



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

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NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on January 18, 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 & Height Districts of parcels of land and adding an Urban Form Overlay along East 140th Street south of Lakeshore Boulevard to Aspinwall Avenue (Map Change No. 2595).

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



Explanation of Proposed Rezoning

Ordinance No. TBD: Changing the Use, Area & Height Districts of parcels of land and adding an Urban Form Overlay along East 140th Street south of Lakeshore Boulevard to Aspinwall Avenue (MC 2595)

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

General-Industry Use 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 such as asphalt or tar, carbon, coke, coal, gas creosote, oil cloth or linoleum, rubber, etc., manufacturing ([§345.04](#) 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).

Residence-Industry Use 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 residential uses ([§345.02](#))

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 ([§343.11](#))

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](#))

Residence Office Use 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](#)).

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

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 except for multi-family.

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. Height District '3' allows for a maximum height of 115 feet tall.

Proposed

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](#)).

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, go to the American Legal Publishing website ([§343.01](#)).



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 ([§345.03](#) of the Cleveland Zoning Code).

Urban Form (UF) Overlay District: 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 building set relatively close to the street and parking located behind the main building. (See [§348.04](#))

Mapped Setbacks: A setback building line is a required front yard space in which no structures may be located, except where specifically allowed by the Cleveland Zoning Code. The specific mapped setback (or building line) indicated on the Building Zone Maps of the City are either from the property line or the street centerline, take precedence, and can only be changed with Map Change legislation. This proposal will establish seven (7) foot mapped setbacks from the property line along the north, west and south lines of a parcel of land west of East 140th Street between Diana Avenue & Darley Avenue (also known as Permanent Parcel Number 11201125 or 650 E. 140th Street). The purpose of adding the established setbacks is to preserve and maintain the massing and character of a dense, walkable community for future development.

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. Area District “K” allows for a maximum gross floor area of residential buildings to be equal to 6 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 the building to be 60 feet tall.



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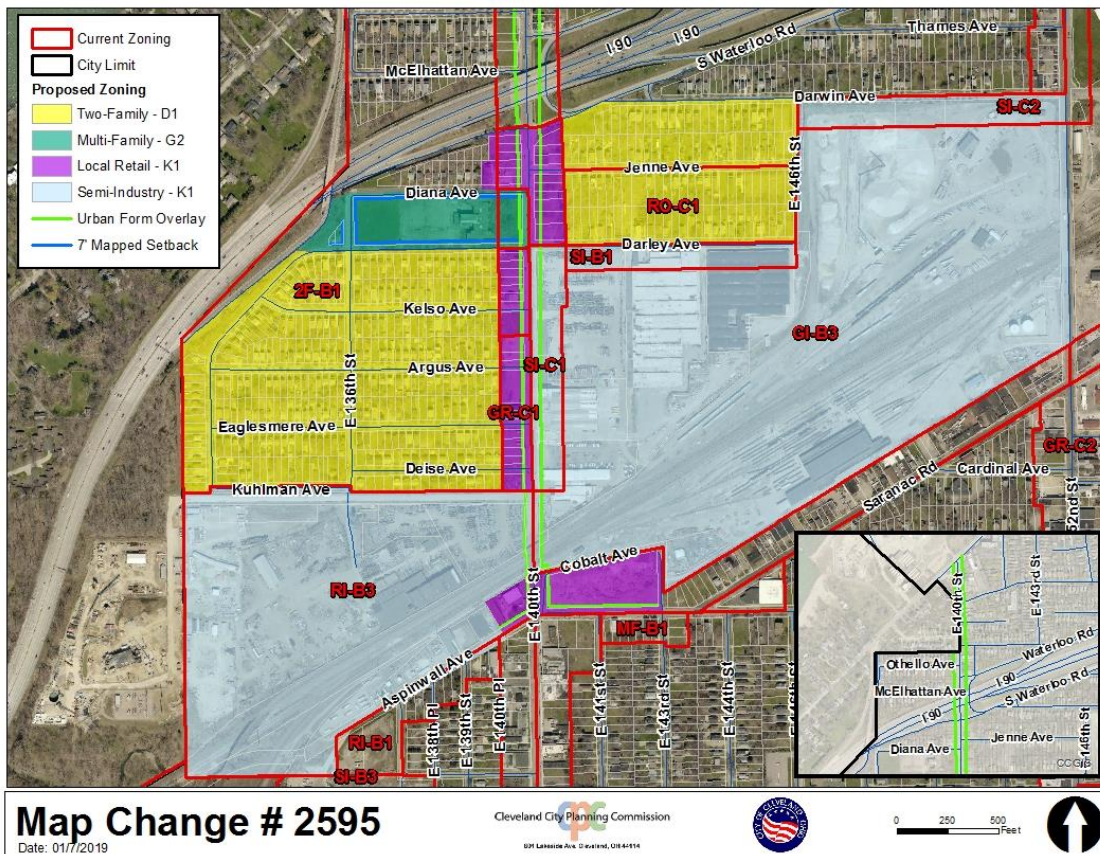


NOTE: If this proposed zoning change becomes effective, the law requires that the legal use of all existing buildings in the area be allowed to remain, but there can be no additions or expansions of those uses made nonconforming by this change without a special permit from the Board of Zoning Appeals.



Explanation of Proposed Rezoning

Ordinance No. TBD: Changing the Use, Area & Height Districts of parcels of land and adding an Urban Form Overlay along East 140th Street south of Lakeshore Boulevard to Aspinwall Avenue Map Change 2595).



Map Change # 2595
 Date: 01/7/2019
 Cleveland City Planning Commission
 509 Lakeshore Ave. Cleveland, OH 44114
 0 250 500 Feet

Note: Lower right corner map depicts the continuation of the Urban Form Overlay extending north on East 140th Street from I-90 to Lakeshore Blvd.