



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission



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## NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on Friday, April 05, 2024** on the WebEx platform, which will be livestreamed on YouTube & TV 20 to consider the proposed Rezoning Legislation, listed below:

**Ordinance No. TBD: Changing the Use, Area, & Height Districts of parcels of land north and south of Lorain Avenue between West 150th Street and the Norfolk Southern Railroad and extending the Pedestrian Retail & Urban Form Overlay Districts. (Map Change 2677)**

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](mailto:cityplanning@clevelandohio.gov)



**Explanation of Proposed Rezoning**

**Ordinance No. TBD: Changing the Use, Area, & Height Districts of parcels of land north and south of Lorain Avenue between West 150th Street and the Norfolk Southern Railroad and extending the Pedestrian Retail & Urban Form Overlay Districts. (Map Change 2677)**

**Permitted Uses in Existing or Proposed Zoning Districts:**

**Existing**

**Multi-Family 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 Residential District, please review §337.08 of the Cleveland Zoning Code).

**Area District**

Area District 'E' allows for a maximum gross floor area of residential buildings to be equal to 1 ½ times the total lot area.

**Height District**

Height District '1' allows a maximum height of the building to be thirty five (35) feet with conditions.



**Local Retail 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. etc. (For a full description of the Local Retail Business District, please review §343.01 of the Cleveland Zoning Code).

**Area District**

Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to ½ times the total lot area.

**Height District**



Height District `1` allows a maximum height of the building to be thirty five (35) feet with conditions.

**General Retail District:** Retail stores, department stores, funeral parlors, new and used car lots, gas stations, office buildings, hotels and motels, banks, game rooms and similar uses. (For a full description of the General Retail Business District, please review §343.11 of the Cleveland Zoning Code).

**Area District**

Area District `C` allows for a maximum gross floor area of residential buildings to be equal to 1/2 times the total lot area.

Area District `E` allows for a maximum gross floor area of residential buildings to be equal to 1 1/2 times the total lot area.

Area District `G` allows for a maximum gross floor area of residential buildings to be equal to 3 1/2 times the total lot area.

**Height District**

Height District `1` allows a maximum height of the building to be thirty five (35) feet with conditions.

Height District `2` allows a maximum height of the building to be sixty (60) feet with conditions.

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**Semi Industry :** 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 review §345.03 of the Cleveland Zoning Code).

**Area District**

Area District `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.

**Height District**

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

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**General Industry 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 review §345.04 of the Cleveland Zoning Code).

**Area District**

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

**Height District**

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

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**Proposed**

**Multi-Family 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 Residential District, please review §337.08 of the Cleveland Zoning Code).

**Area District**

Area District 'F' allows for a maximum gross floor area of residential buildings to be equal to 2 1/2 times the total lot area.



**Height District**

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

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**Local Retail District:** Residential uses, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, and other retail business uses that serve neighborhood needs. etc. (For a full description of the Local Retail Business District, please review §343.01 of the Cleveland Zoning Code).

**Area District**

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

**Height District**

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

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**Limited Local Retail District:** Residential uses, retail Stores, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, office buildings, hotels, motels, and banks. Prohibit Gas Stations and Used Car lots etc. (For a full description of the Limited Local Retail Business District, please review §343.01 of the Cleveland Zoning Code).

**Area District**

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

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

**Height District**

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



**Semi Industry:** : 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 review §345.03 of the Cleveland Zoning Code).

**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.

**Height District**

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

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**The Urban Form Overlay (UF Overlay) District:** is established to create a high degree of walkability and design quality for Cleveland's urban streets. The UF Overlay will do this by requiring pedestrian-oriented building features, preserving and enhancing the architectural character of new and existing buildings and protecting public safety by minimizing conflicts between vehicles and pedestrians. UF Overlay Districts are planned to be densely developed areas with a majority of the buildings set relatively close to the street and parking located behind the main building (§348).  
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**Pedestrian Retail Overlay (PRO) District:**

**Purpose** - The Pedestrian Retail Overlay (PRO) District is established to maintain the economic viability of older neighborhood shopping districts by preserving the pedestrian-oriented character of those districts and to protect public safety by minimizing conflicts between vehicles and pedestrians in neighborhood shopping districts.

**Parking** - In recognition of the expected greater use of public transit, bicycles and walking by customers and employees traveling to PRO Districts, the minimum number



of parking spaces otherwise required by the Zoning Code shall be reduced by thirty-three percent (33%) for retail business uses in such districts.

**Front Street Yard** - No main building on a lot abutting a Pedestrian Retail Street Frontage shall be set back more than five (5) feet from the Pedestrian Retail Street Frontage.

**Prohibited Uses** - For Pedestrian Retail Spaces the following uses shall be prohibited:

- A.) open sales lots, B.) filling and service stations, C.) car washes; D.) lanes serving a drive-through facility.

**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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