



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

Friday, March 15, 2024

****PLEASE MUTE YOUR MICROPHONE****

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator



Cleveland City Planning Commission

Preamble

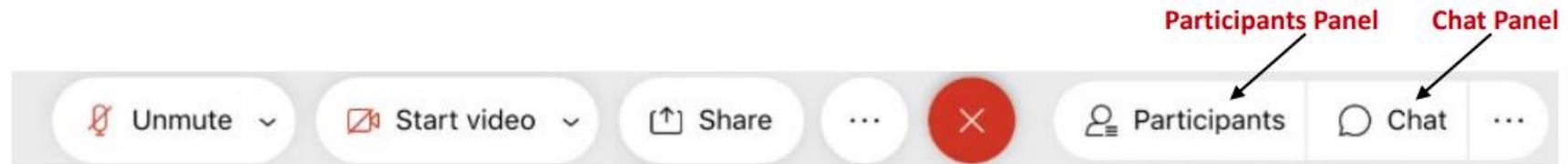
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. RECUSALS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING OF ANY VOTE.

IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAS THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK. WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

WE WILL ALSO BE UTILIZING THE CHAT FEATURE TO COMMUNICATE WITH PARTICIPANTS. THE CHAT FEATURE CAN BE ACTIVATED BY CLICKING THE CHAT BUTTON LOCATED ON THE BOTTOM OF THE WEBEX SCREEN.

CALL-IN USERS CAN UNMUTE BY USING *6



March 15, 2024

Cleveland City Planning Commission

P r e a m b l e

ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WebEx PLATFORM. THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YouTube.

ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER SUBMITTED THROUGH PROPER CHANNELS HAVE BEEN CONSIDERED. WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER.

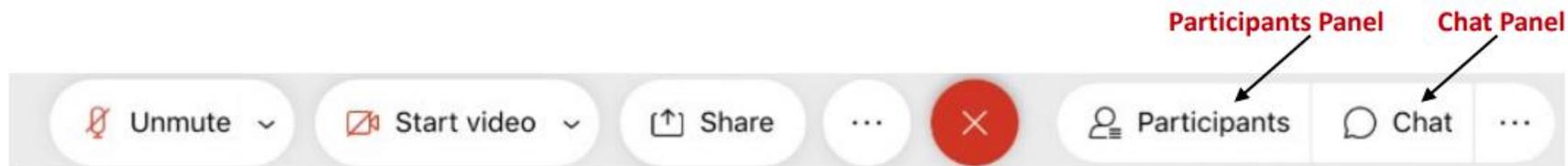
PROPER CHANNELS FOR COMMENTS ARE LISTED BELOW.

COMMUNICATION WITH MEMBERS OF THIS BODY MUST FOLLOW PROPER CHANNELS FOR CONSIDERATION.

ANY COMMENTS RECEIVED BY THE **WEDNESDAY 12:00 PM** DEADLINE ARE COLLECTED BY CITY PLANNING STAFF AND DISSEMINATED TO THE COMMISSION MEMBERS PRIOR TO ANY SCHEDULED MEETING.

Proper channels for public comment:

- Sending an e-mail to the cityplanning@clevelandohio.gov address with a comment or a letter
- Calling and/or leaving a message at 216-664-2210
- Sending a letter or dropping off comments at City Hall (601 Lakeside Avenue, Suite 501, Cleveland, OH 44114)



March 15, 2024

Cleveland City Planning Commission

Meeting Rules and Procedures

- The Chair will call each agenda item and then each applicant will be invited to proceed through their presentation.
- Each presentation should be completed prior to questions and comments from the Commission, in order to facilitate a smooth presentation.
- Once the presentation has concluded, the Chair will ask Planning staff to summarize Design Review Committee recommendations and any public comments received.
- The deadline for public comments is noon on the Wednesday prior to any regularly scheduled City Planning Commission meeting and will be read into the record. Any comments received by the deadline are distributed to Commission members prior to the meeting through Dropbox. Staff will also identify any members of the public present and scheduled to speak.
- Public comment is allowed at the discretion of the Chair and any individual providing public comment is permitted two (2) minutes to speak to the agenda item in which they have an interest.
- The Chair will then request a recommendation from staff, if applicable.
- The Commission will then begin deliberations and project review.
- Any Commission member, except the Chair, may make a motion at any point after an agenda item has been called.

Cleveland City Planning Commission

Call to Order and Roll Call



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 15, 2024

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 15, 2024

Cleveland City Planning Commission

Zoning Map And Text Amendments



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 15, 2024

Zoning Map And Text Amendments

Ordinance No. xxx-2024

(Ward 4/Councilmember Gray;

Ward 5/Councilmember Starr;

Ward 6/Councilmember Griffin;

Ward 7/Councilmember Howse-Jones;

Ward 15/Councilmember Spencer):

[Form-Based Code Final Map Approval and Final Text Amendments]

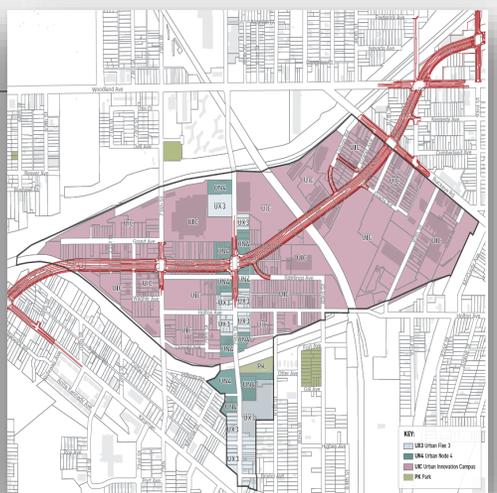
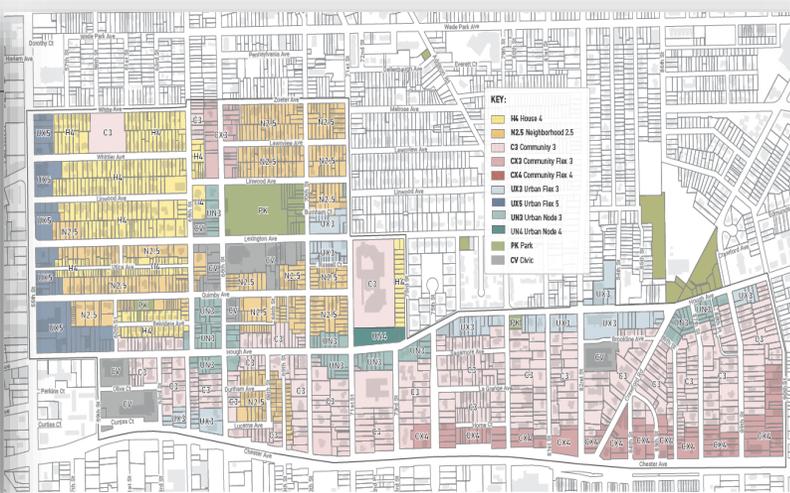
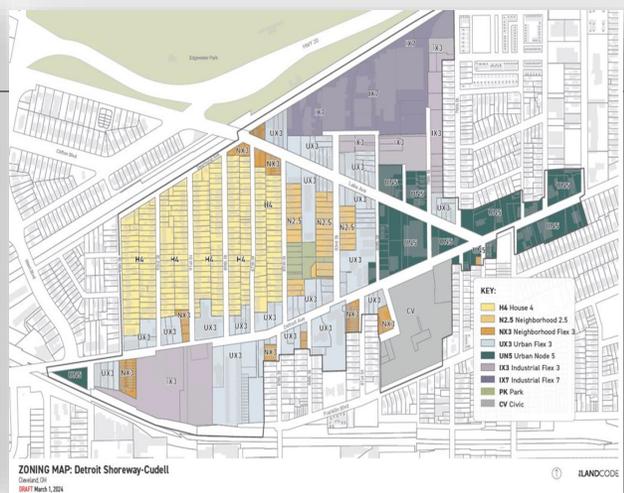
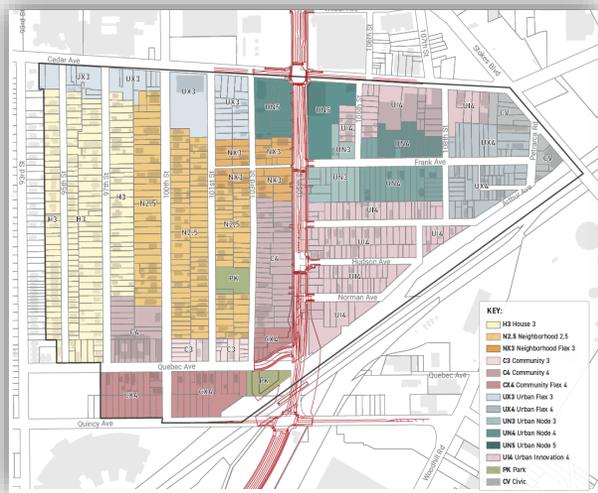
March 15, 2024

