



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](http://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 November 17, 2017** 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 along Superior Avenue between E. 105th Street and E. 125th Street and adding an Urban Form Overlay District.

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. TBA:** Changing the Use, Area, and Height Districts of parcels along Superior Avenue between E. 105th Street and E. 125th Street and adding an Urban Form Overlay District. (MC 2575)

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

#### **EXISTING**

**Multi-Family Residential Districts:** 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, you can go to the American Legal Publishing Website (Section 337.08)

**Residence 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, nonprofit public schools, playgrounds, churches, libraries.

**Local Retail Business Districts:** Residential uses, food stores, variety stores, shoe stores, drugstores, eating places, professional offices and other retail business uses that serve neighborhood needs.

**Shopping Center District:** Generally located next to or near a residential district and contains grouping of department stores, shops, food stores, variety stores, shoe stores, drug stores and eating places etc.

**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.

**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)

### **Area District**

Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to ½ the total lot area. Area District 'C' allows for a maximum gross floor to be equal to ½ the total lot area without a Class A multiple districts per dwelling unit. Area District 'D' allows for a maximum gross floor area of residential buildings to be equal to 1 lot multiplied by the area.

### **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.

## **PROPOSED**

**Multi-Family Residential Districts:** 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, you can go to the American Legal Publishing Website (Section 337.08)

**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.

### **Area District**

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

**Urban Form Overlay (UF) District:** Established to create a high degree of walkability and design quality for Cleveland's urban streets. The UF overlay will do this



## City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



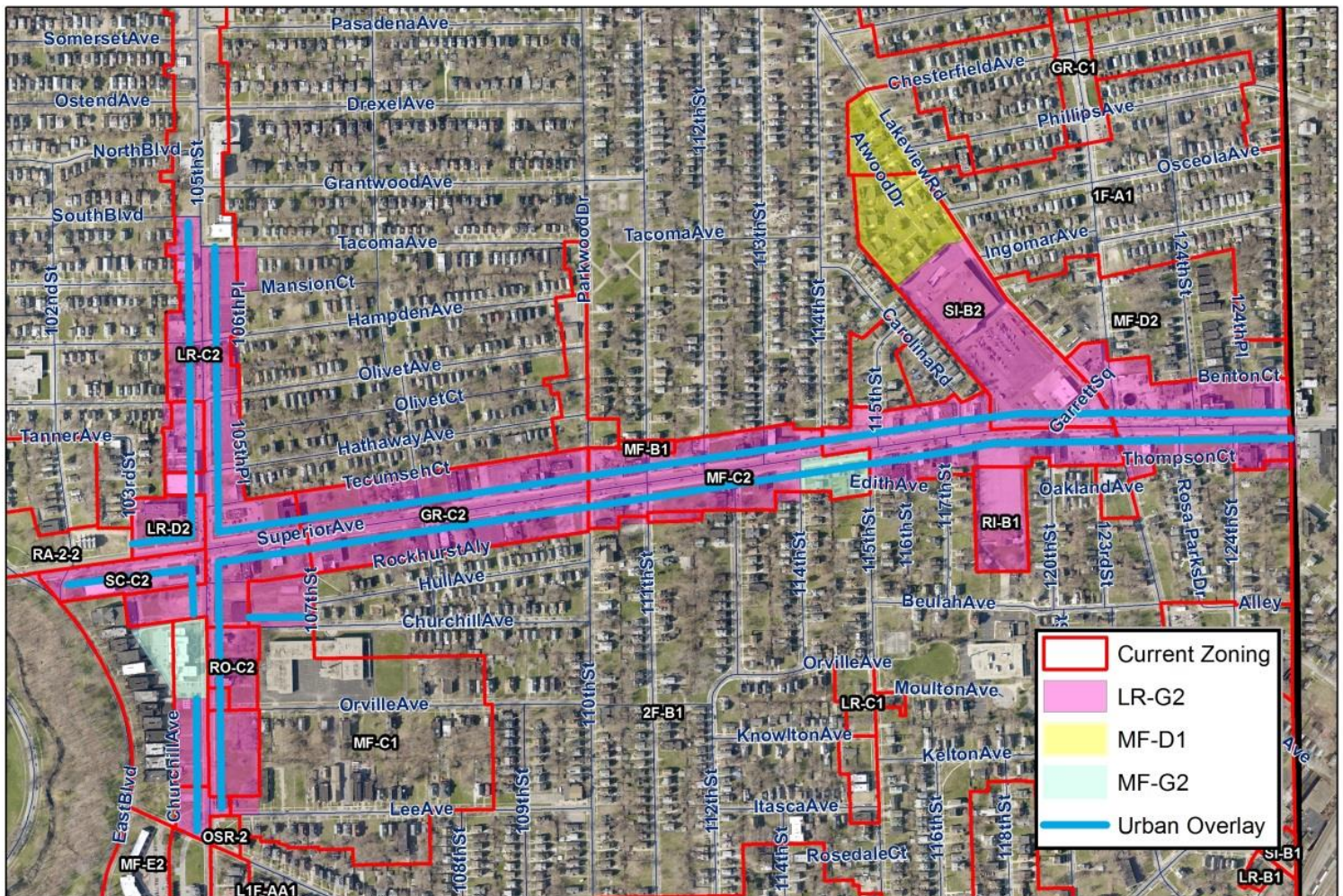
by requiring pedestrian-oriented building features, preserving and enhancing the architectural character of new and existing buildings and protecting public safety by minimizing conflicts between vehicles and pedestrians. UF Overlay Districts are planned to be densely developed areas with a majority of the buildings set relatively close to the street and parking located behind the main building. For a full description of the Urban Form Overlay District, you can go to the American Legal Publishing Website (Section 348.04) <https://goo.gl/9vvKrk>

**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. TBA:** Changing the Use, Area, and Height Districts of parcels along Superior Avenue between E. 105th Street and E. 125th Street and adding an Urban Form Overlay District.



### Map Change 2575

Changing the Use, Area and Height Districts of parcels along Superior Avenue between E. 105th Street and E. 125th Street

