District

Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to $\frac{1}{2}$ the total lot area.

Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to one-half ($\frac{1}{2}$) times the total lot area.

Height District

Height District '1' allows a maximum of height of the building to be thirty-five (35) feet.

Height District '2' allows a maximum of height of the building to be sixty (60) feet.

Institutional-Research Districts: Large scale educational and medical developments, research facilities, professional offices, hotels, residential, limited retail uses, schools, nursing homes, assisted living residences, mental health centers, live-work units and correctional halfway houses. For a full description of the Institutional Research District you can go to the American Legal Publishing website (Section 340).

Area District



Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to one-half ($\frac{1}{2}$) times the total lot area.

Height District

Height District '1' allows a maximum of height of the building to be thirty-five (35) feet.

Proposed

House 3: A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes and fourplexes, supporting and within walking distance of neighborhood-serving retail, food and service uses. Allows up to three dwelling units (For more information, please view Section 2.3.1 of the Cleveland Neighborhood Form-Based Code)

Neighborhood 2.5: A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses and small apartments, supporting and within walking distance of neighborhood-serving retail, food and service uses. The Neighborhood-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent. Allows up to eight dwelling units. (For more information, please view Section 2.4.1 of the Cleveland Neighborhood Form-Based Code)

Neighborhood Flex 3: A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses and small apartments, supporting and within walking distance of neighborhood-serving retail, food and service uses. The Neighborhood-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent. (For more information, please view Section 2.4.3 of the Cleveland Neighborhood Form-Based Code)



Community 3: A walkable neighborhood environment intended to accommodate a variety of medium-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses up to larger apartment complexes supporting and within walking distance of neighborhood-serving retail, food and service uses. The Community-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent. (For more information, please view Section 2.5.2 of the Cleveland Neighborhood Form-Based Code)

Community 4: A walkable neighborhood environment intended to accommodate a variety of medium-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses up to larger apartment complexes supporting and within walking distance of neighborhood-serving retail, food and service uses. The Community-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent. (For more information, please view Section 2.5.4 of the Cleveland Neighborhood Form-Based Code)

Community Flex 4: A walkable neighborhood environment intended to accommodate a variety of medium-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses up to larger apartment complexes supporting and within walking distance of neighborhood-serving retail, food and service uses. The Community-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent. (For more information, please view Section 2.5.5 of the Cleveland Neighborhood Form-Based Code)

Urban Flex 3: Moderate intensity mixed-use, office and residential buildings intended to accommodate a variety of residential, retail, service and commercial uses in a vibrant, pedestrian-friendly environment. (For more information, please view Section 2.6.2 of the Cleveland Neighborhood Form-Based Code)

Urban Flex 4: Moderate intensity mixed-use, office and residential buildings intended to accommodate a variety of residential, retail, service and commercial



uses in a vibrant, pedestrian-friendly environment. (For more information, please view Section 2.6.3 of the Cleveland Neighborhood Form-Based Code)

Urban Node 3: Moderate intensity mixed-use buildings intended to accommodate a variety of residential, retail, service and commercial building uses in a vibrant, pedestrian-friendly storefront environment. Uses are flexible but tall ground floors with large areas of transparent glazing are required to accommodate retail-ready ground stories. (For more information, please view Section 2.7.2 of the Cleveland Neighborhood Form-Based Code)

Urban Node 4: Moderate intensity mixed-use buildings intended to accommodate a variety of residential, retail, service and commercial building uses in a vibrant, pedestrian-friendly storefront environment. Uses are flexible but tall ground floors with large areas of transparent glazing are required to accommodate retail-ready ground stories. (For more information, please view Section 2.7.3 of the Cleveland Neighborhood Form-Based Code)

Urban Node 5: Moderate intensity mixed-use buildings intended to accommodate a variety of residential, retail, service and commercial building uses in a vibrant, pedestrian-friendly storefront environment. Uses are flexible but tall ground floors with large areas of transparent glazing are required to accommodate retail-ready ground stories. (For more information, please view Section 2.7.4 of the Cleveland Neighborhood Form-Based Code)

Urban Innovation 4: Intended to create mixed employment and technology hubs with research and collaboration activity in a vibrant pedestrian-friendly environment. The Urban Innovation districts are intended to attract leading-edge anchor institutions and foster company clusters, start-ups, business incubators, and accelerators. UI4 is intended for more walkable places with tighter blocks and narrower streets in a more urban configuration. (For more information, please view Section 2.9.2 of the Cleveland Neighborhood Form-Based Code)