Presenter: Shannan Leonard, Staff Planner



CLEVELAND CITY
PLANNING

Title VIIA: Cleveland Neighborhood Form-Based Code



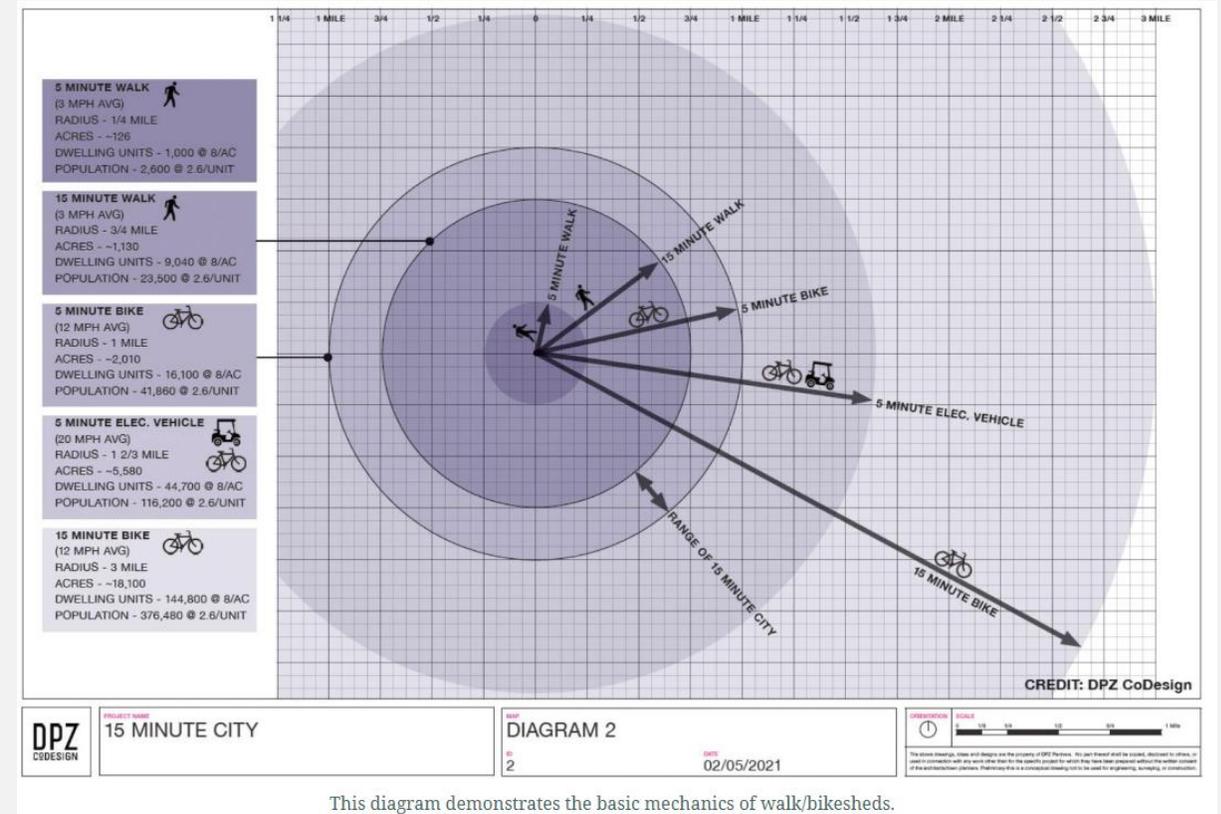


Common Goals

A CITY THAT IS WALKABLE, ACCESSIBLE, CONNECTED, SUSTAINABLE,
SAFE, HEALTHY, EQUITABLE & VIBRANT

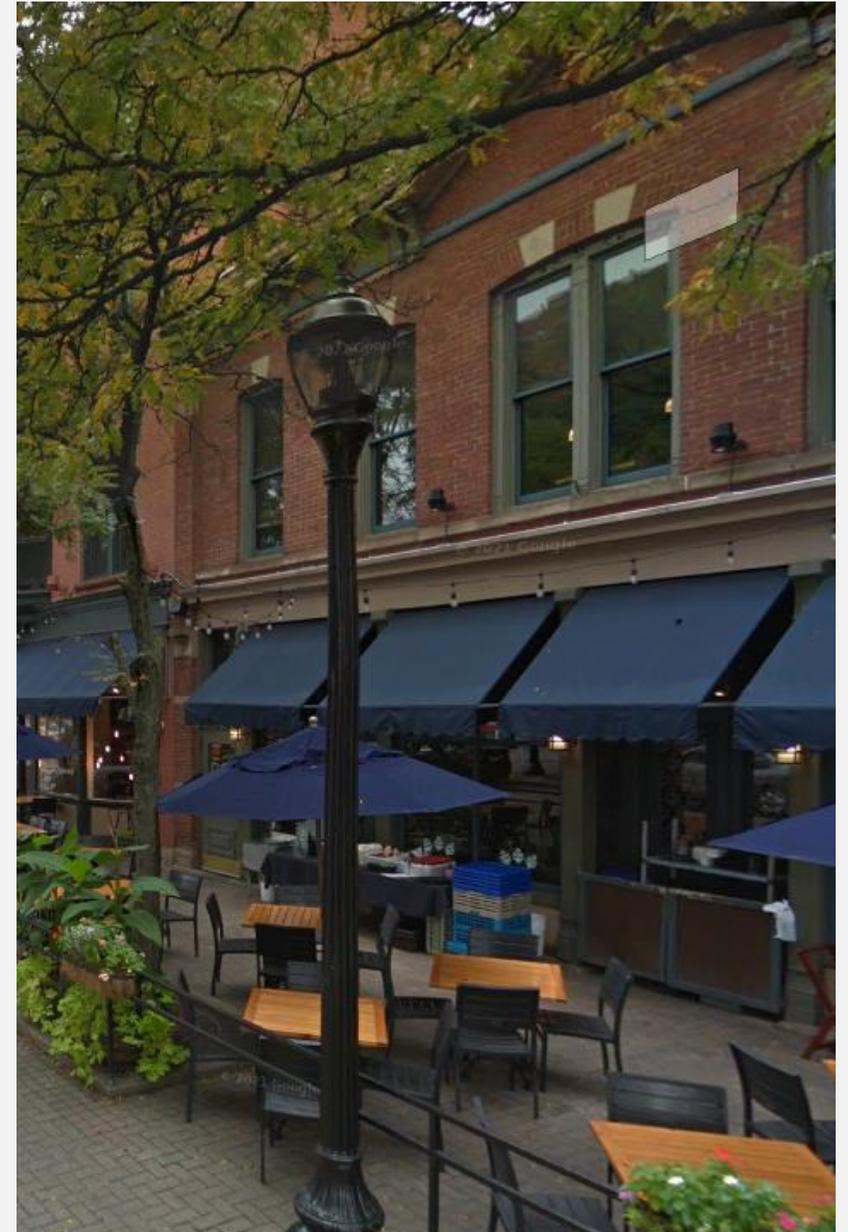
Sustainable Neighborhoods

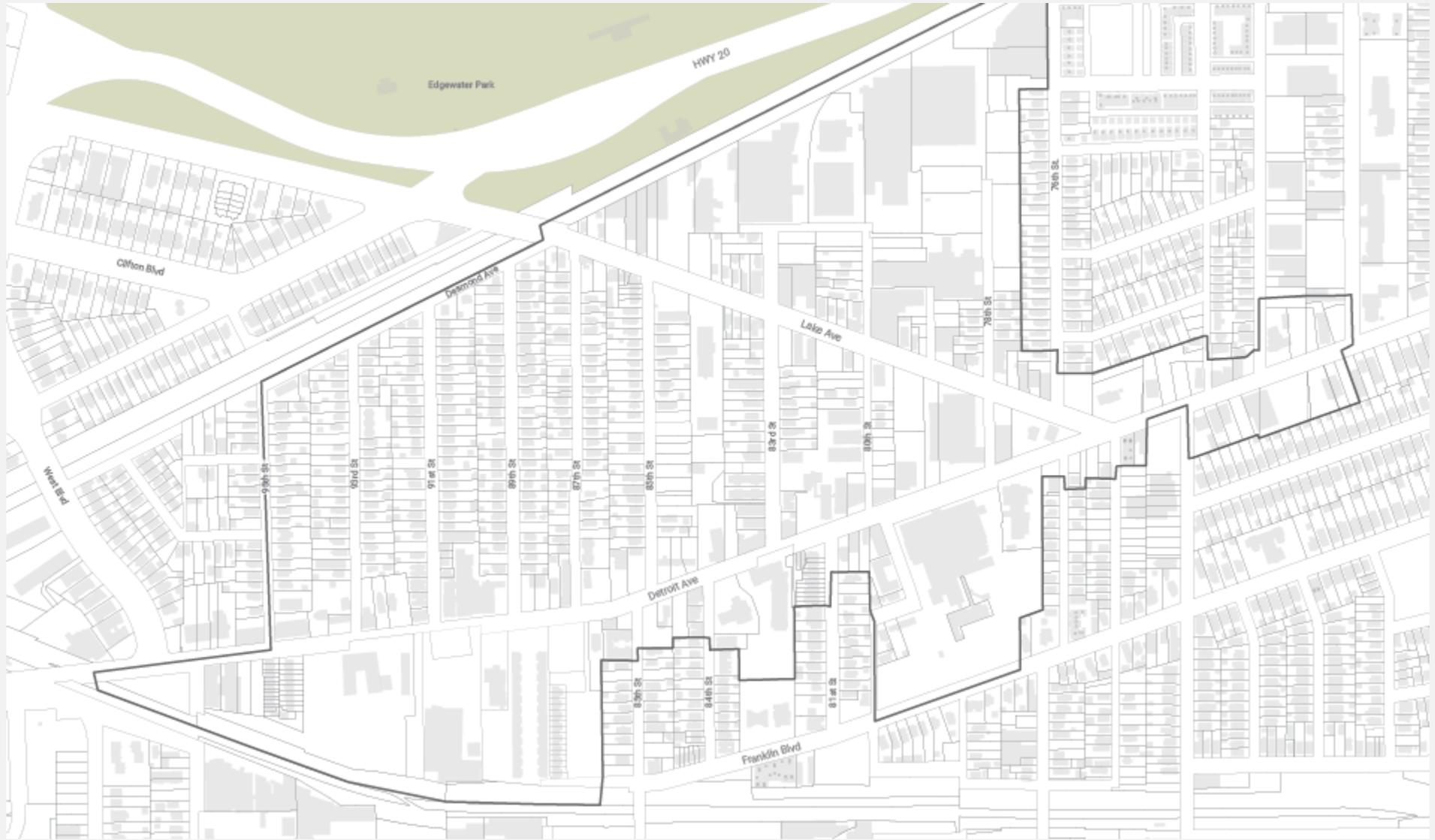
- Community gardening
- Senior Friendly
- Convenient public transportation
- Clear air & water
- New “green” housing on vacant lots
- Healthy homes & schools
- Sustainable jobs
- Pedestrian & Bicycle Connections
- Access to human and social services
- Public Safety



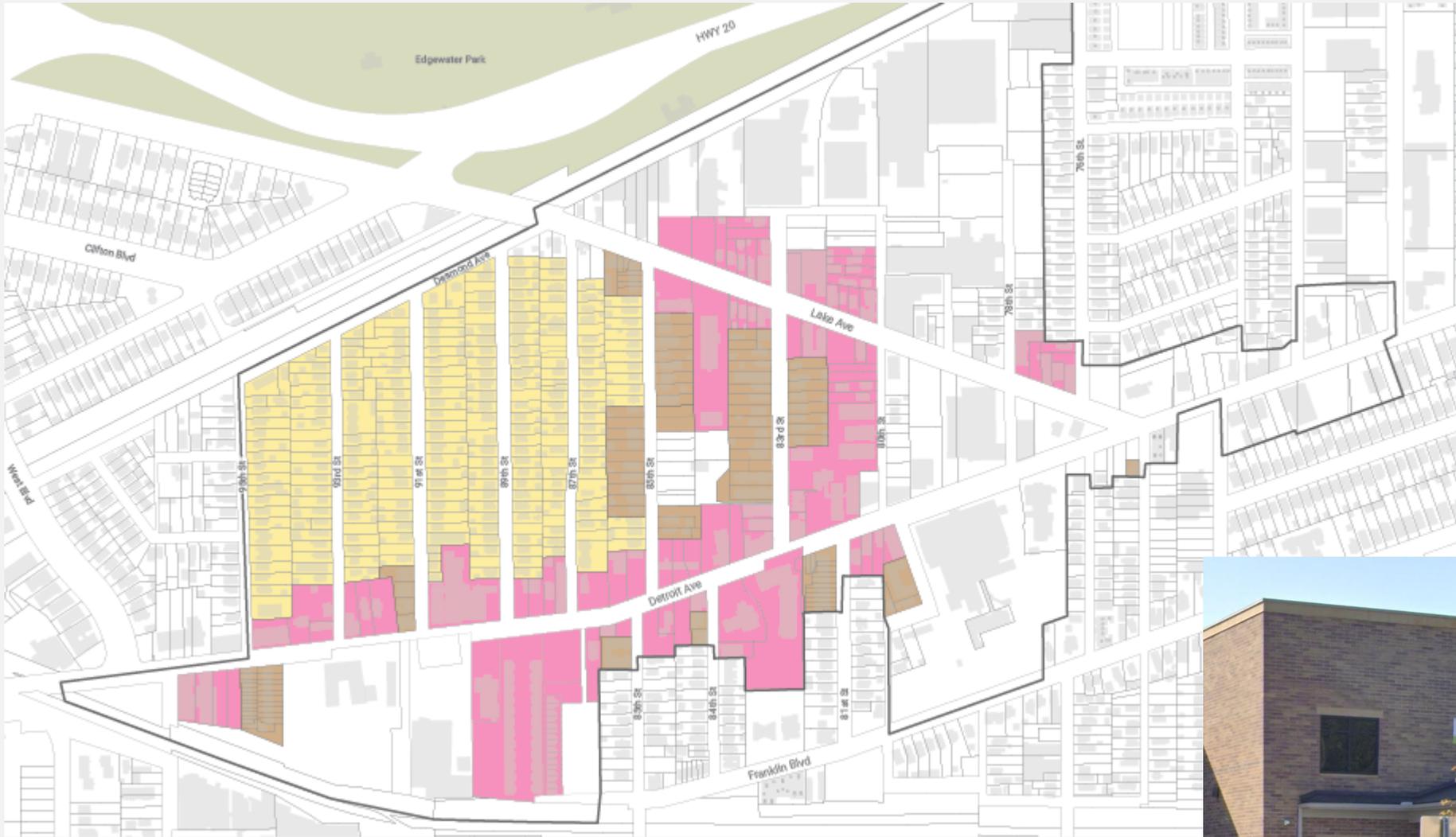
This diagram demonstrates the basic mechanics of walk/bikesheds.

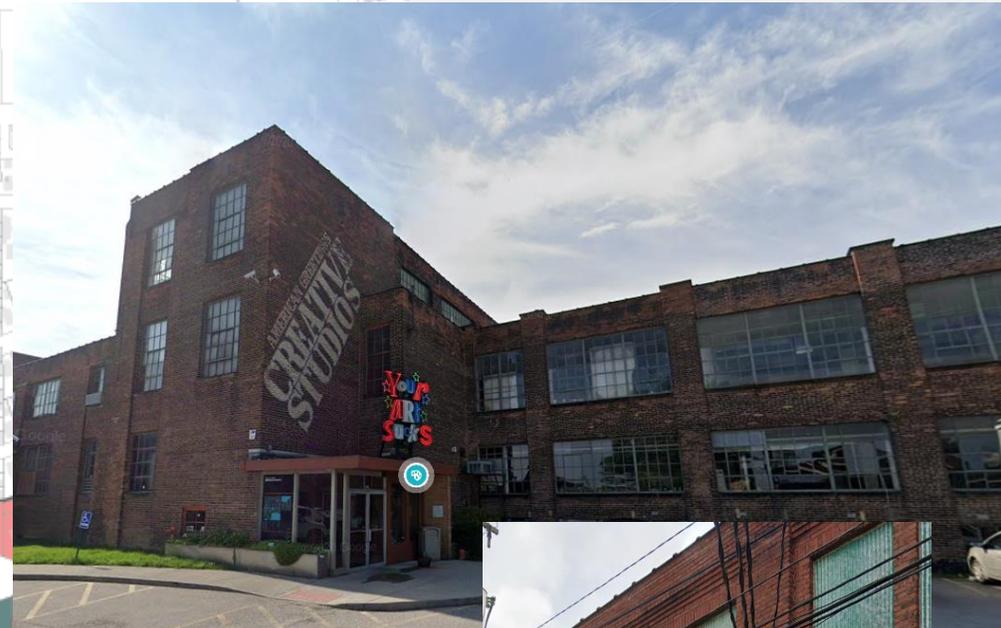
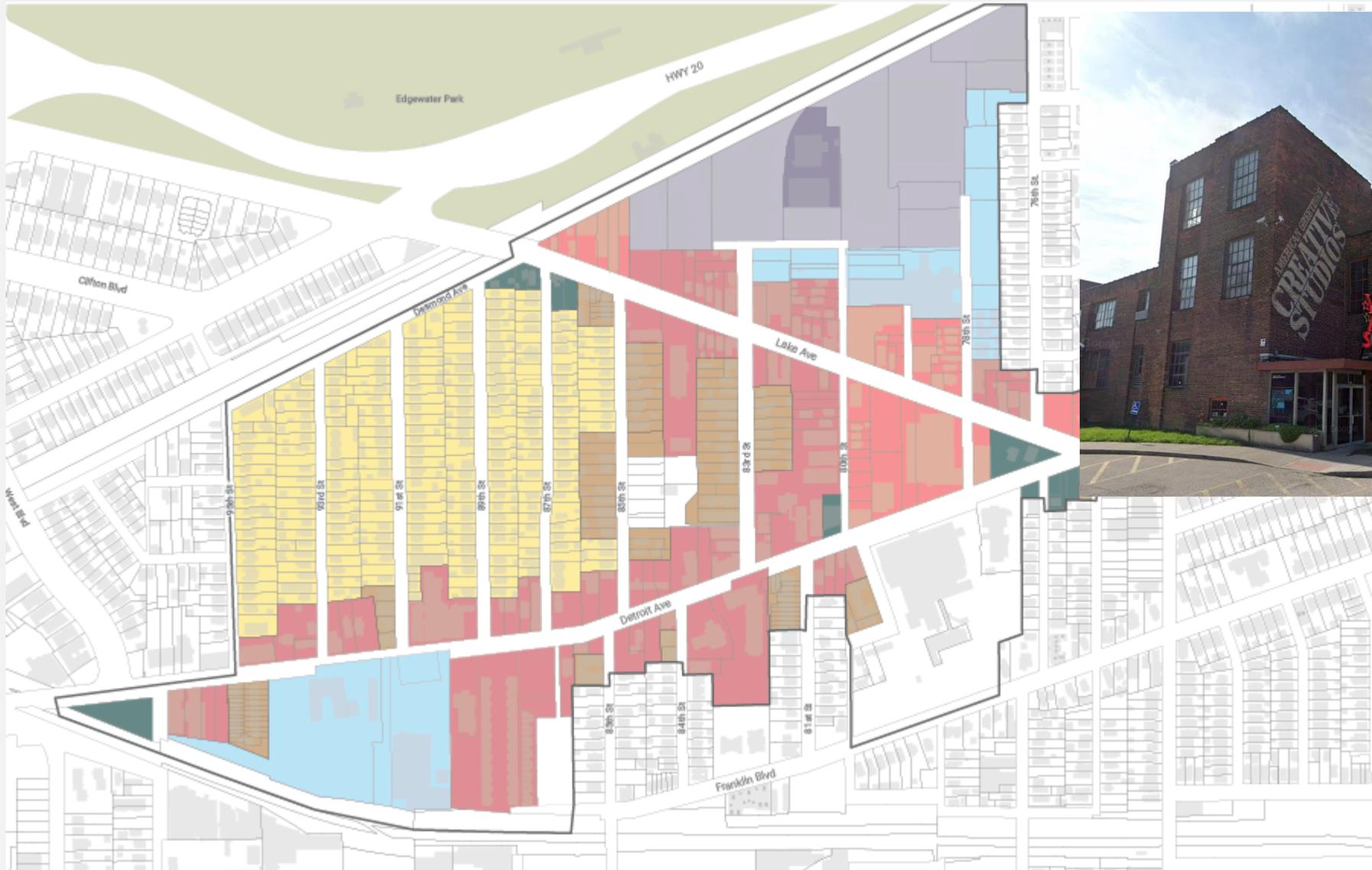
Quality of Life

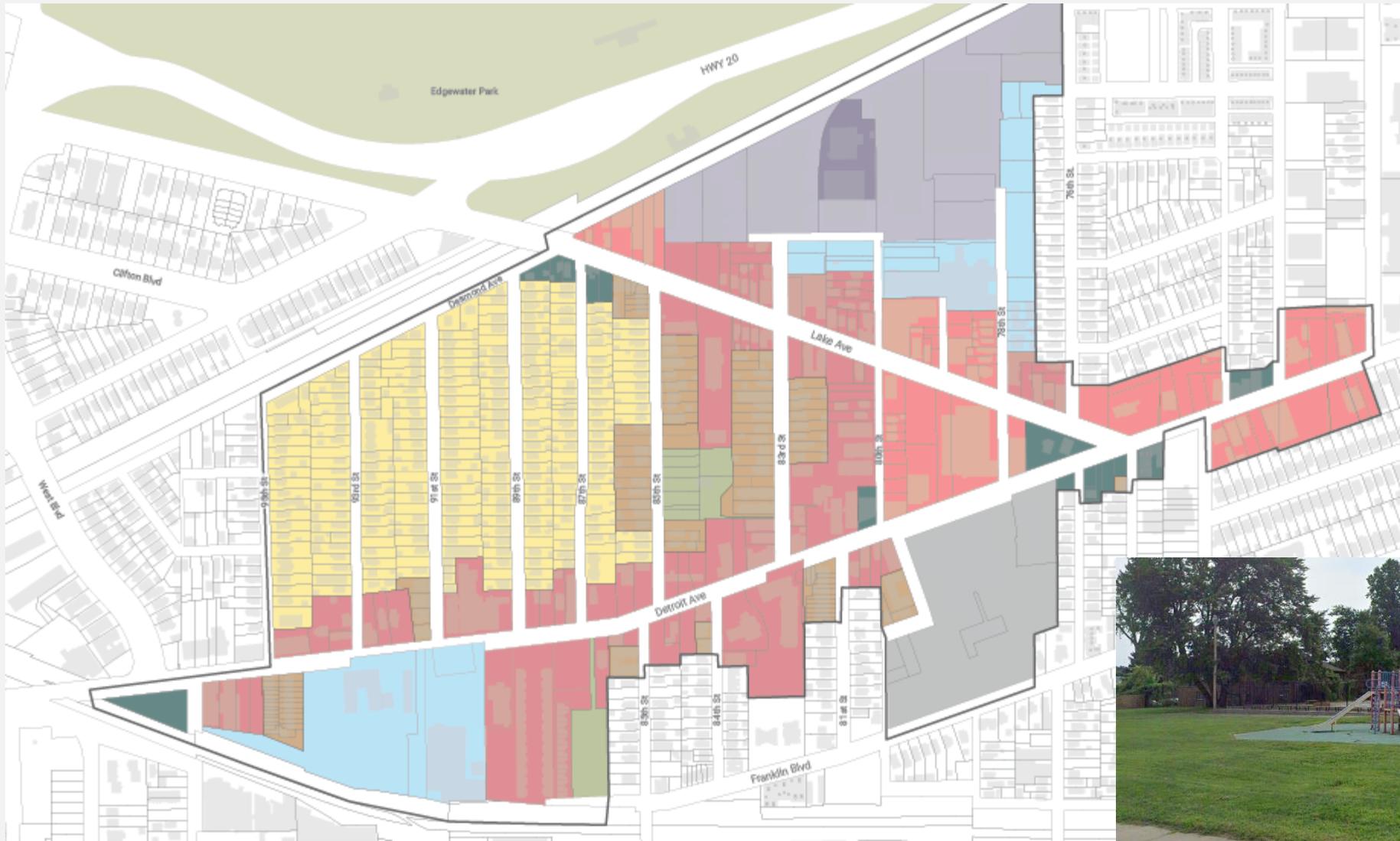












Planning

Engagement

Advocacy

Regulation

How Does Cleveland's Zoning Code Work?

