



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission



Joyce Pan Huang., Director

Cleveland City Hall  
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## NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on Friday, March 01, 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 of Lorain Ave between West 45th Street and West 44th Street.(MC 2675) and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan.

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 of Lorain Ave between West 45th Street and West 44th Street.(MC 2675) and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan.

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

#### Existing

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

**Two Family Residential District permits** One family houses, two family houses, playgrounds, churches, libraries, hospitals, etc. See §337.03 for a more detailed description of the Two Family Residential District.

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



**Proposed**

**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 District you can go to the American Legal Publishing website (Section 343.22)

**Area District**

Area District "G" allows for a maximum gross floor area of residential buildings to be equal to three (3) times the lot area.

**Height District**

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

**3 Foot Mapped Setback:** is established to create a high degree of walkability and design quality for Cleveland's urban streets.

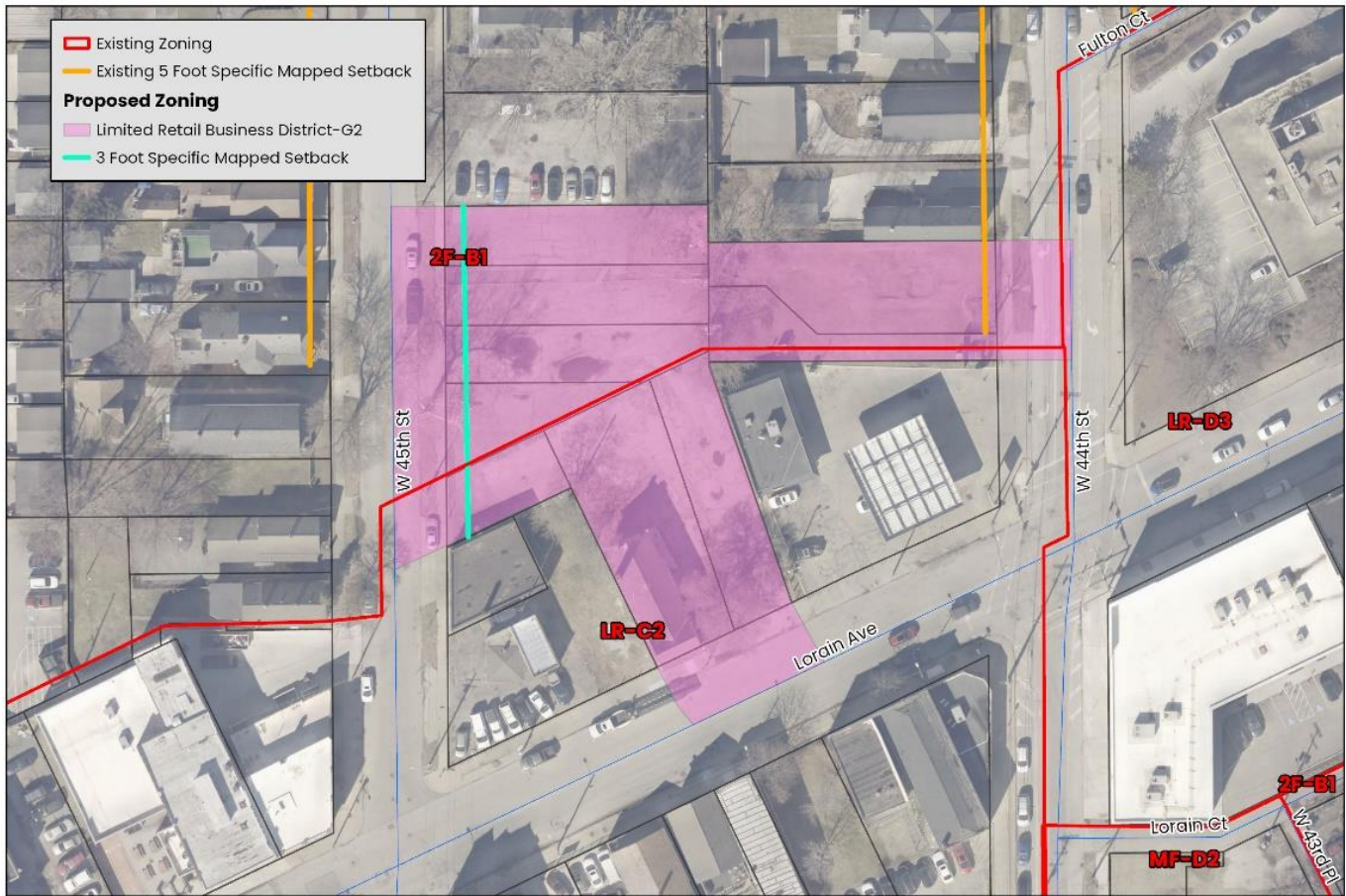
**NOTE:** If this proposed zoning change becomes effective, the law requires that the legal use of all existing buildings in the area be allowed to remain, but there can be no additions or expansions of those uses made nonconforming by this change without a special permit from the Board of Zoning Appeals.





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**Map Change 2675**  
 Changing the use, are, and height, districts of parcels of land north of Lorain Avenue between West 44th Street & West 45th Street.

50 Feet

CITY OF CLEVELAND  
 Mayor Justin M. Bibb  
 CITY PLANNING COMMISSION  
 Feb 17, 2023