



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission



Joyce Pan Huang., Director

Cleveland City Hall  
601 Lakeside Avenue, Room 501  
Cleveland, Ohio 44114

T: (216) 664-2210 F: (216) 664-3281 | <https://planning.clevelandohio.gov>

## NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on Friday, December 20, 2024** 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 north and south of Lorain Avenue between Rocky River Drive and Valley Parkway. (MC 2679)

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 Rocky River Drive and Valley Parkway. (MC 2679)

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

#### Existing

**Local-Retail Business District:** Generally permits 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. See § 343.01 for a more detailed description of the Local Retail District.

#### **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 lot area.

#### **Height District**

Height District "1" allows for a maximum height of one hundred and thirty-five (35) feet.

#### **Height District**

Height District "4" allows for a maximum height of one hundred and one hundred seventy five (175) feet.

**Multi Family Residential District:** Generally 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 you can go to the American Legal Publishing website (Section 337.08)

#### **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.

#### **Height District**

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



**One Family Residential District:** Generally permit one family houses, playgrounds, churches, libraries, hospitals, etc. See §337.02 for a more detailed description of the One Family Residential District.

**Area District**

Area District 'A' 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.

**Proposed**

**Local-Retail Business District:** Generally permit 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. See § 343.01 for a more detailed description of the Local Retail District.

**Area District**

Area District "D" allows for a maximum gross floor area of residential buildings to be equal to one (1) times the lot area.

**Height District**

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

**Institutional-Research Districts:** Generally permit 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, please read Section 340 of the Cleveland Zoning Code.

**Area District**

Area District "D" allows for a maximum gross floor area of residential buildings to be equal to one (1) times the lot area.

**Height District**

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



**Height District**

Height District "3" allows for a maximum height of one hundred and one hundred fifteen (115) feet.

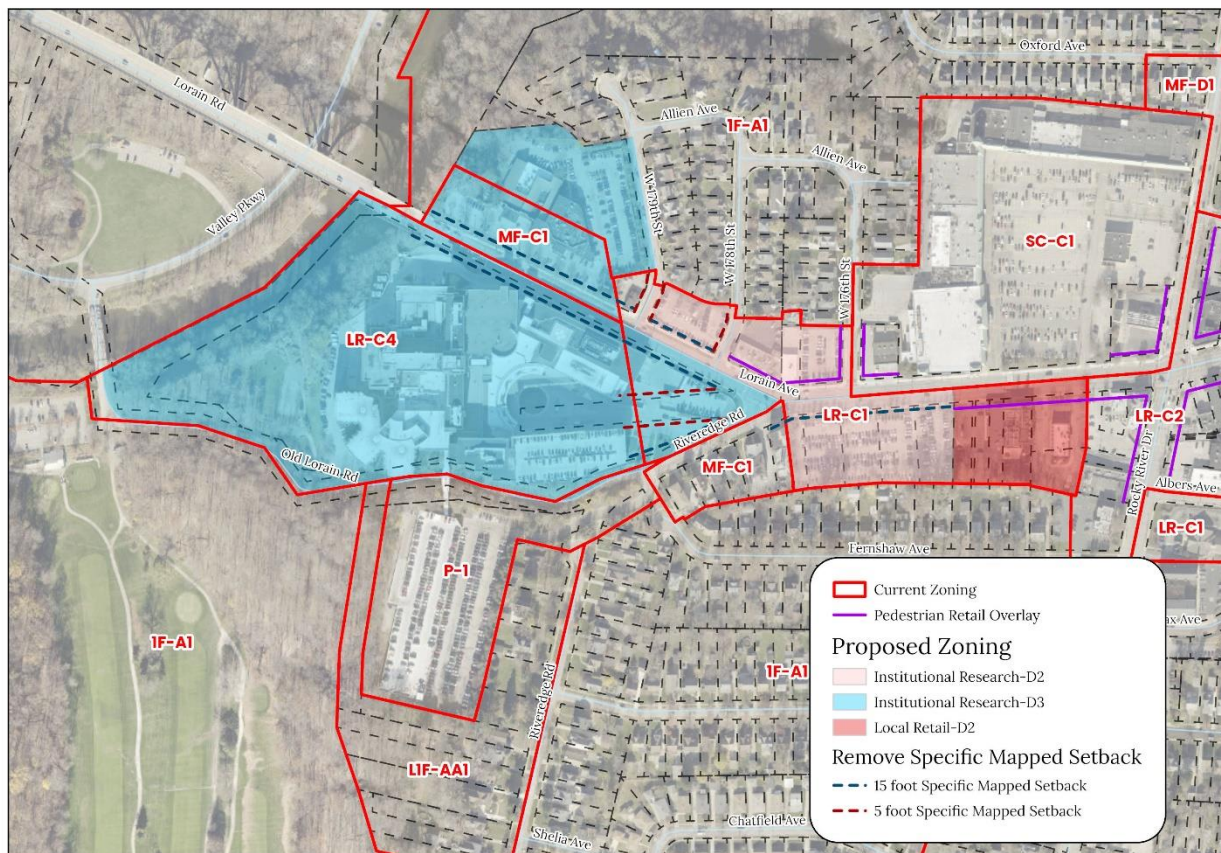
**NOTE:** If this proposed zoning change becomes effective, the law requires that the legal use of all existing buildings in the area be allowed to remain, but there can be no additions or expansions of those uses made nonconforming by this change without a special permit from the Board of Zoning Appeals.





### Explanation of Proposed Rezoning

**Ordinance No. TBD** Changing the Use, Area & Height Districts of parcels of land north and south of Lorain Avenue between Rocky River Drive and Valley Parkway. (MC 2679)



### Map Change 2679

Changing the Use, Area & Height Districts of parcels of land north and south of Lorain Avenue between Rocky River Drive and Valley Parkway. (MC 2679)