Euclidean Zoning and "Use" Districts

Zones are divided into three basic "use" categories: Residential, Commercial, and Industrial. These categories are then broken into sub-categories. The zones are tiered from most restrictive (residential at the bottom of the pyramid) to least restrictive (industrial at the top). The pyramid works like a nesting doll, uses in the more restrictive districts are also permitted in the less restrictive districts. For instance, a single family home is permitted in the One Family, Two Family and even the General Retail district. A retail use is permitted in the Local Retail, General Retail, Semi-Industry districts but not in the residential districts. The zoning districts work in tandem with the zoning map, meaning that all zoning categories are mapped.

Height and Area Districts

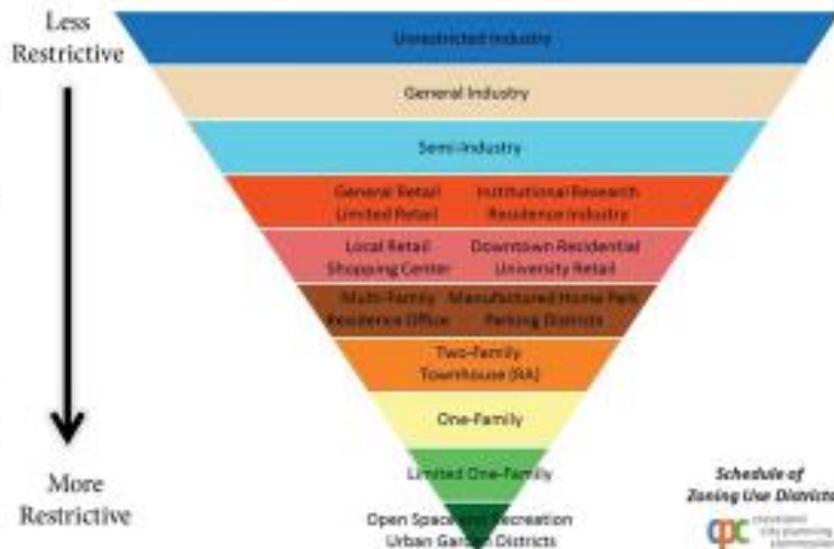
Apart from "use" categories, the zoning code also regulates the height of a building and the area a building can occupy on a lot. Area districts only apply to residential structures or in the case of a mixed-use structure, only those floors with residential uses, are taken into consideration in the calculation for an area district. The area districts range from $\frac{1}{3}$ the lot area (indicated as a B district) to 6 times the lot area (indicated as a K district). Height districts range from 1 (35' max. height) to 9 (90' max. height).



CITY OF CLEVELAND
PLANNING DEPARTMENT
ZONING MAP LEGEND

Revised 2/14
City of Cleveland Planning Department

USE CATEGORY	USE CATEGORY	USE CATEGORY
UNRESTRICTED INDUSTRIAL	UNRESTRICTED INDUSTRIAL	UNRESTRICTED INDUSTRIAL
GENERAL INDUSTRIAL	GENERAL INDUSTRIAL	GENERAL INDUSTRIAL
SEMI-INDUSTRY	SEMI-INDUSTRY	SEMI-INDUSTRY
GENERAL RETAIL	GENERAL RETAIL	GENERAL RETAIL
LIMITED RETAIL	LIMITED RETAIL	LIMITED RETAIL
LOCAL RETAIL	LOCAL RETAIL	LOCAL RETAIL
SHOPPING CENTER	SHOPPING CENTER	SHOPPING CENTER
MULTI-FAMILY	MULTI-FAMILY	MULTI-FAMILY
RESIDENCE OFFICE	RESIDENCE OFFICE	RESIDENCE OFFICE
MANUFACTURED HOME PARK	MANUFACTURED HOME PARK	MANUFACTURED HOME PARK
PARKING DISTRICTS	PARKING DISTRICTS	PARKING DISTRICTS
TWO-FAMILY	TWO-FAMILY	TWO-FAMILY
TOWNHOUSE (RH)	TOWNHOUSE (RH)	TOWNHOUSE (RH)
ONE-FAMILY	ONE-FAMILY	ONE-FAMILY
LIMITED ONE-FAMILY	LIMITED ONE-FAMILY	LIMITED ONE-FAMILY
OPEN SPACE	OPEN SPACE	OPEN SPACE
RECREATION	RECREATION	RECREATION
URBAN GARDEN DISTRICTS	URBAN GARDEN DISTRICTS	URBAN GARDEN DISTRICTS



Example 2F-B1:

Use: 2F indicates two-family residential uses are permitted
Area: "B" allows a residential unit to occupy $\frac{1}{3}$ the lot area, (2,000ft² home allowed on a 4,000ft² lot)
Height: "1" allows for a building up to 35'

Example LR-G2:

Use: LR indicates that Local Retail uses permitted
Area: "F" allows a building to occupy 2 times the lot area (applies to residential component only)
Height: "2" allows for a building up to 60'

Variations

In some instances there may be a need for special consideration of a property or use that is not permitted by the zoning code. This special consideration is called a variance. Property owners can request a variance if they are one zoning sub-category away from what their intended use requires. For example, if a property owner wants to put an apartment building in a Two Family district, the applicant may request a zoning variance. Variations are considered by the Board of Zoning Appeals (BZA) which accepts testimony by both supporters and opposition of a variance. If an intended use is more than one zoning designation away from current zoning designation (e.g. a retail store in a Two-Family zone) the only remedy would be a rezoning. A rezoning is a longer and more scrutinized public process. Similar to a variance, all affected and neighboring property owners are given opportunities to voice their support or opposition.

357.04 Front Yard Regulations

In Residence Districts and in Local Retail Business Districts front yard lines shall be determined as follows and, except as provided in this section and Sections 357.05 to 357.07, no portion of a building or structure shall be erected above the grade level within such front yard.

(a) General Provisions for Front Yard Lines. Except as provided in Section 357.06, on any street frontage, on either side of a street between two (2) successive intersecting streets but excluding the frontage along the side lines of corner lots, a line which is set back of the street line a distance equal to fifteen percent (15%) of the average or normal depth of the lots having their front lines along such street frontage shall be the front yard line, but the distance from the front yard line to the street line shall not be required to exceed thirty (30) feet.

(b) Lots Fronting on Public Spaces. Where one (1) or more lots abut a public park or parkway such park or parkway frontage shall be deemed to be a street frontage, and the line between such public park or parkway and the privately owned property abutting thereon shall be deemed to be a street line in determining the location of a required front yard line. This shall not, however, be interpreted to relieve any privately owned property of any other building line requirement.

357.06 Exceptions to Front Yard Regulations

(a) Alignment to Existing Building Lines. Where no specific building line is indicated on the Building Zone Map, on a street frontage on one (1) side of a street between two (2) successive intersecting streets but excluding the frontage along the side lines of corner lots, where twenty (2) percent (20%) or more of the aggregate street frontage of the property abutting thereon is occupied by main buildings, the average of the (3) setbacks of the existing buildings within one hundred (100) feet on both sides of any lot shall determine the location of the required front (4) yard line for that lot, except that such front yard line shall not be required to be more than forty (40) feet back of the street line. The location (5) of fences or structures other than a building shall not be a consideration in making such determination.

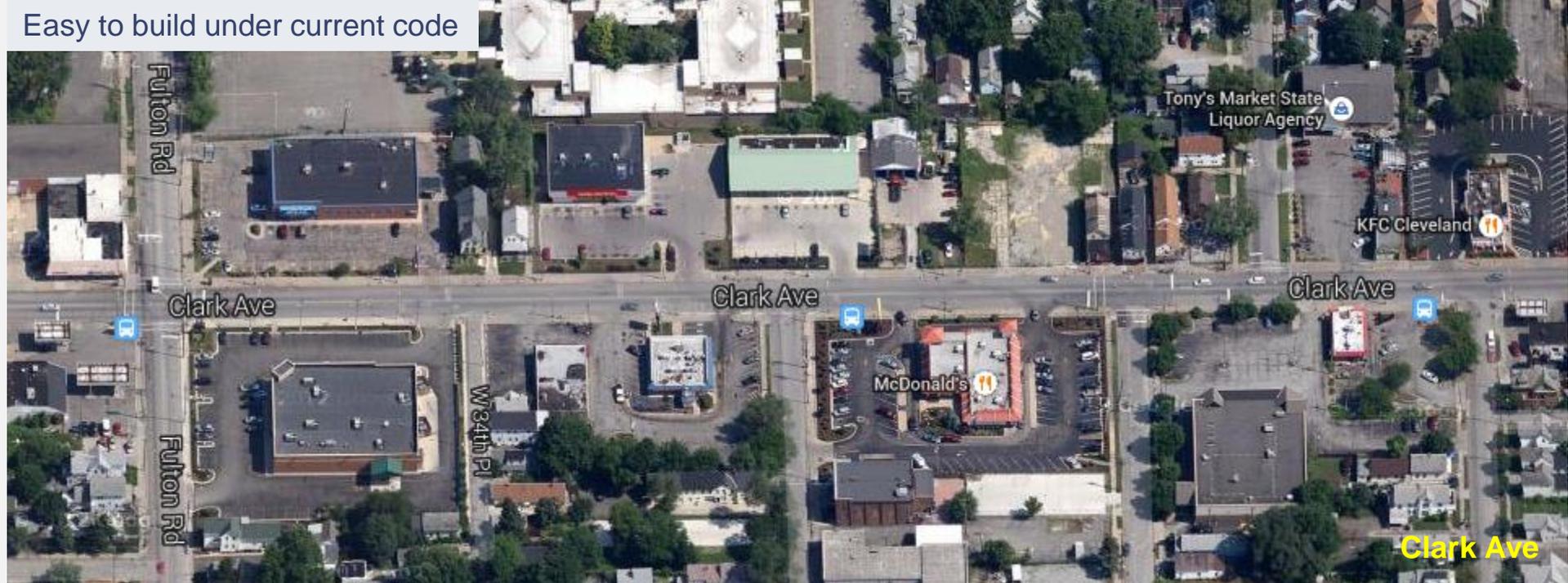
(b) Alignment to Less Restricted Building Lines. Where a setback building line is required on a lot that adjoins a street frontage along which either no setback building line is required or the required setback building line is nearer to the street, that part of a building within fifty (50) feet of such less restricted frontage may be erected to a building line midway between the required building lines or to a line drawn diagonally from a point fifty (50) feet from the less restricted frontage and on the required setback building line for such lot to the nearest point on the building line of the adjoining less restricted frontage; provided that where such lot is less than fifty (50) feet in width, the diagonal line shall be drawn from the point of intersection of the side lot line and the required setback building line for such lot.

(c) Building Lines on Approved Plats. Whenever the plat of a land subdivision approved by the Planning Commission and on record in the office of the County Recorder shows a setback building line along any frontage for the purpose of creating a front yard or side street yard line, the building line thus shown shall apply along such frontage in place of any other yard line specified in this chapter unless specific building lines shown on the Building Zone Map require a greater setback.

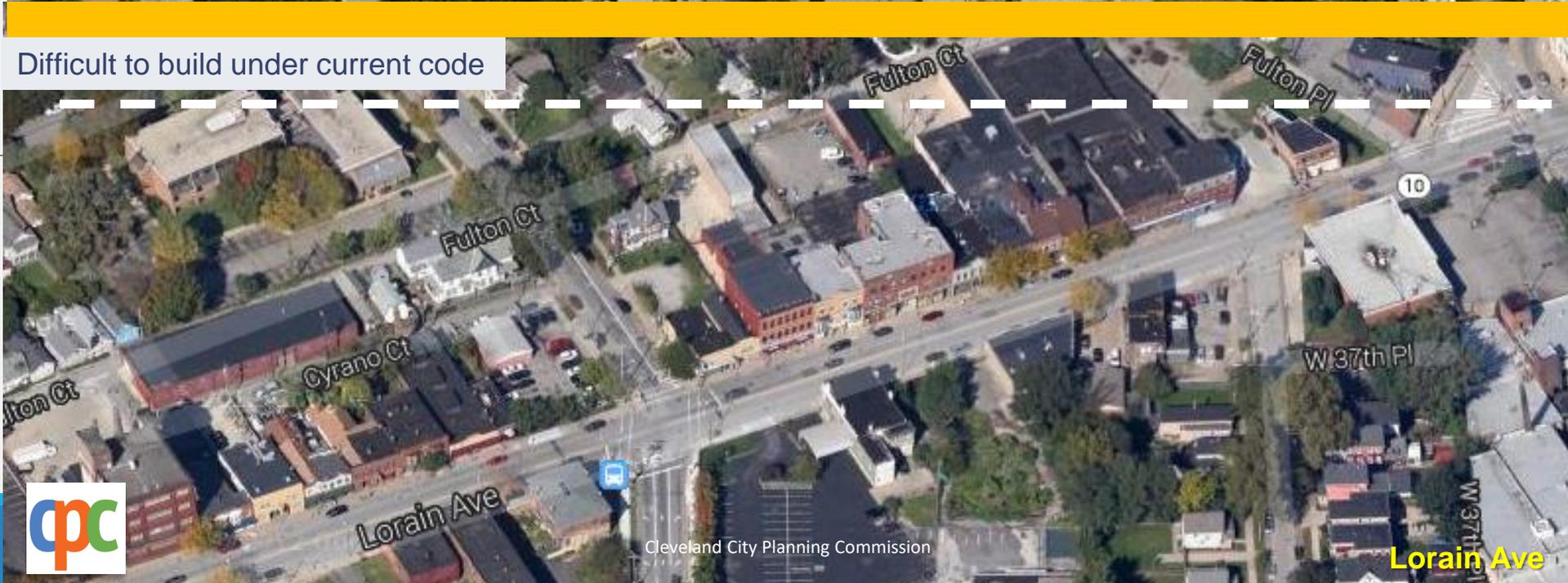
(d) Front Yard Extensions into Other Districts. At the intersection of a residence street with a street in any other use district, where the corner and succeeding lots had been platted before November 5, 1929, to face the residence street and not more than the first three (3) such lots, aggregating a frontage of one hundred fifty (150) feet or less, are included within the less restricted district, the required front yard line for such lots shall be a continuation of the front yard line of the portion of the block included in the Residence District.

(e) Building Lines on Widened Streets. The subsequent widening of a street shall not change the location of a building line established before the street widening except where it would lie within the new street.

