



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Freddy L. Collier Jr., Director

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## NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on December 20, 2019** in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

**Ordinance No. TBD:** Changing the Use, Area and Height Districts of parcels of land immediately north and south of Puritas Avenue from West 160th Street to West 137th Street (Map Change 2604).

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](mailto:cityplanning@city.cleveland.oh.us)



## Explanation of Proposed Rezoning

**Ordinance No. TBD:** Changing the Use, Area and Height Districts of parcels of land immediately north and south of Puritas Avenue from West 160th Street to West 137th Street (Map Change 2604).

### Permitted Uses in Proposed and Existing Zoning Districts:

#### Existing

**One-Family Residential District:** Dwelling houses, each occupied by not more than one family and not more than two roomers or boarders, playgrounds, parks, etc. ([§337.02](#)).

**Two-Family Residential District:** One family houses, two family houses, playgrounds, churches, libraries, hospitals, etc. ([§337.03](#)).

**Multi-Family Residential District:** One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. For a full description, visit the American Legal Publishing website ([§337.08](#)).

**Resident Office District:** Provided that no sales, display or warehousing merchandise shall be permitted on the premises; the following uses are allowed in this district: apartment houses, administrative and professional office buildings, hospitals, non profit public schools playgrounds, churches, libraries, etc. ([§337.10](#))

**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 ([§343.01](#))

**General Retail Business District:** 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 review Section 343.11 of the Cleveland Zoning Code.

**Semi-Industry Use District:** 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 ([§345.03](#) of the Cleveland Zoning Code).



**Parking District:** Accessory off street parking lots and off street parking garages located no closer than ten (10) feet to any adjacent residential building. (§ Area District [§339](#)).

**Area District**

Area District 'A' allows for a maximum gross floor area of residential buildings to be equal to 1/2 times the total lot area. 'B' allows for a maximum gross floor area of residential buildings to be equal to 1/2 times the total lot area. Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to 1/2 times the total lot area except for multi-family.

**Height District**

Height District '1' allows for a maximum height of the building to be 35 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 ([§343.01](#))

**Area District**

Area District 'G' allows for a maximum gross floor area of residential buildings or any main building in a residence district to be equal to three (3) times the total lot area.

**Height District**

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

**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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