



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Freddy L. Collier Jr., Director

Cleveland City Hall
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114

T: (216) 664-2210 F: (216) 664-3281 | www.planning.city.cleveland.oh.us

NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on Friday, September 15, 2017** in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

Ordinance No. TBA: Changing the use and area districts north of Lorain Avenue between West 137th Street and West 139th Street as identified on the attached map (Map Change No. 2572).

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.

If you would like further information, please contact us at: 216-664-2210 or cityplanning@city.cleveland.oh.us



Explanation of Proposed Rezoning

Ordinance No. TBA: Changing the use and area districts north of Lorain Avenue between West 137th Street and West 139th Street as identified on the attached map (Map Change No. 2572).

Permitted Uses in Proposed or Existing Zoning Districts:

EXISTING

One Family Use District: Dwelling houses, each occupied by not more than one family and not more than two roomers or boarders, playgrounds, parks, etc.

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 Multi-Family District you can go to the American Legal Publishing website (Section 343.11)

Semi-Industry Use 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. (Section 345.03)

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.

Area District

Area District 'A' allows for a maximum gross floor area of residential buildings to be equal to 1/2 the total lot area only for one-family properties. Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to 1/2 the total lot area. Area District 'C' allows for a maximum gross floor to be equal to 1/2 the total lot area without a Class A multiple district per dwelling unit.



Height District

Height District '1' allows for a maximum height of the building to be 35 feet tall. Height District '2' allows for a maximum height of a building to be 60 feet tall. Height District '3' allows for a maximum height of a building to be 115 feet tall.

PROPOSED

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. For a full description of the Multi-Family District you can go to the American Legal Publishing website (Section 343.01)

Area District

Area District 'G' allows for a maximum gross floor area of residential buildings to be equal to 3 times the total lot area.

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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