Easy to build under current code



Difficult to build under current code





Kamm's Corner
Zoning Local Retail

One Size fits all (regardless of context)



Buckeye
Zoning Local Retail

Setback mins (no max);
unpredictable form

Dependent on Design Review to
advocate good form– can be
discretionary

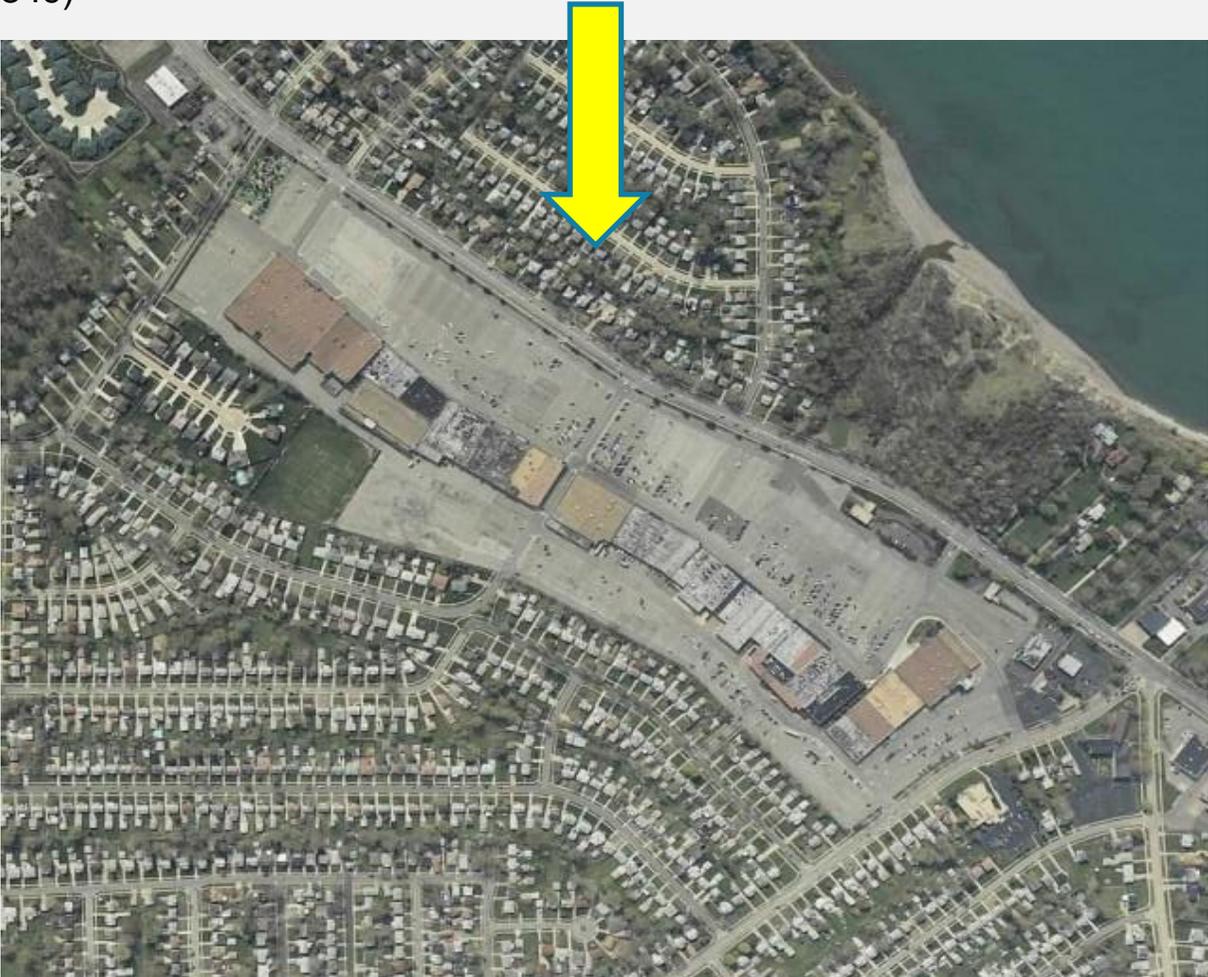


Detroit Shoreway
Zoning Local Retail



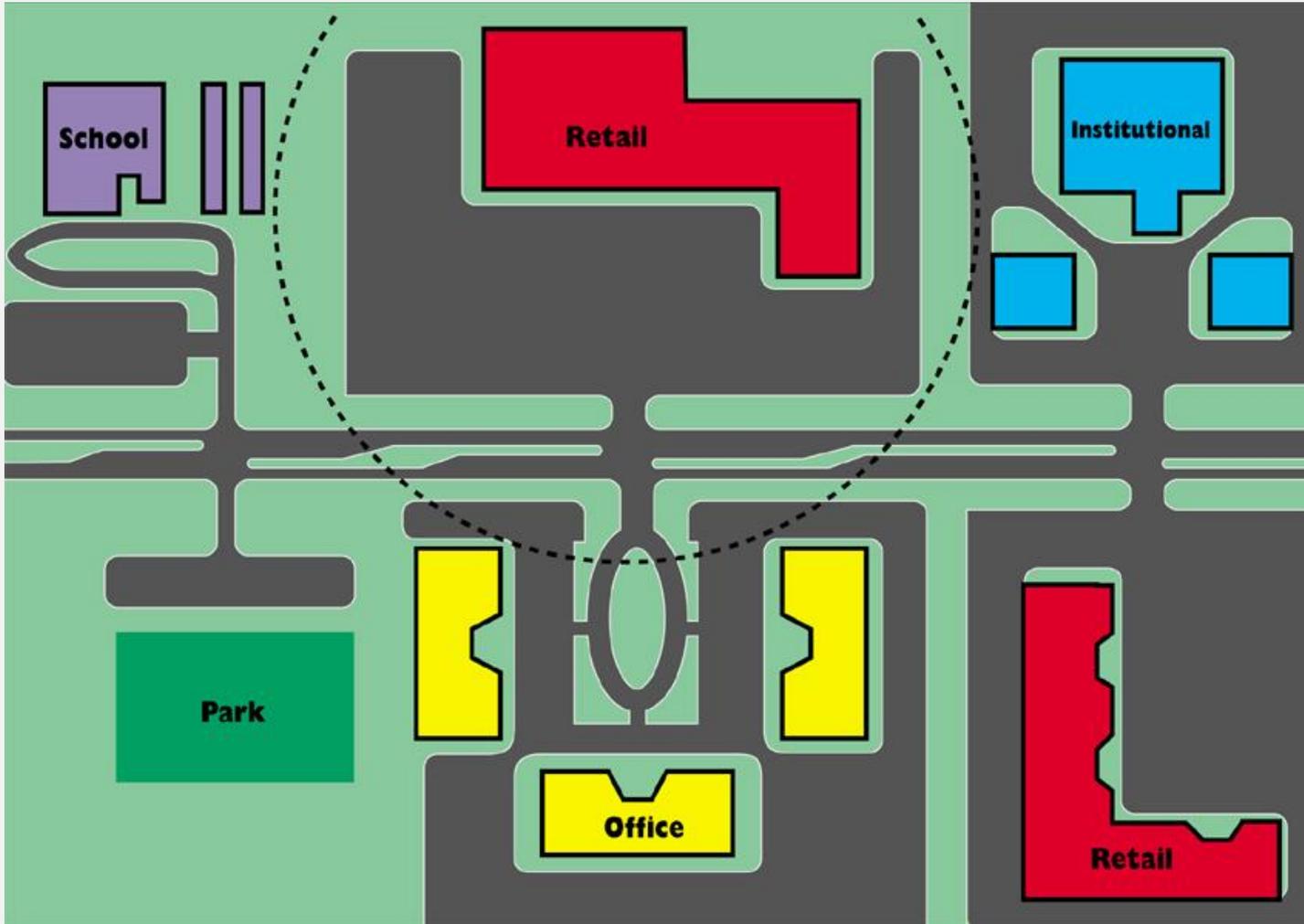
Ohio City
Zoning Local Retail

Often requires more parking sf than allowable floor area for building (Ch. 349)

