



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, December 1, 2023** 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:** Changing the Use, Area & Height Districts of parcels of land south of Cedar Avenue between East 93rd Street and Stokes Boulevard. (**New Economy Form Based Code Pilot Area**)

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 south of Cedar Avenue between East 93rd Street and Stokes Boulevard. (**New Economy Form Based Code Pilot Area**)

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

#### Existing

**Two Family Residential District permits** One family houses, two family houses, playgrounds, churches, libraries, hospitals, etc. For a full description of the Two Family District please visit the Cleveland Zoning Code (Section 337.03)

#### **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.

#### **Height District**

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

**Multi Family Residential 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 District please visit the Cleveland Zoning Code (Section 337.08)

#### **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 one-half ( $\frac{1}{2}$ ) times 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.

#### **Height District**

Height District '1' allows a maximum 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.



**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. Prohibit Gas Stations and Used Car lots. For a full description of the Local Retail Business District please visit the Cleveland Zoning Code (Section 343.01)

**Area District**

Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to one-half (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. Height District "2" allows for a maximum height of one hundred and sixty (60) 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 (1/2) times 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 'E' allows for a maximum gross floor area of residential buildings to be equal to one and a half (1 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.

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.

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

### **Height District**

Height District "2" allows for a maximum height of sixty (60) feet.

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

**Residence-Industry District:** Residential uses, office and loft buildings, telephone exchanges, transformer stations, research laboratories, tin and furnace shops, printing shops, cold storage plants, wholesale distributing or warehouse establishments, machine shops and other uses similar in character and operation. There are established controls and conditions for industrial uses in this district to ensure that these industrial uses will not be detrimental to the residential uses. For a full description of the Residence-Industry District please visit the Cleveland Zoning Code (Section 345.02).

### **Area District**

Area District 'C' 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 'E' allows for a maximum gross floor area of residential buildings to be equal to one and a half ( $1 \frac{1}{2}$ ) times the total lot area.

### **Height District**

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

Height District '3' allows a maximum of height of the building to be one-hundred fifteen (115) 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 please visit the Cleveland Zoning Code (Section 345.03).

### **Area District**

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

Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to one-half (1/2) 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.

**Institutional-Research Districts:** Large scale educational and medical developments, research facilities, professional offices, hotels, residential, limited retail uses, schools, nursing homes, assisted living residences, mental health centers, live-work units and correctional halfway houses. For a full description of the Institutional Research District you can go to the American Legal Publishing website (Section 340).

### **Area District**

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

### **Height District**

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

### **Proposed**

**House 3:** Up to three family houses, rooming houses, row houses, playgrounds, parks, education, religious assembly, government office etc. Height limitation of 2.5 stories/32 feet in height. For a full description of the House 3 District please visit the Cleveland Form Based Code (**H3**)

**Neighborhood 2.5:** Up to four family houses, rooming houses, row houses Dwelling houses, group living, playgrounds, parks, education, religious assembly, government office, fraternities & sororities etc. Height limitation of 2.5 stories/32 feet in height. For



a full description of the Neighborhood 2.5 District please visit the Cleveland Form Based Code (**N2.5** Section 2.3.1.)

**Neighborhood Flex 3:** One family houses, two family houses, rooming houses, row houses, apartment houses, daycare, restaurant, medical services, office buildings, retail stores, etc. Height limitation of 3 stories/42 feet in height. For a full description of the Neighborhood Flex 3 District please visit the Cleveland Form Based Code (**NX3** Section 2.3.3.)

**Community 3:** One family houses, two family houses, rooming houses, row houses, apartment houses, education, religious assembly, government office, fraternities & sororities etc. Height limitation of 3 stories/42 feet in height. For a full description of the Community 3 District please visit the Cleveland Form Based Code (**C3** Section 2.4.1.)

**Community 4:** One family houses, two family houses, rooming houses, row houses, apartment houses, education, religious assembly, government office, fraternities & sororities etc. Height limitation of 4 stories/55 feet in height. For a full description of the Community 3 District please visit the Cleveland Form Based Code (**C3** Section 2.4.1.)

**Community Flex 4:** One family houses, two family houses, rooming houses, row houses, apartment houses, daycare, restaurant, medical services, office buildings, retail stores, etc. Height limitation of 4 stories/55 feet in height. For a full description of the Community Flex 4 District please visit the Cleveland Form Based Code (**CX4** Section 2.4.5.)

**Urban Flex 3:** One family houses, two family houses, rooming houses, row houses, apartment houses, daycare, restaurant, medical services & laboratories, office buildings, retail stores, transit station, animal care, indoor entertainment, indoor vehicle sales & rentals, etc. Height limitation of 3 stories/42 feet in height. For a full description of the Urban Flex 3 District please visit the Cleveland Form Based Code (**UX3** Section 2.5.1.)

**Urban Flex 4:** One family houses, two family houses, rooming houses, row houses, apartment houses, daycare, restaurant, medical services & laboratories, office buildings, retail stores, transit station, animal care, indoor entertainment, indoor vehicle sales & rentals, etc. Height limitation of 4 stories/55 feet in height. For a full description of the Urban Flex 4 District please visit the Cleveland Form Based Code (**UX5** Section 2.5.3.)



