



**CITY OF CLEVELAND**  
 Mayor Frank G. Jackson

**City Planning Commission**  
 601 Lakeside Avenue, Room 501  
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**Ord. No. 572-18.**

**By Council Member Brancatelli (by departmental request).**

**An ordinance to repeal Section 337.031 of the Codified Ordinances of Cleveland, Ohio, 1976, as amended by Ordinance No. 1844-02, passed May 12, 2003, relating to Townhouse (RA) Districts; and to supplement the codified ordinances by enacting new Section 337.031, relating to Townhouse (RA) Districts.**

Be it ordained by the Council of the City of Cleveland:

**Section 1.** That Section 337.031 of the Codified Ordinances of Cleveland, Ohio, 1976, as amended by Ordinance No. 1844-02, passed May 12, 2003, is repealed.

**Section 2.** That the Codified Ordinances of Cleveland, Ohio, 1976, are supplemented by enacting new Section 337.031 to read as follows:

**Section 337.031 Townhouse (RA) Districts)**

(a) *Purpose.* Townhouse Districts (i.e., Residential Attached Districts) are established to set the requirements for the form, site plan and building features of townhouse developments.

Safe sidewalks, inviting streets and compelling urban form are essential elements of vibrant, walkable urban neighborhoods. The inherent density of townhouses is a key component of this vision, but without thoughtful site planning and design, this goal will not be fully realized. The provisions of this section are intended to make these elements the standards for developments in Cleveland's neighborhoods.

(b) *Definitions.*

(1) "Townhouse Unit" is a single or two (2) family dwelling on its own lot, served by its own exclusive exterior pedestrian entrance, and attached to one (1) or more other such units by fire walls or fire separation walls.

(2) "Townhouse Building" is a building composed of two (2) or more townhouse units.

(3) "Principal Pedestrian Entrance" is the exterior door exclusive to the dwelling unit that offers a pedestrian the most visible and direct means of ingress and egress to a public right of way.

(4) "Principal Street Frontage" is the Street Line where the Townhouse Unit's Principal Pedestrian Entrance is located. Where a townhouse has a lot line abutting a Public Space, that frontage shall be regulated as a Principal Street Frontage.

(5) "Secondary Street Frontage" means that on corner lots, all street lines that are not the Principal Frontage are considered Secondary Street Frontages; also known as the side street frontage.

(6) "Interior Frontage" For lots fronting an Alley or without a Street Line, the Interior Frontage is the frontage of a townhouse where the Principal Pedestrian Entrance is located.

(7) "Frontage build-out" means the portion of the Principal and Secondary Street Frontage containing a building.

(8) "Active Uses" are those habitable spaces of a dwelling most often used for living, eating or cooking. These spaces encourage 'eyes on the street' and include such spaces as living rooms, offices, kitchens, or similar. Non-habitable spaces, garages, hallways, corridors, bathrooms, closets, storage, mechanical rooms, utility spaces, or similar are not considered Active Uses.

(9) "Human-scaled materials" are defined as twelve inch (12") maximum width in either the vertical or the horizontal dimension. The other dimension is unlimited. Examples include brick, stone, wood, fiber-cement lap siding, terra cotta, or similar materials.

(c) *District Establishment.*

The following Townhouse Districts are hereby established: RA-1, RA-2, and RA-3 (with the abbreviation "RA" indicating "Residential, Attached and the numeral indicating that the districts are listed in order of "densite," from lowest to highest.").

(d) *Permitted uses in all RA Districts.*

- |                   |   |
|-------------------|---|
| A. Townhouses     | Permitted                               |
| B. Accessory uses | As permitted in the Two-Family District |

(e) *Site Planning and Design*

No Building Permit shall be issued for the original construction of a townhouse unit or Townhouse Building without approval of the Director of the City Planning Commission, which shall seek to ensure that the development meets the spirit and intent of division (a) by applying the standards set forth below:

(1) *Compatibility.* The development shall be visually compatible with nearby properties with respect to such design elements as scale, height, setbacks, orientation to existing streets, roof lines, architectural character, materials, colors, and proportions of architectural features.

(2) *Site Layout.* Buildings, structures and landscape features shall be arranged so as to create visual interest, promote security and personal safety, promote safe, efficient, and comfortable pedestrian circulation, facilitate safe and efficient vehicular circulation, conserve natural features and provide usable common and private open space.

(3) *Building Features.* Townhouse units shall contribute to the character of the neighborhood by drawing from the best examples of architecture and urbanism. Townhouse units shall be designed to create active, attractive, street frontages that promote safety and walkability using the essential elements of traditional urban architecture as regulated in division (f) of this code.