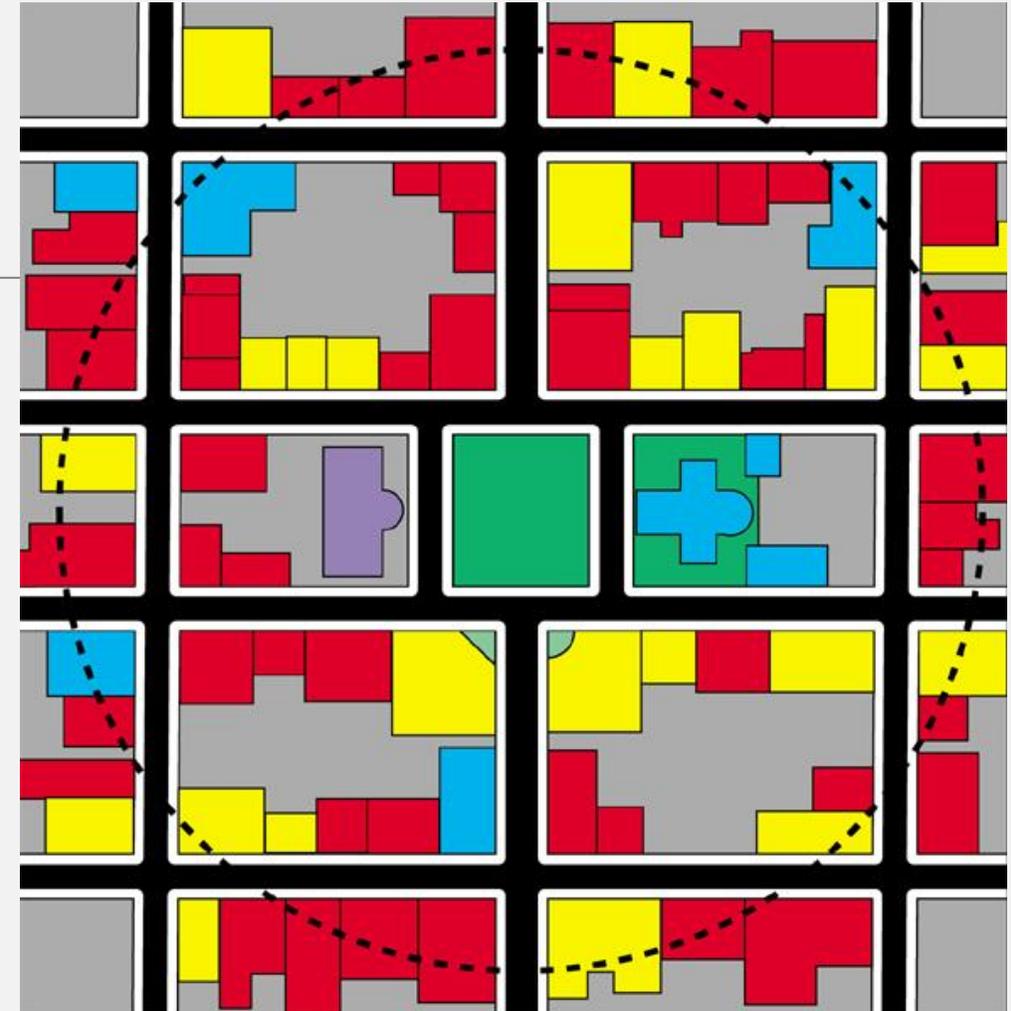


Single Use Zoning + Highway Construction + Auto Growth – Urban Sprawl



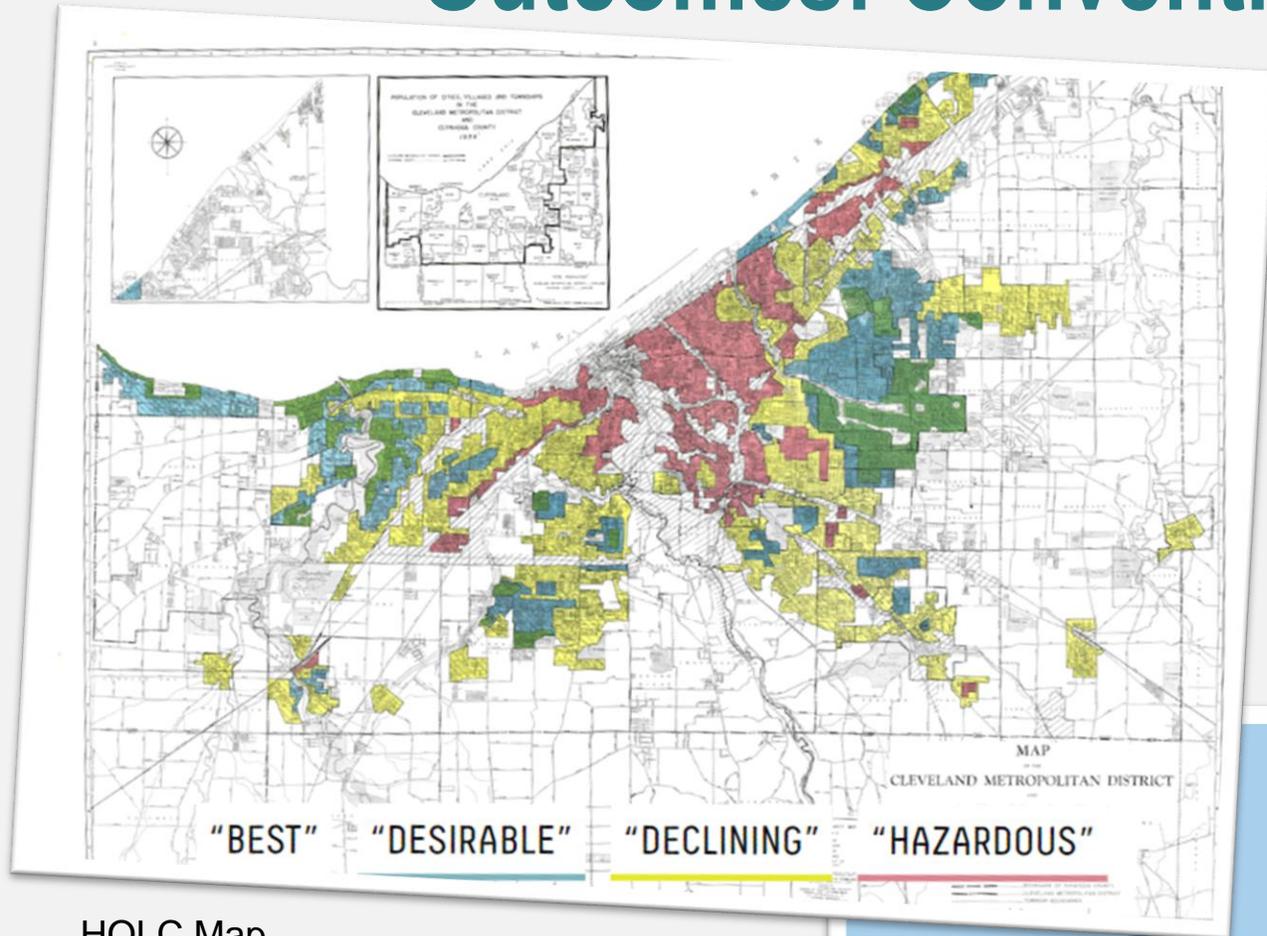


CURRENT ZONING CODE
SEPARATING USES = LOTS OF DRIVING

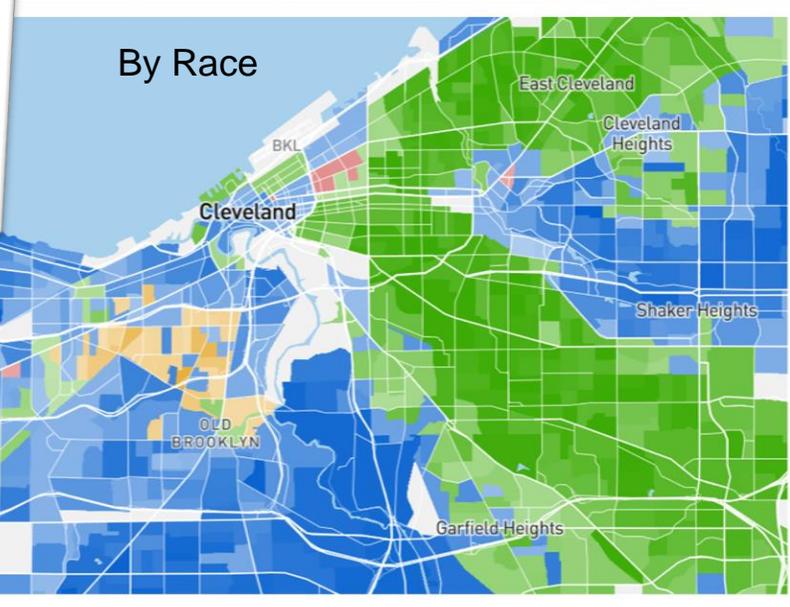
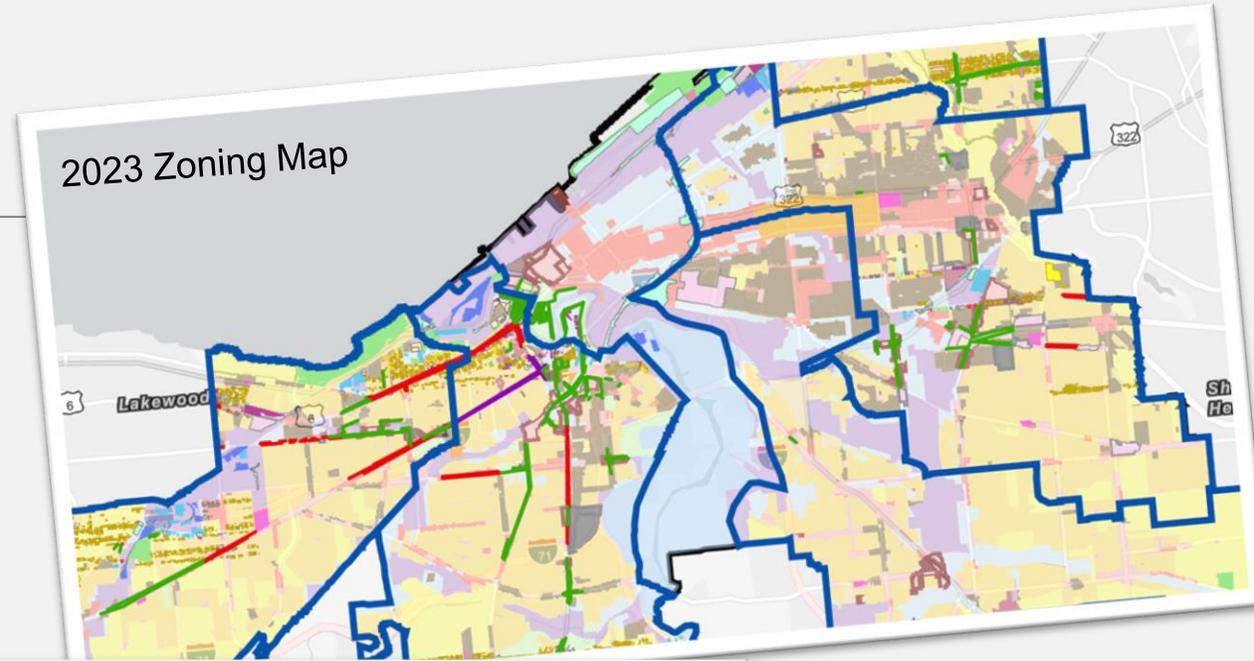


FORM-BASED CODE
A MIX OF USES = WALKABILITY

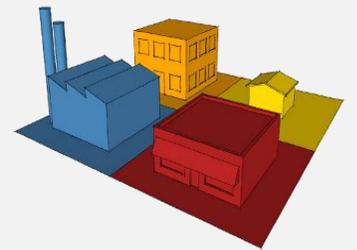
Outcomes: Conventional (Euclidean) Zoning?



HOLC Map



Separation of Uses & Users



CONFIDENTIAL



Alternatives

Variance(s)

Planned Unit Developments

Overlay Districts

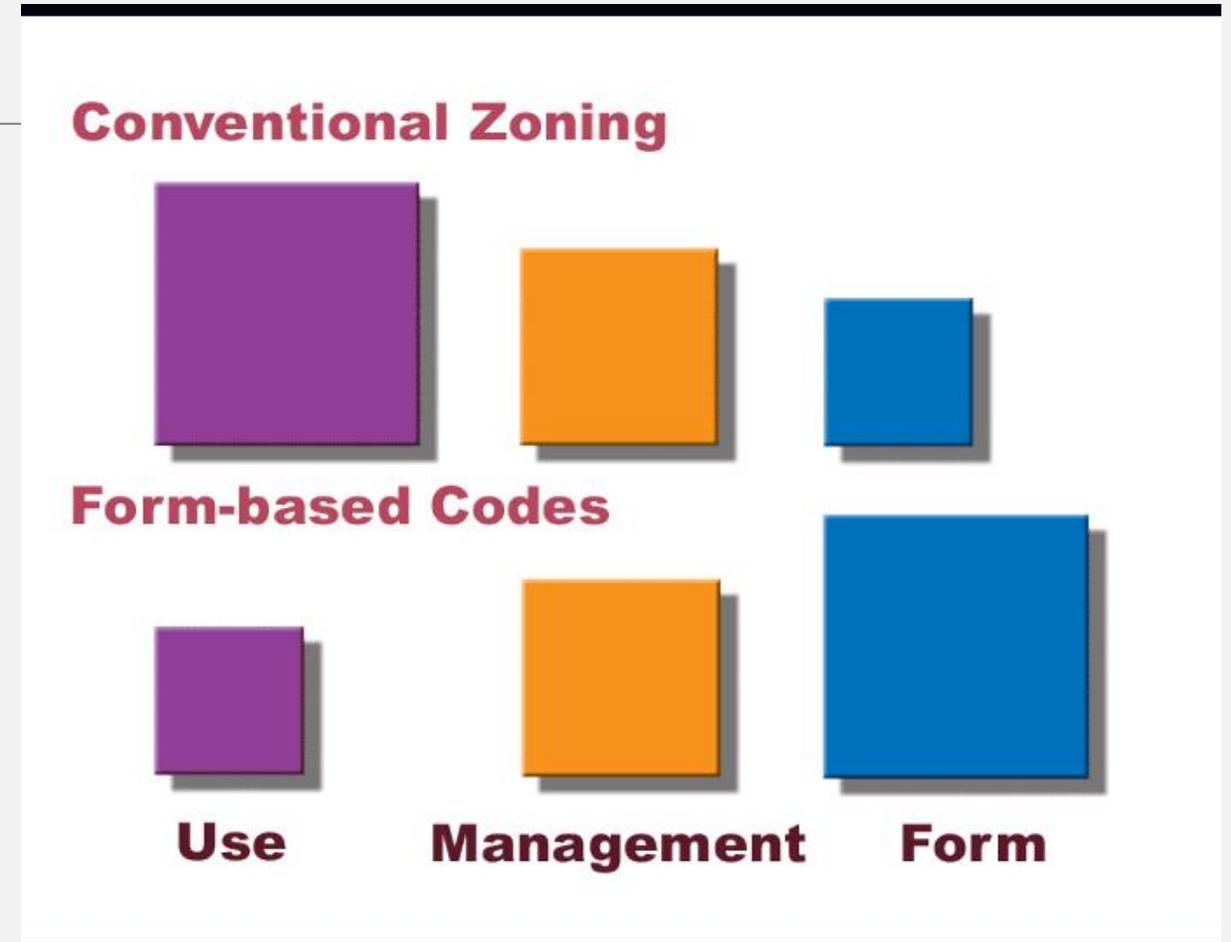
New Zoning Districts

Revising the Code

Euclidean vs Form Based Code

- Euclidian zoning regulates land according to Use
- Regulations are the same for each district, regardless of context
- One size fits all regulations
- Overlay districts used as patches to regulate form

*FBCs allow for mixing of compatible uses
Allows for car lite/free alternative
More equitable - options in housing & transportation*



What is a FORM-BASED CODE?

FORM-BASED CODE
For JOB CORE & NEW
ECONOMY ZONES of
OPPORTUNITY
CORRIDOR &
HOUGH

A **form-based code** is a way to translate the ideals of a plan into regulatory language to create the physical “place” envisioned by the community. Form-based codes address the

relationship between:

- *building facades and the public realm*
- *the form and mass of buildings*
- *the scale and types of streets and blocks*

SITING



HEIGHT



USE



FORM



Steps to Implementation



REVIEWS

- 26 interdepartmental/internal reviews
- 16 External Reviews
- Lots of Feedback
- Consolidated Comments
- Formal Law Review (multiple)



REVISE

- May 29 Public Draft Release
- June 9 FBC Zoning Workshop with AIA, ULI, Attorneys & APA
- Public Feedback collected
- Fall 2023 & Early 2024 Community Meetings
- Formal legal review
- Formal Presentation for Adoption



CONTRACT EXTENDED

- Remaining Contract Extended
- Consultant assists with Adoption at Council
- One on One with Code Studio
- Corrections/Reorganization In House

Public Engagement & Process

July 2019: Code Studio selected consultant to lead FBC project

October 2019: Detroit Shoreway Visioning (Charrette) Week

Fall 2019 – Early 2020: Meetings with BBC & Fairfax

March 2020: COVID-19

November 12 & 17, 2020: Hough's community meetings about FBC over Zoom

November 19, 2020: Freedom Zone performance livestreamed for residents

March-May 2021: Neighborhood Zoom meeting & working group meetings

May 2021-May 2023: Internal revisions made to prepare for public launch

June 2023: FBC Public Draft available to public & Zoning workshop

August 2023: A New Day in Hough Festival

September – November 2023: Community Meetings with Hough to explore FBC Draft

November 2023 – Community Meeting at McNamara's at Detroit-Shoreway/Cudell

December 2023: CPC

February 2024: Detroit-Shoreway/Cudell Community Meeting (500 Door Knockers, 500+ postcards mailed)

Path to a New Code

- Introduce the principles & concepts of Form Based Codes (FBCs)
 - Easy to read format
 - Clearly defines expectations for new development
 - Creates a transparent & predictable administrative process
- Urban Form Overlay - Mixed-use corridors - 2015
- Best Practices in Zoning Symposium - 2015
- Urban Core Overlay - Downtown districts – 2016
- Townhouse Code update – 2017/2023
- Downtown Code Update - 2018
- Issue RFQ & Consultant selected for new code – 2018
- Code Work begins – 2019
- Transit Oriented Development – TDM Strategies - 2023

Form-Based Code

Objectives

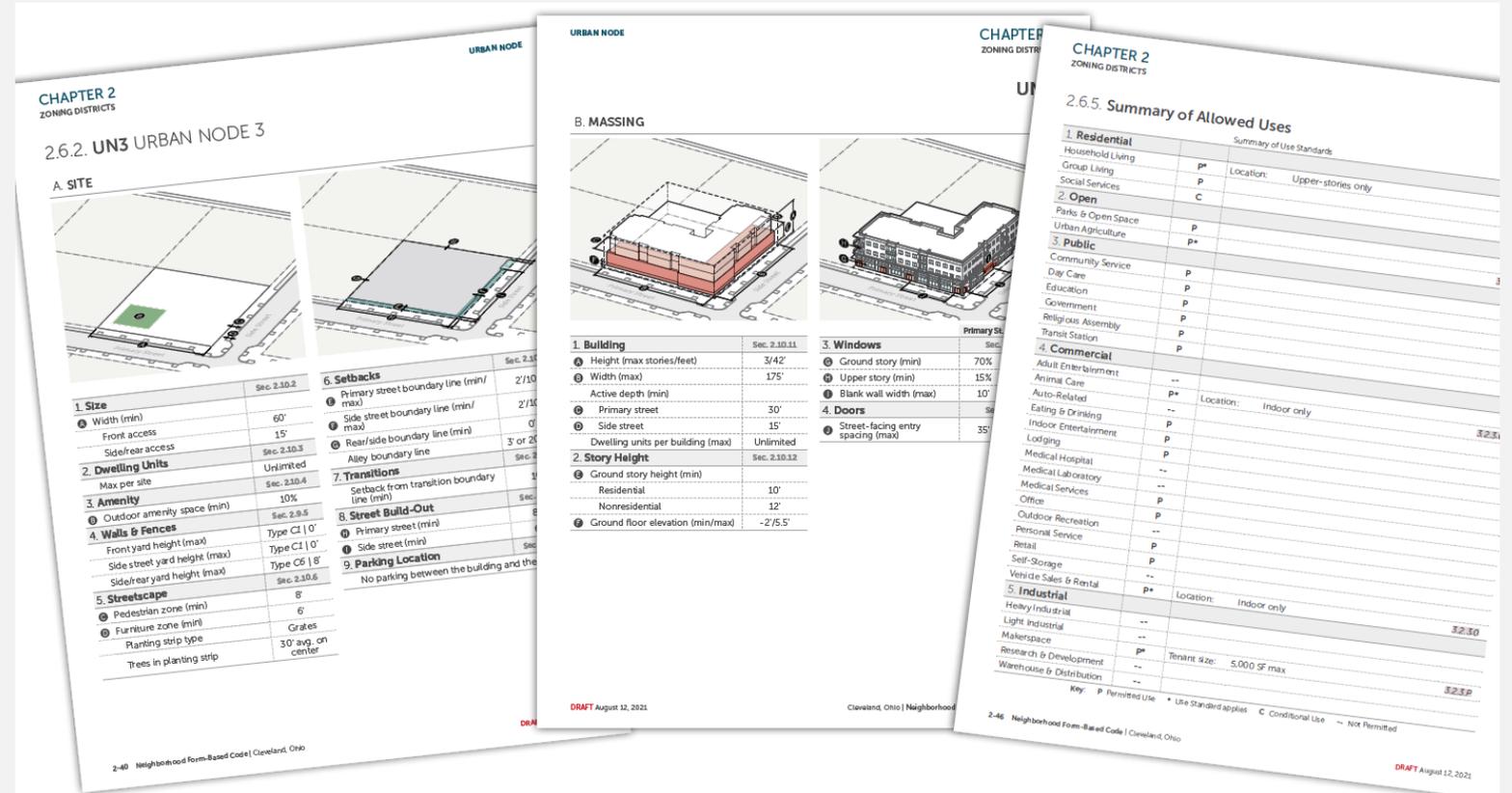
Resident-
Centered
Neighborhoods

Simplicity and
Accessibility

Efficiency at
City Hall



Cleveland's Neighborhood Form Based Code Provisions & Structure



2023 S-22 (current)

OH > Cleveland > Cleveland, OH Code... > PART THREE: LAND USE CODE



Part IIIB: Land Use Code – Zoning Code

Title VII: Zoning Code

Part IIIB Land Use Code – Zoning Code
Chapter 325 – Chapter 359

Cleveland Overview

Cleveland, OH Code of Ordinances

CITY OF CLEVELAND, OHIO CODE OF ORDINANCES

CHARTER OF THE CITY OF CLEVELAND

PART ONE: ADMINISTRATIVE CODE

PART TWO: HEALTH CODE

PART THREE: LAND USE CODE

PART IIIA: LAND USE CODE - PLANNING AND HOUSING

PART IIIB: LAND USE CODE - ZONING CODE

PART IIIC: LAND USE CODE - HOUSING CODE

PART IIID: LAND USE CODE - FIRE PREVENTION CODE

PART IIIE: LAND USE CODE - BUILDING CODE

PART FOUR: TRAFFIC CODE

PART FIVE: MUNICIPAL UTILITIES AND SERVICES CODE

PART SIX: OFFENSES AND BUSINESS ACTIVITIES CODE

- Chapter [325](#) Definitions
- Chapter [327](#) Enforcement and Penalty
- Chapter [329](#) Board Of Zoning Appeals
- Chapter [331](#) Building Zone Maps
- Chapter [333](#) Changes and Amendments
- Chapter [334](#) Planned Unit Development Overlay District
- Chapter [335](#) Use Districts
- Chapter [336](#) Urban Garden District
- Chapter [337](#) Residential Districts
- Chapter [338](#) Manufactured Housing Park (MHP) District
- Chapter [339](#) Parking Districts
- Chapter [340](#) Institutional-Research (I-R) Districts
- Chapter [341](#) Design Review
- Chapter [342](#) Open Space and Recreation (OSR) Districts
- Chapter [343](#) Business Districts
- Chapter [344](#) Midtown Mixed-Use District
- Chapter [345](#) Industrial Districts
- Chapter [346](#) Live-Work Overlay Districts
- Chapter [347](#) Specific Uses Regulated

Title VIIA: Cleveland’s Neighborhood Form-Based Code (Chapter 3001 – Chapter 3007)

Legal Intent, Purpose, Authority & Application

Introductory Provisions

Section 3001.2. **Districts**

1.2.1. **Districts Established**

In order to carry out the purposes and intent of this Code, the following zoning districts are established.