Park: Intended to create, preserve and enhance parkland to meet the active and recreational needs of the City. Intended to provide for both improved and unimproved parkland. Activities may include, but are not limited to, structures or



other active, player-oriented facilities such as playgrounds, recreational fields, ballfields, sport courts, dog parks and associated accessory facilities such as parking areas and restrooms. (For more information, please view Section 2.10.3 of the Cleveland Neighborhood Form-Based Code)

Civic: Intended to accommodate civic and institutional uses that serve the surrounding neighborhoods and produce activities that do not readily assimilate into other zoning districts. (For more information, please view Section 2.10.2 of the Cleveland Neighborhood Form-Based Code)

NOTE: If this proposed zoning change becomes effective, the law requires that the legal use of all existing buildings in the area be allowed to remain, but there can be no additions or expansions of those uses made nonconforming by this change without a special permit from the Board of Zoning Appeals.

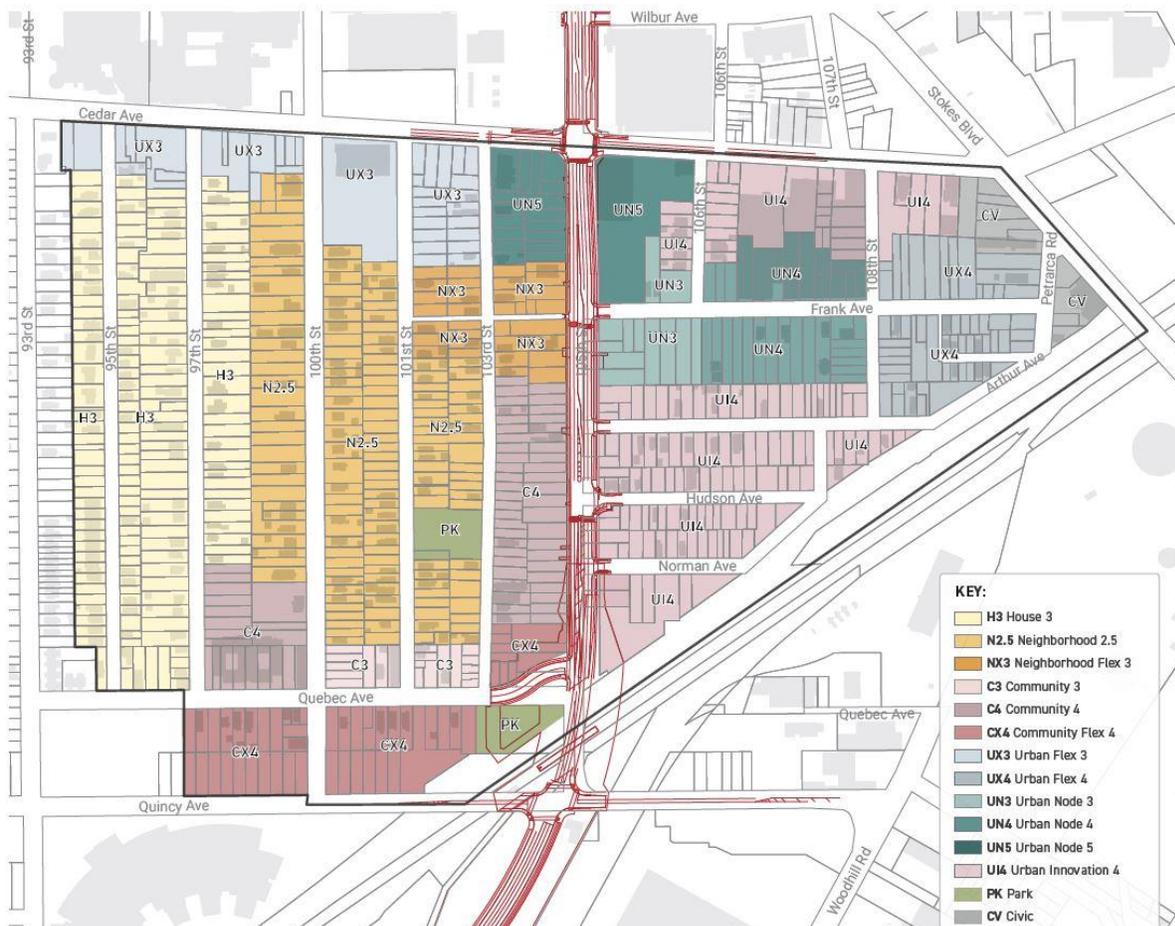




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ZONING MAP: New Economy + Innovation Square
Cleveland, OH
DRAFT November 22, 2023

Ⓢ #LANDCODE