(4) *Circulation and Parking.* Circulation and parking shall be designed to achieve the following:

- A. Provide proper access for service and safety vehicles
- B. Minimize conflicts between pedestrians and vehicles
- C. Minimize the number of curb cuts
- D. Maximize opportunities for on-street parking and street trees by prohibiting front loaded garages and unenclosed parking in front yards.
- E. Prohibits placement of garage doors so close to sidewalks as to impair pedestrian safety.

(f) *Area, Yard, Siting and Design Regulations.*

The following yard and area regulations shall apply in RA-1, RA-2, and RA-3 Districts.

<b>(1) Lot Dimensions</b>		<b>RA-1</b>	<b>RA-2</b>	<b>RA-3</b>
		No min		
<b>(2) Setbacks</b>		Where applicable		
A. Front Yard Depth <sup>1</sup> See Section (g)(2). below for Frontage Diagram.	Principal	Requirements Min: 20' or, if greater, the average setback of the buildings within 100' on both sides. Max: none	Min: 10' Max: 20'	Min: 0' Max: 12'
	Secondary	Min: 7'	Min: 5'	Min: none
	Interior	Min: 10'	Min: 8'	Min: 7'
C. Interior Side Yard Depth <sup>2</sup>	Adjoining 1 or 2-Family District	Min: 10'	Min: 5'	Min: 3'
	Adjoining Other District	Min: 7'	Min: 5'	Min: none
D. Rear Yard Depth	Rear lot line adjoining 1 or 2-Family District	Min: 15'	Min: 10'	Min: 7'
	Rear lot line adjoining Other District	Min: 10'	Min: 10'	Min: none
<b>(3) Building Design Features</b>				
A. First-story glazing % of facade required to be transparent windows and doors between 3' and 7' above finished floor.	Principal	Min: 35% Where the finished first floor is 48" or more above grade: Min. 20% glazing between grade and the finished first floor, less Frontage Feature areas.		
	Secondary	Min: 25% Where the finished first floor is 48" or more above grade: Min. 20% glazing between grade and the finished first floor, less Frontage Feature areas.		
	Interior	Min: 20%		
B. Active uses on first story	Principal	Required on 60 % of total Frontage Buildout. Min depth: 9'		
	Secondary	No requirement		
	Interior	No requirement		
C. Floor Area Ratio	No requirement			
D. Entrances	Each unit with a Street Line shall provide a Principal Pedestrian Entrance directly to that Street Line or Interior Frontage. Corner lots are required only one (1) Principal Pedestrian Entrance.			
E. Frontage feature (See Figure (g)(1). of this section)		A or B Required Min. porch depth: 6'	B, C or E Required Min. area: 16 sq. ft.	B, C, D or E Required Min. area: 16 sq. ft.
F. Height of finished first floor above grade	Principal	Min: 18" Max: 4'	Min: 24" Max: 4'	Min: 28" Max: 5' 6"
	Secondary	Min: 18" Max: 4'	Min: 24" Max: 4'	Min: 28" Max: 5' 6"
	Interior	Min: 12" Max: 5' 6"	Min: 12" Max: 5' 6"	Min: 18" Max: 5' 6"
G. First floor materials; Principal, Secondary	Human scaled; ex. brick, stone, lap siding, wood, terra cotta or similar Above first-story: Materials in any dimension are permitted. Prohibited Materials on Principal and Secondary Street Frontage: plain and split-face concrete masonry units and synthetic stucco.			
<b>(4) Garages, Car Openings and Driveways</b>				
A. Garage or Car Openings fronting a Principal and Secondary Street Frontage	Not Permitted			

B. Garage or Car Openings perpendicular to a Principal and Secondary Street Frontage	Streetscreen or fence required at actual Principal and Secondary Street setback, minus permitted driveways. Streetscreens or fence shall be a min. 3.5' in height, max. height as allowed by the Zoning Code.
C. Garage or Car Openings within an established front yard setback on a Secondary Street	Streetscreen or fence is required along the shared rear/side yard property line. Streetscreen or fence shall be a min. 3.5' in height, max. height as allowed by the Zoning Code.
D. Alley access	Where an alley abuts the development, no curb cuts shall be permitted on Principal or Secondary Street Frontage.
E. One-way vehicular driveway width	Max: 11'
F. Two-way vehicular driveway serving multiple units width	Max: 18'
G. Continuous at-grade sidewalk and apron	Required

- 1 Except that any mapped or established setback shall prevail over the setbacks of this section.
- 2 Does not apply to lot lines separating attached dwellings as a non-condominium townhouse development
- 3 For infill townhouses: Height of Finished Floor above grade shall match the typical height found in the adjacent context. Where the Height of Finished Floor above grade in the adjacent context is outside the range set forth in division (f)(3)F, the Height of Finished Floor above grade shall be set at the min or max permitted by division (f)(3)F.