HOUSE-SCALE

H3 House 3

H4 House 4

NEIGHBORHOOD-SCALE

N2.5 Neighborhood 2.5

NX3 Neighborhood Flex 3

COMMUNITY-SCALE

C3 Community 3

CX3 Community Flex 3

C4 Community 4

CX4 Community Flex 4

C5 Community 5

CX5 Community Flex 5

URBAN FLEX

UX3 Urban Flex 3

UX4 Urban Flex 4

UX5 Urban Flex 5

URBAN NODE

UN3 Urban Node 3

UN4 Urban Node 4

UN5 Urban Node 5

INDUSTRIAL FLEX

IX3 Industrial Flex 3

IX5 Industrial Flex 5

IX7 Industrial Flex 7

URBAN INNOVATION

UI4 Urban Innovation 4

UIC Urban Innovation Campus

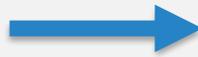
SPECIAL

CV Civic

PK Park

Zoning Districts

- 3002.3: House – Scale
- 3002.4: Neighborhood – Scale
- 3002.5: Community Scale
- 3002.6: Urban Flex
- 3002.7 Urban Node
- 3002.8: Industrial Flex
- 3002.9: Urban Innovation
- 3002.10 Special



Section 3002.6. Urban Flex



2.6.1. Intent

Moderate intensity mixed-use, office and residential buildings intended to accommodate a variety of residential, retail, service and commercial uses in a vibrant, pedestrian-friendly environment.

UX3	UX4	UX5
No density restrictions	No density restrictions	No density restrictions
15' site width	15' site width	15' site width
3 stories/42' in height	4 stories/55' in height	5 stories/68' in height
275' building width	275' building width	275' building width

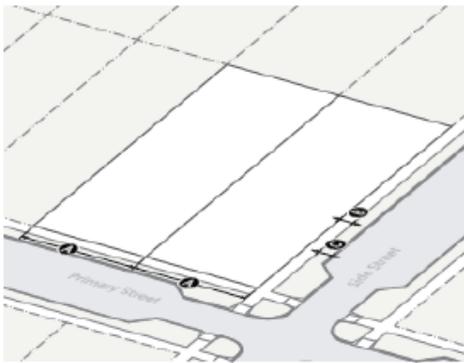
2.6.5. Summary of Allowed Uses

Summary of Use Standards		Add. Stds.
1. Residential		
Household Living	P	
Group Living	P	
Social Services	C	
2. Open		
Parks & Open Space	P	
Urban Agriculture	P*	3.2.3.C
3. Public		
Community Service	P	
Day Care	P	
Education	P	
Government	P	
Religious Assembly	P	
Transit Station	P	
4. Commercial		
Adult Entertainment	--	
Animal Care	P*	Location: Indoor only 3.2.3.G
Auto-Related	--	
Eating & Drinking	P	
Indoor Entertainment	P	
Lodging	P	
Medical Hospital	C	
Medical Laboratory	P	
Medical Services	P	
Office	P	
Outdoor Recreation	--	
Personal Service	P	
Retail	P	
Self-Storage	--	
Vehicle Sales & Rental	P*	Location: Indoor only 3.2.3.O
5. Industrial		
Heavy Industrial	--	
Light Industrial	--	
Makerspace	P*	Tenant size: 5,000 SF max 3.2.3.P
Research & Development	--	
Warehouse & Distribution	--	

Key: P Permitted Use * Use Standard applies C Conditional Use -- Not Permitted

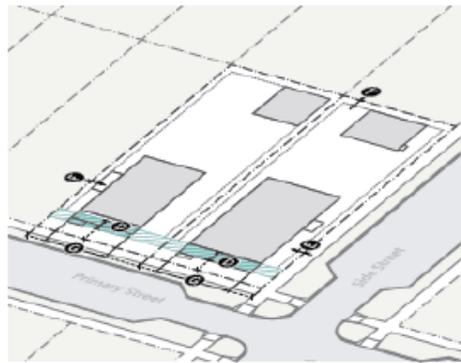
2.3.3. H4 HOUSE 4

A. SITE



1. Size	Sec. 2.2.2
A Width (min)	
Front access	35'
Side/rear access	20'
2. Dwelling Units	Sec. 2.2.3
Max per site	4
3. Amenity	Sec. 2.2.4
Outdoor amenity space (min)	n/a
4. Walls & Fences	Sec. 2.2.5
Front yard height (max)	Type C2 4'
Side street yard height (max)	
Within 3' of boundary line	Type C2 4'
More than 3' from boundary line	Type C3 5'
Side/rear yard height (max)	Type C5 5'
5. Streetscape	Sec. 2.2.6
B Pedestrian zone (min)	6'
C Furniture zone (min)	6'
Planting strip type	Tree lawn
Trees in planting strip	30' avg. on center

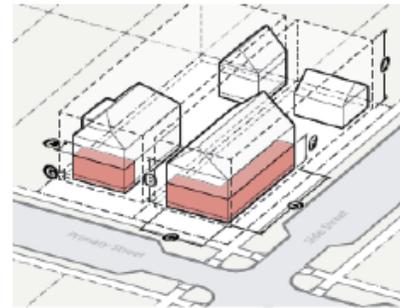
maximum units per site



6. Setbacks	Sec. 2.2.7
D Primary street boundary line (min/max)	Established setback range or 10/20'
E Side street boundary line (min)	3'
F Rear/side boundary line (min)	
Up to 15' in height	1.5'
15' or more in height	3'
Alley boundary line	3' or 20' min
7. Transitions	Sec. 2.2.8
Setback from transition boundary line	n/a
8. Street Build-Out	Sec. 2.2.9
G Primary street (min)	50%
Side street (min)	n/a
9. Parking Location	Sec. 2.2.10
Front yard	Not allowed
Side street yard	Allowed
Side yard	Allowed
Rear yard	Allowed

parking locations

B. BUILDING



1. Massing	Sec. 2.2.11
Height (max)	
A Stories/feet	2.5/32'
B Top plate	25'
Width (max)	
C Primary street	35'
D Side street	70'
E Active depth (min)	9'
Dwelling units per building (max)	4
2. Story Height	Sec. 2.2.12
F Ground story height (min)	9'
G Ground floor elevation (min/max)	2'/5.5'

maximum structure height & stories



3. Windows	Sec. 2.2.13	
H Ground story (min)	35%	30%
I Upper story (min)	15%	15%
J Blank wall width (max)	10'	20'
4. Doors	Sec. 2.2.14	
K Street-facing entry spacing (max)	30'	50'

window coverage requirements



More information can be found at: www.thelandcode.com

Section 3002.1. Applicability

All applications filed for activities regulated by this Code after the effective date of this Code must comply with the standards in this Chapter, as further specified below.

2.1.1. General Applicability

- A. Standards apply based on the type of activity proposed, as shown in the table below. For all zoning districts, the standards apply as shown in the table below:

		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
2.2.2	Site Width	●	○	○	○	○	○	○
2.2.3	Dwelling Units per Site	●	○	○	○	●	○	○
2.2.4	Amenity	●	●	●	○	●	○	○
2.2.5	Walls & Fences	●	●	●	○	●	○	○
2.2.6	Streetscape	●	●	●	○	○	○	○
2.2.7	Setbacks	●	●	○	○	○	○	○
2.2.8	Transitions	●	●	●	○	●	○	○
2.2.9	Street Build-Out	●	●	○	○	○	○	○
2.2.10	Parking Location	●	●	●	○	○	○	○
2.2.11	Massing	●	●	○	○	○	○	○
2.2.12	Story Height	●	●	○	○	○	○	○
2.2.13	Windows	●	●	○	●	○	○	○
2.2.14	Doors	●	●	○	●	○	○	○

● = Standards apply ○ = Standards do not apply

- B. The general applicability may be further specified in the applicability provisions for each set of standards in [Section 3002.2](#).

Rules of Interpretation

- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 **Streetscape**
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

Rules of Interpretation

2.2.1 General Provisions

2.2.2 Site Width

2.2.3 Dwelling Units Per Site

2.2.4 Amenity

2.2.5 Walls & Fences

2.2.6 Streetscape

2.2.7 Setbacks

2.2.8 Transitions

2.2.9 Street Build-Out

2.2.10 Parking Location

2.2.11 Massing

2.2.12 Story Height

2.2.13 Windows

2.2.14 Doors

Section 3002.2. Rules of Interpretation

2.2.1. General Provisions

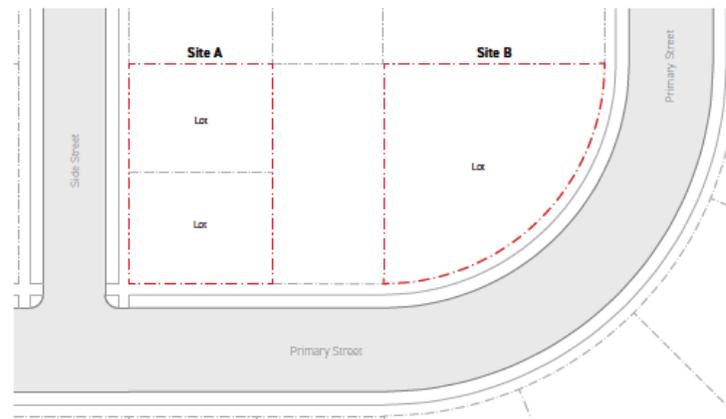
A. Specific Terms

1. Site

- A single lot or group of connected lots owned or functionally controlled by the same person or entity, assembled for the purpose of development.
- A site must abut a primary street, side street or alley.

2. Lot

- A parcel of land either vacant or occupied intended as a unit for the purpose, whether immediate or for the future, of transfer of ownership or possession or for development.
- A lot does not have to abut a primary street, side street or alley but must abut a permanent vehicle access easement of at least 8 feet in width or permanent pedestrian access easement of at least 5 feet in width.



- 2.2.1 General Provisions
- 2.2.2 Site Width**
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

2.2.2. Site Width

The length of primary street boundary lines bounding a site.

A. Intent

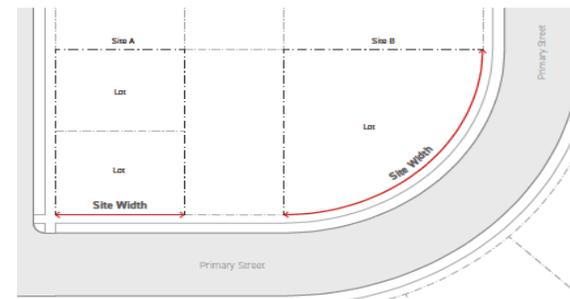
To help ensure new developments are generally consistent with the character of the neighborhood and other properties within the same zoning district and to help ensure safe and adequate vehicular access to and from a site.

B. Applicability

1. The minimum width requirement applies only to sites officially approved and recorded on or after the effective date of this Code.
2. Any use allowed in the zoning district may be established on a site officially approved and recorded before the effective date of this Code, regardless of the width of the site, provided that all other requirements of this Code are met and in no instance can a site have a width of less than 15 feet.

C. Standards

1. No applicable site can be less than the minimum width required by the zoning district.
2. Site width is measured following the geometry of all primary street boundary lines that bound the site.
3. Where a site has 2 or more primary street boundary lines facing different streets, all primary street boundary lines must meet the minimum site width standard.
4. Sites that take vehicular access from a primary street must meet the minimum width requirement for sites with front access.
5. Sites that take vehicular access from either a side street, side, rear or alley boundary line can meet the minimum width requirement for sites with side or rear access.



D. Relief

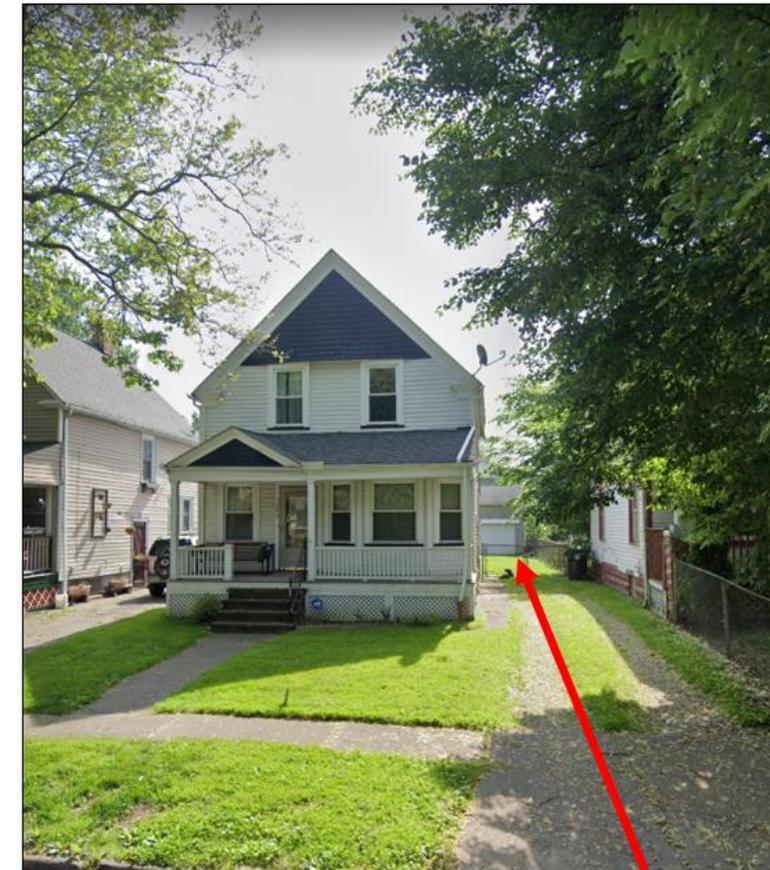
A reduction of up to 20% of the minimum site width may be requested in accordance with *Section 3005.1*.

- 2.2.1 General Provisions
- 2.2.2 **Site Width**
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

A. SITE

1. Size Sec. 2.9.2	
Width (min)	
Front access	35'
Side/rear access	20'
2. Dwelling Units Sec. 2.9.3	
Max per site	4
3. Amenity Sec. 2.9.4	
Outdoor amenity space (min)	n/a
4. Walls & Fences Sec. 2.9.5	
Front yard height (max)	4'
Side street yard height (max)	
Within 4' of boundary line	4'
More than 4' from boundary line	6'
Side/rear yard height (max)	6'
5. Streetscape Sec. 2.9.6	
Pedestrian zone (min)	6'
Furniture zone (min)	6'
Planting strip type	Tree lawn
Trees in planting strip	30' avg. on center
6. Setbacks Sec. 2.9.7	
Primary street boundary line (min/max)	Established setback range or 10'/20'
Side street boundary line (min)	3'
Rear/side boundary line (min)	
Up to 15' in height	1.5'
15' or more in height	3'
Alley boundary line	3' or 20' min
7. Street Build-Out Sec. 2.9.8	
Primary street (min)	50%
Side street (min)	n/a
8. Parking Location Sec. 2.9.9	
Front/side street yard	Not allowed
Side yard	Not allowed
Rear yard	Allowed

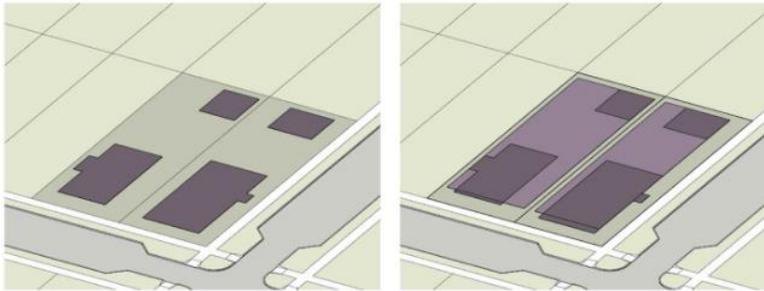
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- 2.2.1 General Provisions
- 2.2.2 **Site Width**
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

