



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.

(Specifically, changing the Use, Area & Height Districts of parcels of land north and south of Opportunity Corridor between East 68th Street and Buckeye Road (Job Core Zone).

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

(OSR) Open Space and Recreation: Uses are limited to public parks, playgrounds, athletic fields, and recreation center buildings, including such recreation facilities as swimming pools, tennis courts, basketball courts, playground equipment, skateboard ramps, exercise rooms, meeting rooms and similar uses; public open space areas including wooded areas, stream valleys, grassy areas, nature preserves, wildlife habitats, scenic overlooks, gardens, beaches, fishing areas, multi-purpose trails, etc. For a full description of the Open Space & Recreation District please visit the Cleveland Zoning Code (Section 342)

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 of height of the building to be thirty-five (35) 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.

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 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.

Height District

Height District “2” allows for a maximum height of 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' 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 'C' allows for a maximum gross floor area of residential buildings to be equal to $\frac{1}{2}$ 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 'G' allows for a maximum gross floor area of residential buildings to be equal to three (3) 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.

Proposed

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 2.6.5 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 Innovation Campus: 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. UIC is intended for campus-like settings with larger lots, more



open space, and larger buildings. (For more information, please view Section 2.9.3 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.

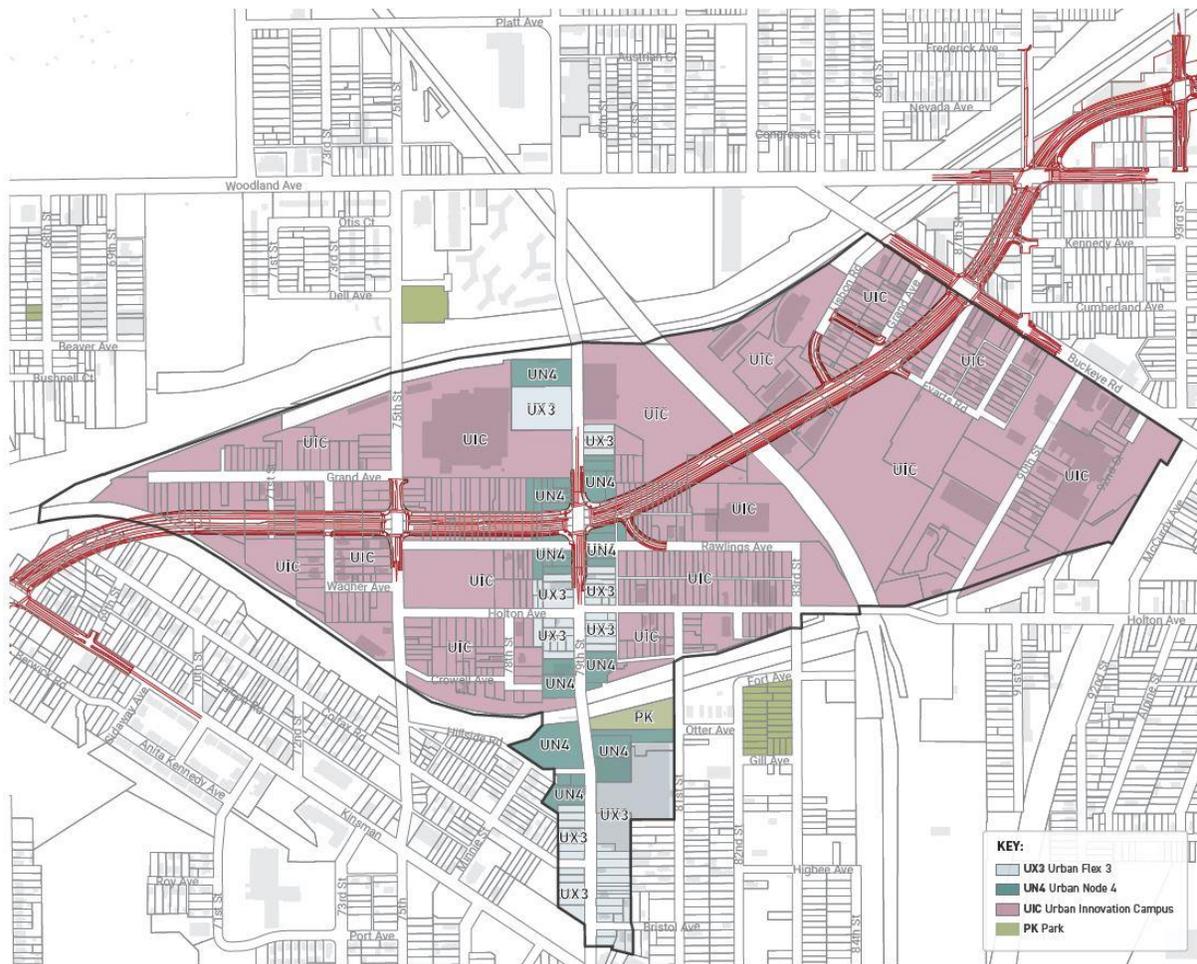




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ZONING MAP: Job Core
Cleveland, OH
DRAFT November 22, 2023