(g) Diagrams & Modifications  
(1)

## Required Frontage Features

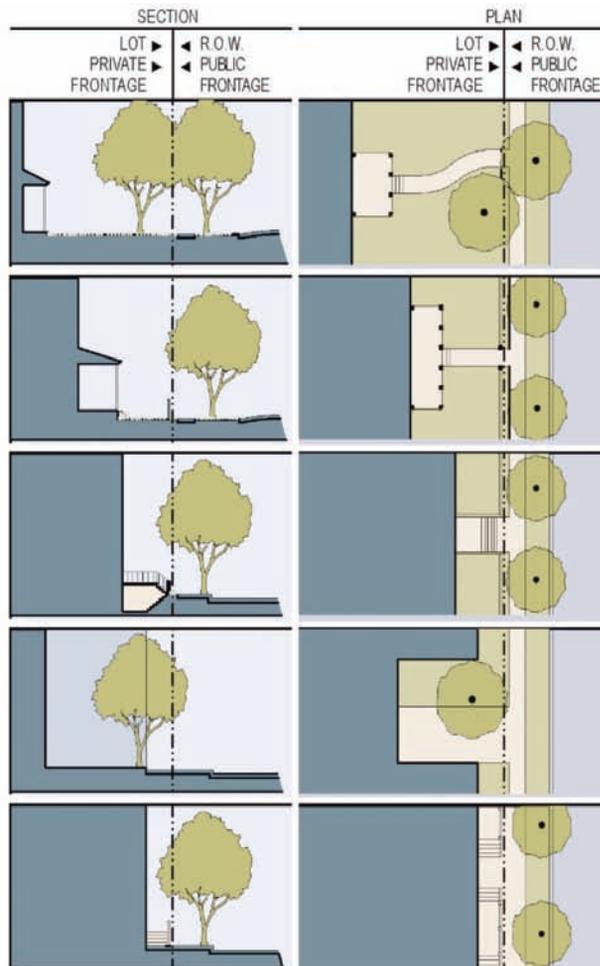
**a. Common Yard:** A planted frontage wherein the building façade is set back substantially from the right of way line. The front yard created may remain unfenced and be visually continuous with adjacent yards. This frontage is found where deep front yards are consistent with the surrounding context. The deep front yard setback can provide a buffer from higher speed thoroughfares.

**b. Porch & Fence:** A planted frontage wherein the building façade is set back from the front yard line, with an attached porch as a permitted yard encroachment. A fence at the right of way line maintains the spatial definition of the street and provides delineation between public and private space.