2.1.3. H4 HOUSE 4

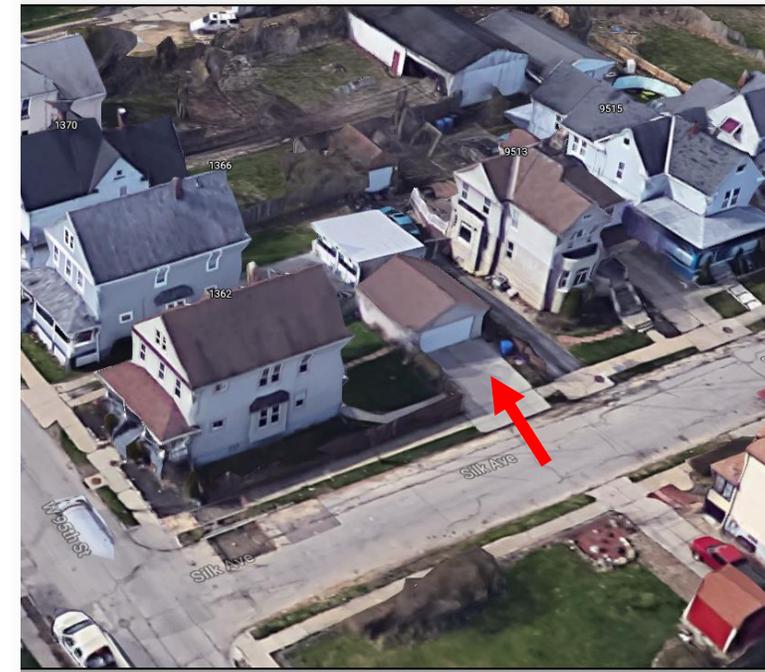
A. SITE



1. Size	Sec. 2.9.2
A Width (min)	
Front access	35'
Side/rear access	20'

2. Dwelling Units	Sec. 2.9.3
Max per site	4
3. Amenity	Sec. 2.9.4
Outdoor amenity space (min)	n/a
4. Walls & Fences	Sec. 2.9.5
Front yard height (max)	4'
Side street yard height (max)	
Within 4' of boundary line	4'
More than 4' from boundary line	6'
Side/rear yard height (max)	6'
5. Streetscape	Sec. 2.9.6
C Pedestrian zone (min)	6'
D Furniture zone (min)	6'
Planting strip type	Tree lawn
Trees in planting strip	30' avg. on center

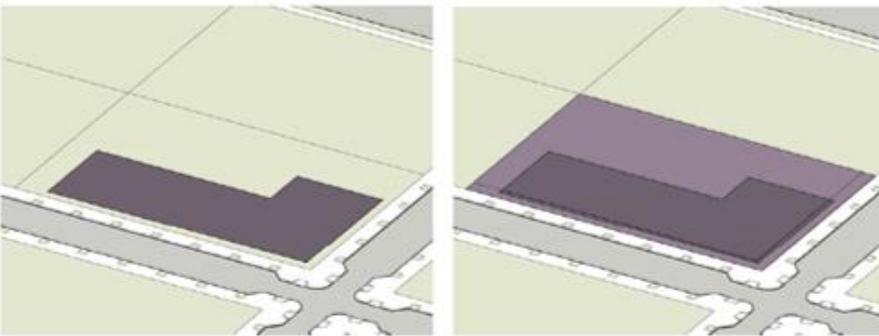
6. Setbacks	Sec. 2.9.7
E Primary street boundary line (min/max)	Established setback range or 10'/20'
F Side street boundary line (min)	3'
G Rear/side boundary line (min)	
Up to 15' in height	1.5'
15' or more in height	3'
Alley boundary line	3' or 20' min
7. Street Build-Out	Sec. 2.9.8
H Primary street (min)	50%
Side street (min)	n/a
8. Parking Location	Sec. 2.9.9
Front/side street yard	Not allowed
Side yard	Not allowed
I Rear yard	Allowed



Rules of Interpretation

- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity**
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

A SITE



1. Size	Sec. 2.9.2
A Width (min)	
Front access	60'
Side/rear access	15'
2. Dwelling Units	Sec. 2.9.3
Max per site	Unlimited
3. Amenity	Sec. 2.9.4
Outdoor amenity space (min)	10%
4. Walls & Fences	Sec. 2.9.5
Front yard height (max)	4'
Side street yard height (max)	
Within 4' of boundary line	4'
More than 4' from boundary line	6'
Side/rear yard height (max)	8'
5. Streetscape	Sec. 2.9.6
B Pedestrian zone (min)	7'
C Furniture zone (min)	6'
Planting strip type	Grates
Trees in planting strip	30' avg. on center
6. Setbacks	Sec. 2.9.7
D Primary street boundary line (min/max)	0'/10'
E Side street boundary line (min/max)	
F Rear/side boundary line (min)	
Alley boundary line	
Transition boundary line (min)	
7. Street Build-Out	
G Primary street (min)	
H Side street (min)	
8. Parking Location	
No parking between the building	



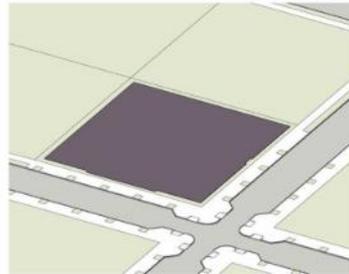
- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

CHAPTER 2
ZONING DISTRICTS

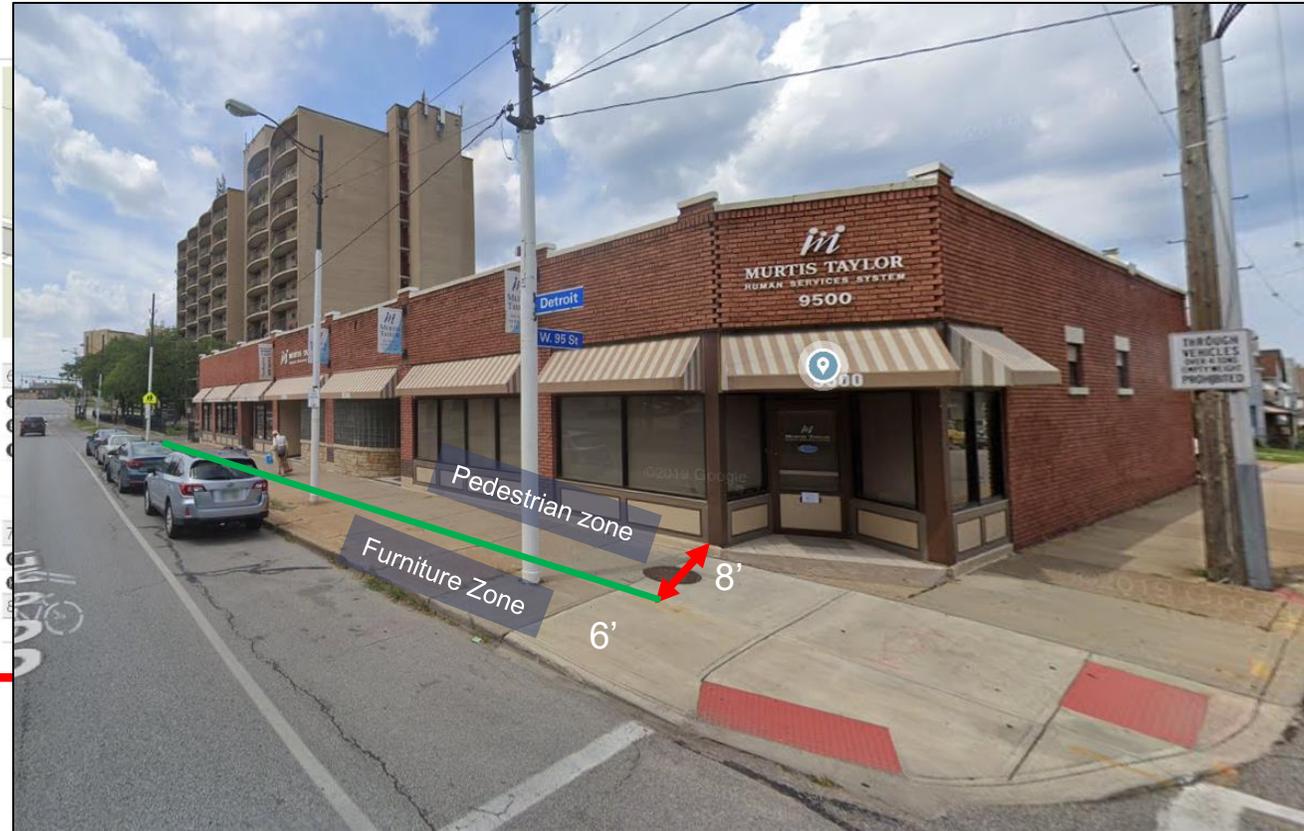
URBAN NODE

2.5.4. UN5 URBAN NODE 5

A. SITE



1. Size		Sec. 2.9.2
A Width (min)		
Front access		60'
Side/rear access		15'
2. Dwelling Units		Sec. 2.9.3
Max per site		Unlimited
3. Amenity		Sec. 2.9.4
Outdoor amenity space (min)		10%
4. Walls & Fences		Sec. 2.9.5
Front yard height (max)		0'
Side street yard height (max)		
Within 4' of boundary line		0'
More than 4' from boundary line		6'
Side/rear yard height (max)		6'
5. Streetscape		Sec. 2.9.6
B Pedestrian zone (min)		8'
C Furniture zone (min)		6'
Planting strip type		Grates
Trees in planting strip		30' avg. on center



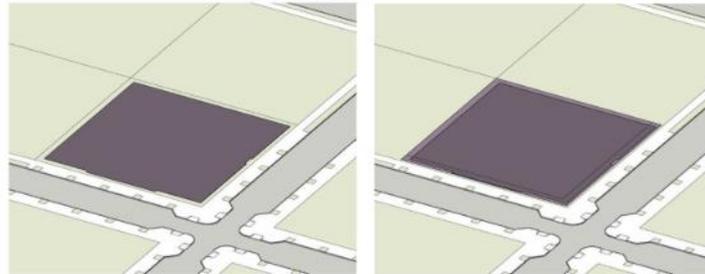
- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape**
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

CHAPTER 2
ZONING DISTRICTS

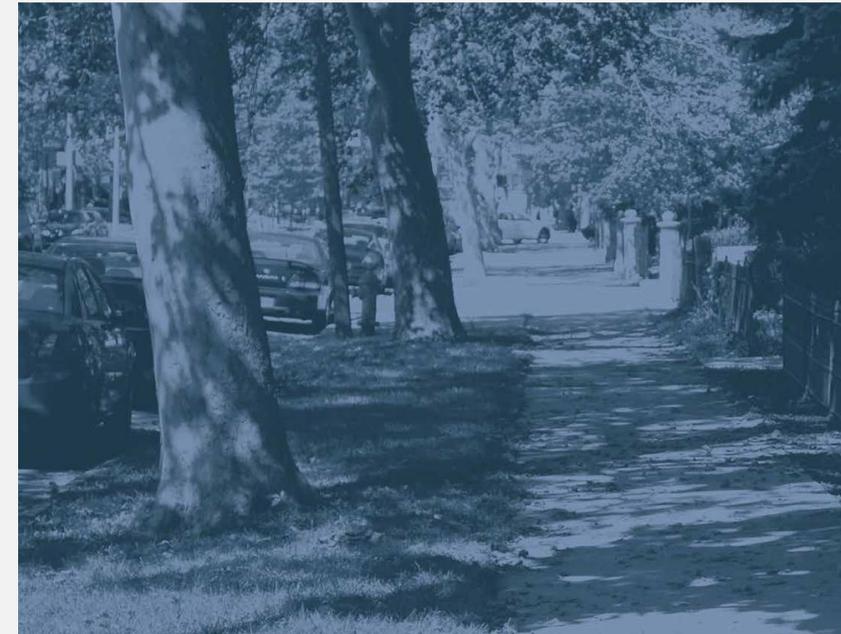
URBAN NODE

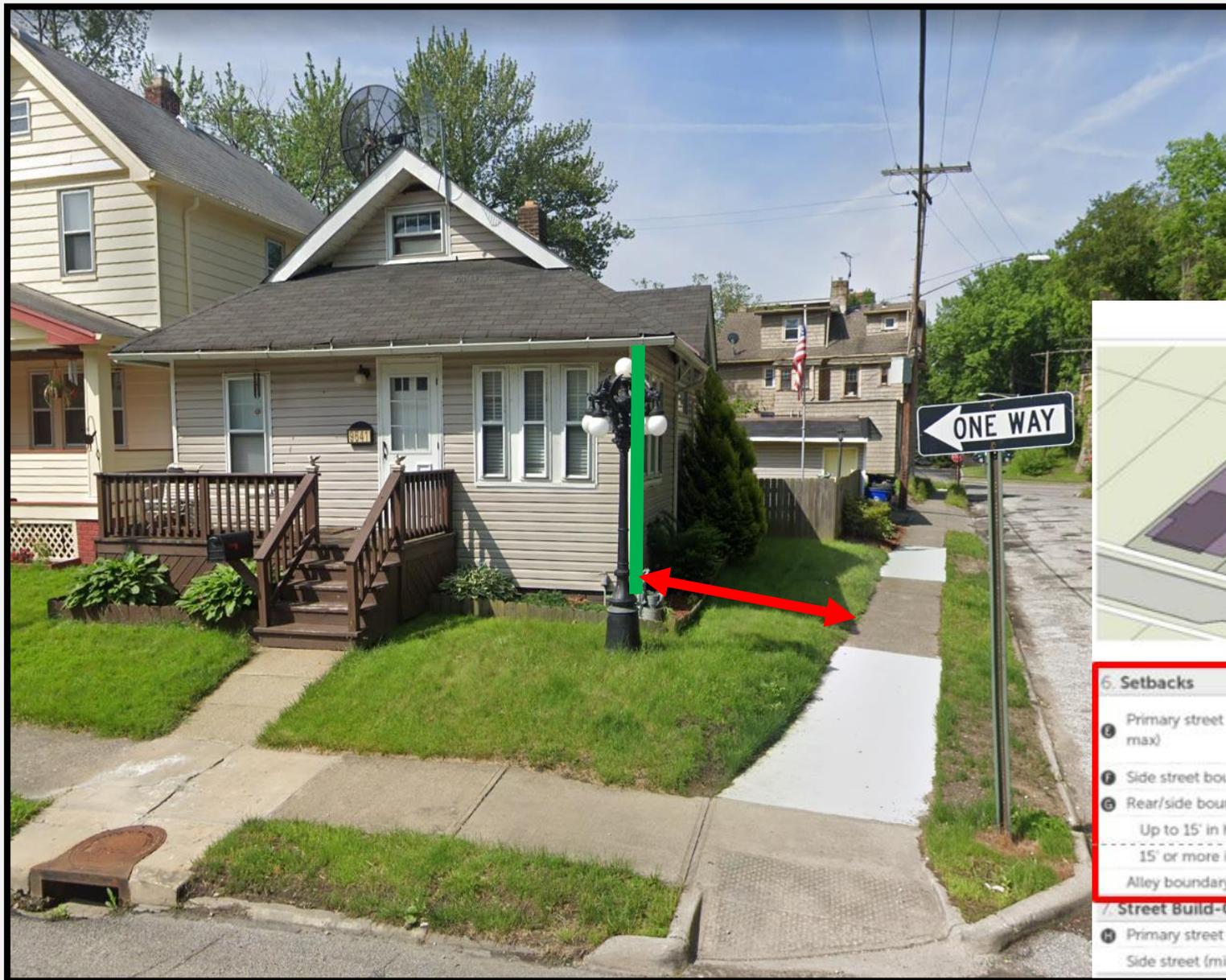
2.5.4. **UN5** URBAN NODE 5

A. SITE



1. Size	Sec. 2.9.2	6. Setbacks	Sec. 2.9.7
A Width (min)		1 Primary street boundary line (min/max)	2'/10'
Front access	60'	2 Side street boundary line (min/max)	2'/10'
Side/rear access	15'	3 Rear/side boundary line (min)	0'
2. Dwelling Units	Sec. 2.9.3	Alley boundary line	3' or 20' min
Max per site	Unlimited	Transition boundary line (min)	10'
3. Amenity	Sec. 2.9.4	7. Street Build-Out	Sec. 2.9.8
Outdoor amenity space (min)	10%	1 Primary street (min)	85%
4. Walls & Fences	Sec. 2.9.5	2 Side street (min)	65%
Front yard height (max)	0'	8. Parking Location	Sec. 2.9.9
Side street yard height (max)		No parking between the building and the street	
Within 4' of boundary line	0'		
More than 4' from boundary line	6'		
Side/rear yard height (max)	6'		
5. Streetscape	Sec. 2.9.6		
1 Pedestrian zone (min)	8'		
2 Furniture zone (min)	6'		
Planting strip type	Grates		
Trees in planting strip	30' avg. on center		



