



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission



Joyce Pan Huang., Director

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Cleveland, Ohio 44114

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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, 2023** 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 north of Franklin Boulevard to Desmond Avenue between West Boulevard and West 70th Street. (Detroit Shoreway-Cudell 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

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.

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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.

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 ‘K’ allows for a maximum gross floor area of residential buildings to be equal to six (6) times the total lot area.

Height District

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

Residential Attached Townhouse (RA2-2) Districts: low-rise developments of attached single family to two family residential units at medium to high densities. Such developments are intended to serve as a transition between areas of detached residences and areas of higher intensity development or to serve as a means of



clustering housing units on sites which can be developed most appropriately through such clustering. For a full description of the Residential Attached Townhouse District please visit the Cleveland Zoning Code (Section 337.031)

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

Area District 'K' allows for a maximum gross floor area of residential buildings to be equal to six (6) 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 'B', '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 'K' allows for a maximum gross floor area of residential buildings to be equal to six (6) 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.



Height District '3' allows a maximum of height of the building to be one-hundred fifteen (115) 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 ($\frac{1}{2}$) times the total lot area.

Area District 'K' allows for a maximum gross floor area of residential buildings to be equal to six (6) times the total lot area.

Height District

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

Height District

Height District '2' allows a maximum height of the building to be sixty (60) 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 District please visit the Cleveland Zoning Code (Section 345.03).

Area District

Area District 'B', '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 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.

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

General Industry Use District: All uses permitted in a Semi-Industry District, plus open yard storage of second hand lumber or other used building material, junk, paper, rags, also the operation of wrecking or dismantling of motor vehicles, or the storage of motor vehicles all with specific restrictions. There is also a list of uses permitted as Accessory Uses asphalt or tar, carbon, coke, coal gas, creosote, oil cloth or linoleum, rubber, etc., manufacturing, etc. . For a full description of the General Industry District please visit the Cleveland Zoning Code (Section 345.04).

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

Parking District: Accessory off-street parking lots and off-street parking garages located no closer than 10 feet to any adjacent residential building. For a full



description of the Parking District please visit the Cleveland Zoning Code (Section 339)

Height District

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

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Proposed

House 4: 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 four 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)



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 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)

Industrial Flex 3: Moderate intensity buildings intended to accommodate a variety of light industrial and manufacturing uses while allowing for retail, service and commercial activity and residential opportunities in a vibrant pedestrian-friendly environment. Uses are flexible but tall ground floors required to accommodate a variety of land use activity. (For more information, please view Section 2.8.2 of the Cleveland Neighborhood Form-Based Code)

Industrial Flex 7: Moderate intensity buildings intended to accommodate a variety of light industrial and manufacturing uses while allowing for retail, service and commercial activity and residential opportunities in a vibrant pedestrian-friendly environment. Uses are flexible but tall ground floors required to accommodate a variety of land use activity. (For more information, please view Section 2.8.4 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.



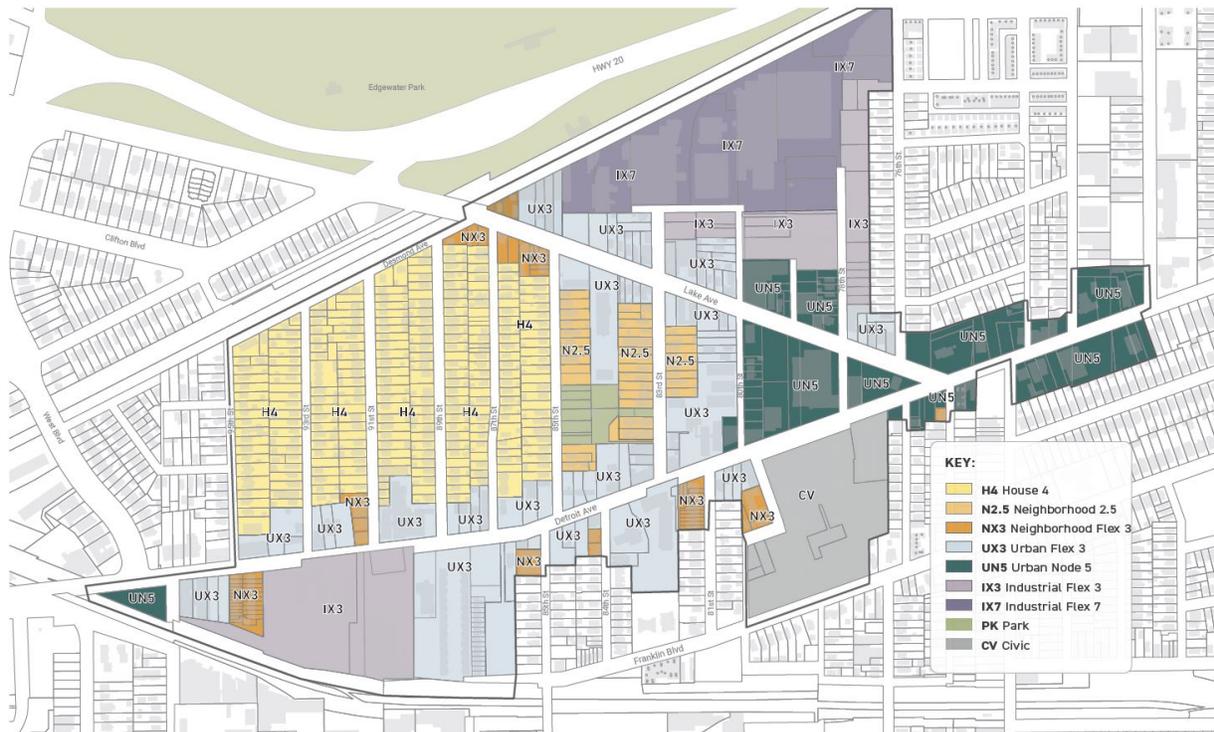
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ZONING MAP: Detroit Shoreway
Cleveland, OH
DRAFT January 22, 2024

LANDCODE