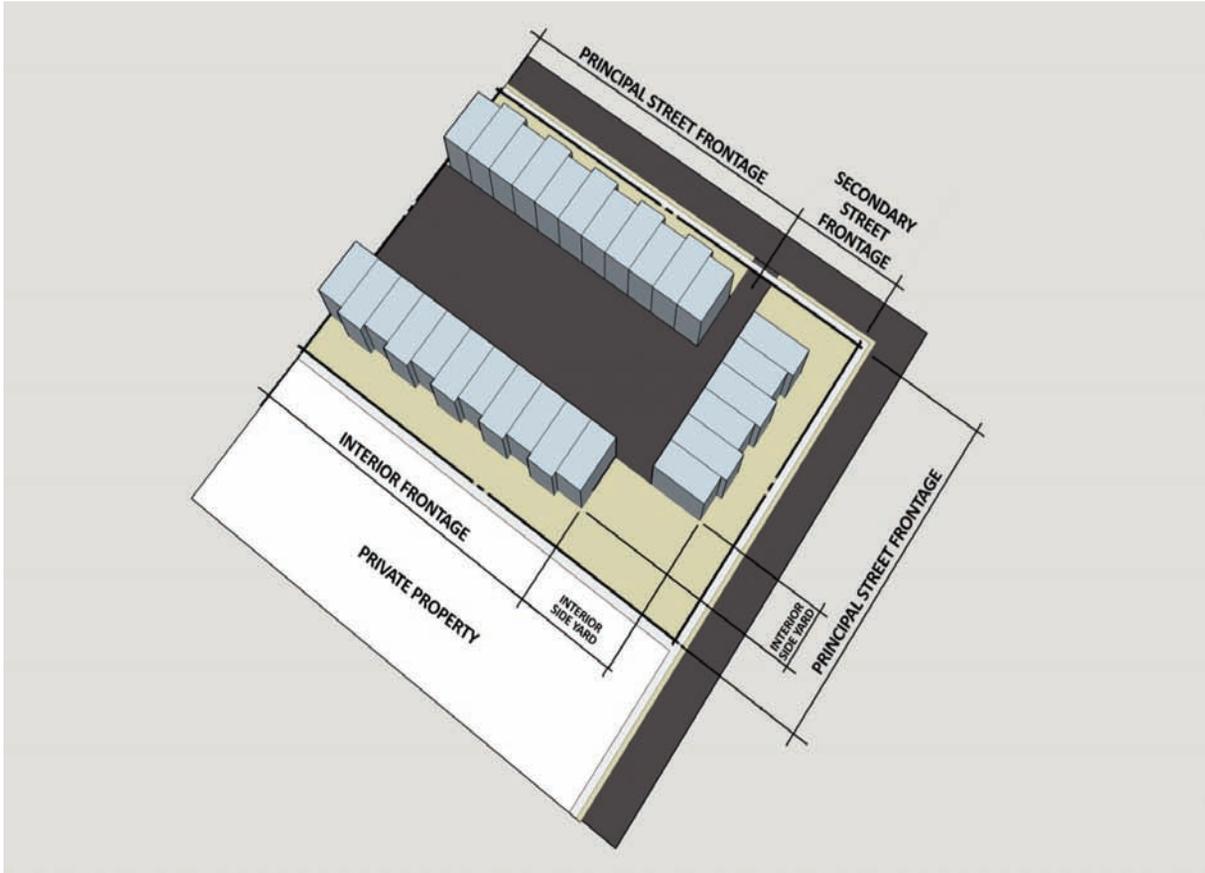
**c. Terrace or Lightwell:** A frontage wherein the building façade is set back from the right of way line, with an elevated terrace or a sunken lightwell. This frontage feature buffers residential uses from urban sidewalks. Synonym: Dooryard.

**d. Forecourt:** A frontage wherein a portion of the building façade is set back from the right of way line, and the rest of the facade is set close to the right of way line. This frontage feature is often used in apartment buildings. This frontage feature is usually used in conjunction with other frontage features.

**e. Stoop:** A frontage wherein the building façade is close to the right of way line. An exterior stair and landing provide access to the main building entrance. The First Story is elevated from the sidewalk level sufficiently to ensure privacy for First Story windows. This frontage feature is recommended for First Story residential uses. The Stoop is a permitted yard encroachment.



(2) Frontage Diagram



(3) *Administrative Modifications.* The Director of City Planning may require a numerical standard that is different from the standard under section (f) of up to twenty (20) percent in any direction if it is determined that such relief will result in a townhouse or townhouse building that is more appropriately situated and/or more consistent with its context. This provision shall not apply to section (f)(3)F.

Example application of Director discretion:

In the RA-3 District the Director may administratively reduce the required Interior Front Yard Depth from the numerical standard of 7' to 5' 7" ( $7' \times 0.8 = 5' 7"$ ).

(h) *Procedures and Appeals*

(1) *Application of the RA Code.* In all zoning districts other than a mapped Townhouse District, proposed townhouse developments shall be reviewed under the RA District whose front yard setback in section (f)(2)A. most closely matches or complements the zoning district of the proposed development as determined by the Director of City Planning. To determine which RA District the development shall be reviewed under:

A. Determine the existing typical front yard setback of the zoning district of the proposed development.

B. For proposals to be constructed at mid-block, the RA District whose front yard setback range most closely aligns with the setback of the existing buildings on the block shall be applied.

C. For proposals to be constructed on corners, context from the buildings on the adjacent corners of the intersection as well as those buildings on the specific block should be considered, and the RA District whose front yard setback range most closely aligns with the front yard setback of the existing buildings at the intersection shall be applied.

(2) *Townhouses in Single or Two Family Districts.* In any zoning district where a townhouse use is not permitted by right (ex. Single Family, Two Family), the City Planning Commission shall determine, based on the application of division (d) of this Section, if a townhouse use shall be permitted.

**Section 3.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed July 18, 2018.

Effective August 17, 2018.