**Urban Node 3:** Residential (upper-stories only), daycare, restaurant, medical services, office buildings, retail stores, transit station, animal care, indoor entertainment, indoor vehicle sales & rentals, etc. Height limitation of 3 stories/42 feet in height. For a full description of the Urban Node 3 District please visit the Cleveland Form Based Code (**UN3**)

**Urban Node 4:** Residential (upper-stories only), daycare, restaurant, medical services, office buildings, retail stores, transit station, animal care, indoor entertainment, indoor vehicle sales & rentals, etc. Height limitation of 4 stories/55 feet in height. For a full description of the Urban Node 4 District please visit the Cleveland Form Based Code (**UN4**)

**Urban Node 5:** Residential (upper-stories only), daycare, restaurant, medical services, office buildings, retail stores, transit station, animal care, indoor entertainment, indoor vehicle sales & rentals, etc. Height limitation of 5 stories/68 feet in height. For a full description of the Urban Node 5 District please visit the Cleveland Form Based Code (**UN5**)

**Urban Innovation 4:** Parks & open space, community service, daycare, restaurant, office buildings, retail stores, transit station, animal care, indoor entertainment, medical hospitals, medical laboratories, medical services, light industrial, research & development, warehouse & distribution, etc. Height limitation of 4 stories/55 feet in height. For a full description of the Urban Innovation Campus District please visit the Cleveland Form Based Code (**UI4**)

**Park:** 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, etc. For a full description of the Parks District please visit the Cleveland Form Based Code (**PK**)

**Civic:** Parks, playgrounds, social services, community service, day care, education, government offices, religious assembly, transit stations, etc. For a full description of the Civic District please visit the Cleveland Form Based Code (**CV**)

**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

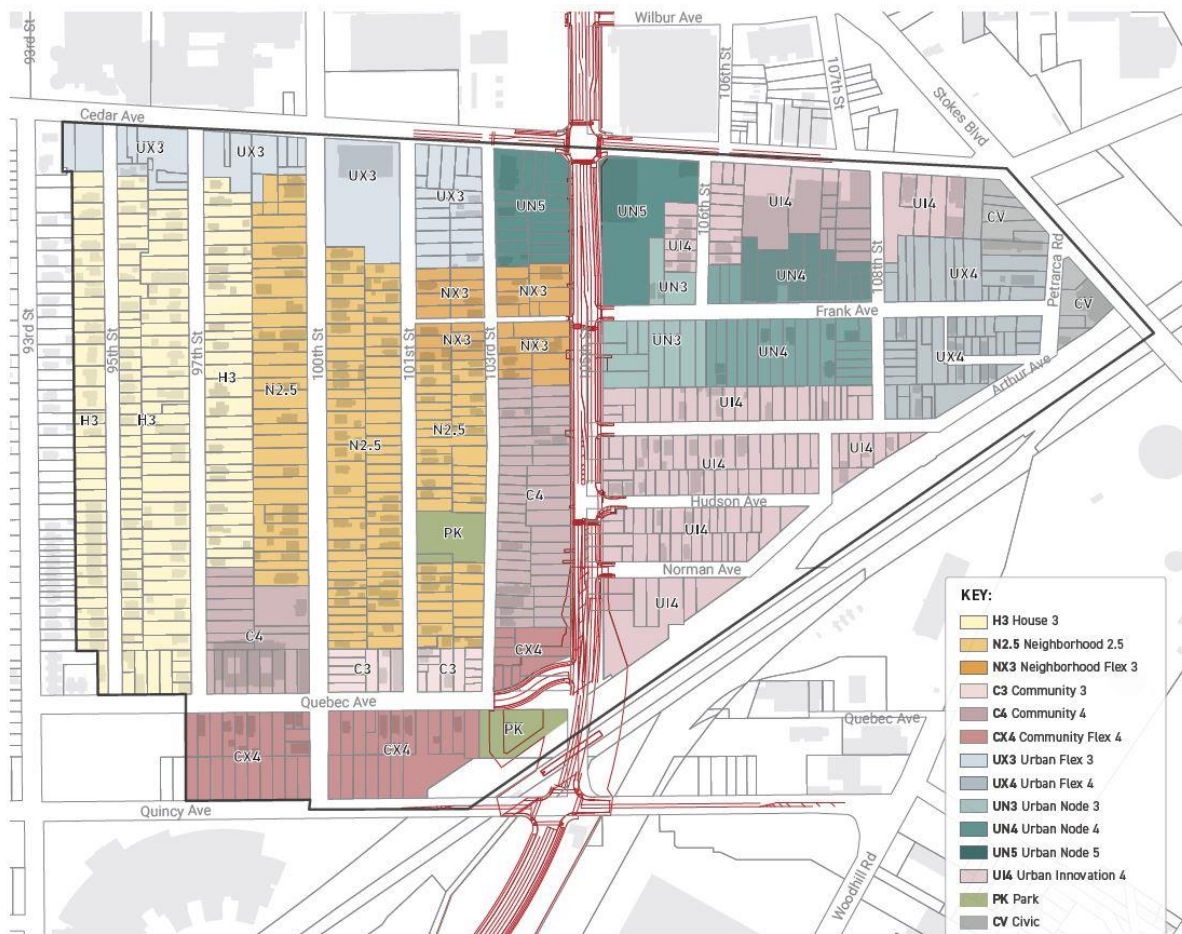




additions or expansions of those uses made nonconforming by this change without a special permit from the Board of Zoning Appeals.

**Explanation of Proposed Rezoning**

**Ordinance No. TBD:** Changing the Use, Area & Height Districts of parcels of land south of Cedar Avenue between East 93rd Street and Stokes Boulevard. (**New Economy Form Based Code Pilot Area**)



**KEY:**

- H3 House 3
- N2.5 Neighborhood 2.5
- NX3 Neighborhood Flex 3
- C3 Community 3
- C4 Community 4
- CX4 Community Flex 4
- UX3 Urban Flex 3
- UX4 Urban Flex 4
- UN3 Urban Node 3
- UN4 Urban Node 4
- UN5 Urban Node 5
- U14 Urban Innovation 4
- PK Park
- CV Civic

**ZONING MAP: New Economy + Innovation Square**  
 Cleveland, OH  
 DRAFT November 22, 2023

⬆️ LANDCODE