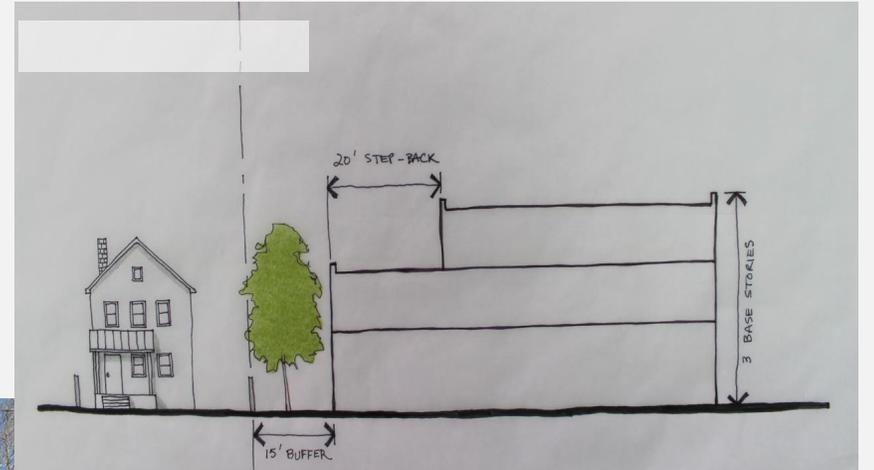


6. Setbacks		Sec. 2.9.7
1 Primary street boundary line (min/ max)		Established setback range or 10/20'
2 Side street boundary line (min)		3'
3 Rear/side boundary line (min)		
Up to 15' in height		15'
15' or more in height		3'
Alley boundary line		3' or 20' min
7. Street Build-Out		Sec. 2.9.8
1 Primary street (min)		50%
Side street (min)		n/a

- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks**
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

Rules of Interpretation

- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions**
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors



Ready Set

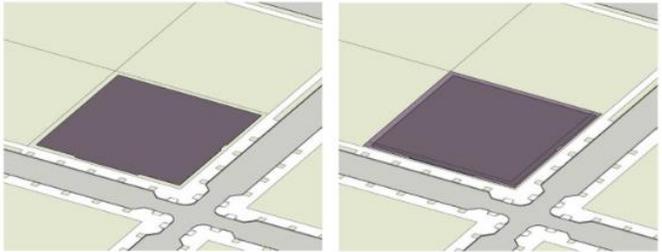
Rules of Interpretation

- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units Per
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out**
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

CHAPTER 2 ZONING DISTRICTS URBAN NODE

2.5.4. UN5 URBAN NODE 5

A. SITE



1. Size	Sec. 2.9.2	6. Setbacks	Sec. 2.9.7
A Width (min)		1 Primary street boundary line (min/max)	2'/10'
Front access	60'	2 Side street boundary line (min/max)	2'/10'
Side/rear access	15'	3 Rear/side boundary line (min)	0'
2. Dwelling Units	Sec. 2.9.3	Alley boundary line	3' or 20' min
Max per site	Unlimited	Transition boundary line (min)	10'
3. Amenity	Sec. 2.9.4	7. Street Build-Out	Sec. 2.9.8
Outdoor amenity space (min)	10%	1 Primary street (min)	85%
4. Walls & Fences	Sec. 2.9.5	2 Side street (min)	65%
Front yard height (max)	0'	8. Parking Location	Sec. 2.9.9
Side street yard height (max)		No parking between the building and the street	
Within 4' of boundary line	0'		
More than 4' from boundary line	6'		
Side/rear yard height (max)	6'		
5. Streetscape	Sec. 2.9.6		
1 Pedestrian zone (min)	8'		
2 Furniture zone (min)	6'		
Planting strip type	Grates		
Trees in planting strip	30' avg. on center		

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Rules of Interpretation

- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing**
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

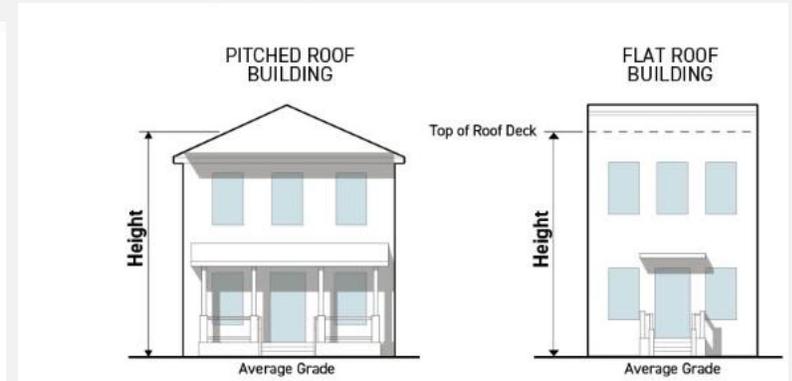
HOUSE-SCALE CHAPTER 2 ZONING DISTRICTS H4

B. BUILDING

1. Massing		Sec. 2.9.10
Ⓐ Height (max)		
Stories/feet	2.5/32'	
Top plate	25'	
Ⓑ Width (max)		
Primary street	35'	
Side street	70'	
Ⓒ Active depth (min)		9'
Dwelling units per building (max)	4	
2. Story Height		Sec. 2.9.11
Ⓓ Ground story height (min)	9'	
Ⓔ Ground floor elevation (min/max)	2'/5.5'	

3. Windows		Sec. 2.9.12	
		Primary St.	Side St.
Ground story (min)	35%	30%	
Upper story (min)	15%	15%	
Blank wall width (max)	10'	20'	

4. Doors		Sec. 2.9.13	
Ⓘ Street-facing entry spacing (max)	30'	50'	



- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 **Story Height**
- 2.2.13 Windows
- 2.2.14 Doors

URBAN NODE

CHAPTER 2
ZONING DISTRICTS

UN5

B. MASSING



		Primary St.	Side St.
1. Building <small>Sec. 2.9.10</small>			
A	Height (max stories/feet)	5/68'	
B	Width (max)	175'	
Active depth (min)			
	Primary street	30'	
	Side street	15'	
Dwelling units per building (max) <small>Unlimited</small>			
2. Story Height <small>Sec. 2.9.11</small>			
C	Ground story height (min)	12'	
D	Ground floor elevation (min/max)	-2'/5'	
3. Windows <small>Sec. 2.9.12</small>			
	Ground story (min)	70%	35%
	Upper story (min)	15%	15%
E	Blank wall width (max)	10'	20'
4. Doors <small>Sec. 2.9.13</small>			
F	Street-facing entry spacing (max)	35'	60'

DRAFT April 23, 2021

Cleveland, Ohio | Neighborhood Form-Based Code 2-35



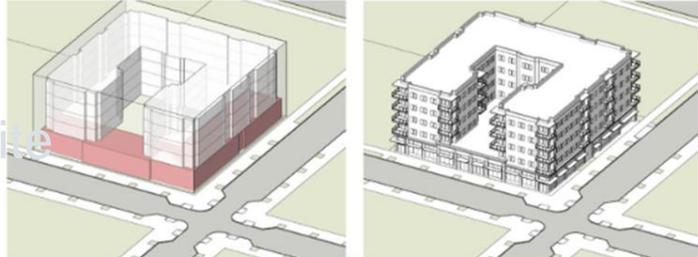
- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

URBAN NODE

CHAPTER 2
ZONING DISTRICTS

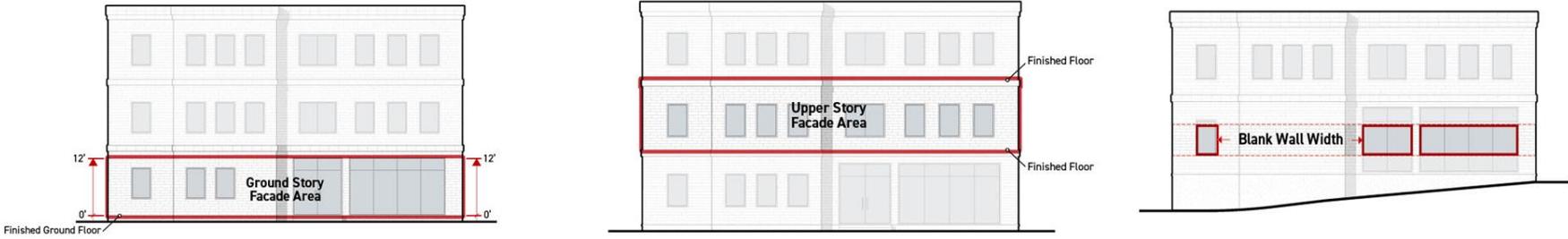
UN5

B. MASSING



1. Building		3. Windows	
	Sec. 2.9.10		Sec. 2.9.12
Ⓐ Height (max stories/feet)	5/68'	Ground story (min)	70% 35%
Ⓑ Width (max)	175'	Upper story (min)	15% 15%
Active depth (min)		Ⓘ Blank wall width (max)	10' 20'
Primary street	30'	4. Doors	
Side street	15'	Sec. 2.9.13	
Dwelling units per building (max)	Unlimited	Ⓙ Street-facing entry spacing (max)	35' 60'

2. Story Height	
	Sec. 2.9.11
Ⓒ Ground story height (min)	12'
Ⓓ Ground floor elevation (min/max)	-2'/5'



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Blank Wall Treatments: To provide visual interest along public realm by limiting area without visual or physical connections b/w public and interior of building (public safety) (Small/Large Trees, Living Wall, Noncommercial Art Mural, Foundation Planting, Planter, etc.)

Use Regulations

3003.1 General Provisions

Use Categories, Principal Uses, Accessory Uses, Admin Responsibility

3003.2 Allowed Uses

Permitted Use Table + Additional Use Standards (max area in certain districts)

3003.3 Use Categories

Modern Day Language, Robust List of Uses within categories

3003.4 Accessory Uses & Structures

(Live-Work, ADU, Home Day Care, Home Based Businesses (retail, personal service, office, makerspace – w/ restrictions) (Impact vs. Type)

3.2.2. Permitted Use Table

	H	N	NX	C	CX	UX	UN	IX	UI	CV	PK	Use Stds
A. Residential												
Household Living	P	P	P	P	P	P	P*	P	--	--	--	3.2.3A
Group Living	C*	P*	P	P*	P	P	P	P	--	--	--	3.2.3B
Social Services	--	--	C	--	C	C	C	C	--	C	--	
B. Open												
Parks & Open Space	P	P	P	P	P	P	P	P	P	P	P	
Urban Agriculture	P*	3.2.3C										
C. Public												
Community Service	P*	P*	P	P*	P	P	P	P	P	P	--	3.2.3D
Day Care	--	--	P	--	P	P	P	P	P	P	--	
Education	P*	P*	P	P*	P	P	P	P	P	P	--	3.2.3E
Government	P	P	P	P	P	P	P	P	P	P	--	
Religious Assembly	P*	P*	P	P*	P	P	P	P	P	P	--	3.2.3F
Transit Station	--	--	--	--	--	P	P	P	P	P	--	
D. Commercial												
Adult Entertainment	--	--	--	--	--	--	--	--	--	--	--	
Animal Care	--	--	--	--	--	P*	P*	P*	--	--	--	3.2.3G
Auto-Related	--	--	--	--	--	--	--	--	--	--	--	
Eating & Drinking	--	--	P*	--	P*	P	P	P	P*	--	--	3.2.3H
Indoor Entertainment	--	--	--	--	--	P	P	P	P*	--	--	3.2.3I
Lodging	P*	P*	P*	P*	P*	P	P	P	P	--	--	3.2.3J
Medical Hospital	--	--	--	--	--	C	--	C	P	--	--	
Medical Laboratory	--	--	--	--	--	P	--	P	P	--	--	
Medical Services	--	--	P*	--	P*	P	P	P	P	--	--	3.2.3K
Office	--	--	P*	--	P*	P	P	P	P	--	--	3.2.3L
Outdoor Recreation	--	--	--	--	--	--	--	--	--	--	--	
Personal Service	--	--	P*	--	P*	P	P	P	P*	--	--	3.2.3M
Retail	--	--	P*	--	P*	P	P	P	P*	--	--	3.2.3N
Self-Storage	--	--	--	--	--	--	--	--	--	--	--	
Vehicle Sales & Rental	--	--	--	--	--	P*	P*	P*	--	--	--	3.2.3O
E. Industrial												
Heavy Industrial	--	--	--	--	--	--	--	--	--	--	--	
Light Industrial	--	--	--	--	--	--	--	P	P	--	--	
Makerspace	--	--	P*	--	P*	P*	P*	P	P	--	--	3.2.3P
Research & Development	--	--	--	--	--	--	--	P	P	--	--	
Warehouse & Distribution	--	--	--	--	--	--	--	P	P	--	--	

Key: P Permitted Use * Use Standard applies C Conditional Use -- Not Permitted

3.2.3. Additional Use Standards

A. Household Living

All Urban Node (UN) Districts - dwelling units are allowed only in the upper stories of a mixed use building. A lobby and shared facilities (such as a gym, lounge area, meeting space or mail room) are allowed on the ground floor.

B. Group Living

- All House (H), Neighborhood (N) Districts - up to 10 unrelated residents, not including resident managers or supervisors, are allowed.
- All Community (C) Districts - by-right up to 10 residents, not including resident managers or supervisors, are allowed. Additional residents may be permitted by the Planning Commission as a conditional use (see 5.1.5).

C. Urban Agriculture

- All Districts
 - For the keeping of farm animals or bees see Sec. 347.02 of the Zoning Code.
 - Any equipment or supplies kept on-site must be enclosed or screened from the street and any adjacent residential uses.
- Additional Rules for All House (H), Neighborhood (N), Community (C), Urban Innovation (UI) Civic (CV), Park (PK) Districts
 - Activities and operations must be conducted between the hours of ~~4:00 am and 10:00 pm.~~
 - Mechanized equipment similar in scale to that designed for household use must be used. Use of larger mechanized equipment is not allowed; provided, however, that during the initial preparation of the land heavy equipment may be used.
 - ~~The on-site sale of food crops and/or non-food, ornamental crops grown on-site is allowed up to 60 days per year.~~

D. Community Service

- All House (H), Neighborhood (N) Districts - cannot exceed 5,000 square feet in floor area.
- All Community (C) Districts - by-right cannot exceed 5,000 square feet in floor area. Additional floor area may be permitted by the Planning Commission as a conditional use (see 5.1.5).

E. Education

- All House (H), Neighborhood (N) Districts - site cannot exceed 4 acres in size.
- All Community (C) Districts - by-right site cannot exceed 4 acres in size. Additional site area may be permitted by the Planning Commission as a conditional use (see 5.1.5).

Development Standards

3004.1 Applicability

3004.2 Parking & Access

*Access, Parking Location & Standards,
Bicycle Parking*

3004.3 Landscaping & Screening

*Parking Lot Landscaping, Screening, Walls &
Fences, & Plants & Plant Material*

3004.4 Outdoor Site Lighting

Section 3004.1. Applicability

All applications filed for activities regulated by this Code after the effective date of this Code must comply with the standards in this Chapter, as further specified below.

4.1.1. General Applicability

A. Standards apply based on the type of activity proposed, as shown in the table below. For all zoning districts, the development standards apply as shown in the table below:

		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
4.2.1	Access	●	○	○	○	○	○	○
4.2.2	Parking	●	○	○	○	○	○	○
4.2.3	Bicycle Parking	●	●	●	○	●	●	○
4.3.1	Parking Lot Landscaping	●	○	○	○	○	○	○
4.3.2	Screening	●	○	○	○	●	○	○
4.3.3	Walls & Fences	●	●	●	○	●	○	○
4.3.4	Plants & Plant Material	●	●	●	○	●	○	○
4.4.1	Outdoor Site Lighting	●	○	○	○	○	○	○

● = Standards apply ○ = Standards do not apply

B. The general applicability may be further specified in the applicability provisions for each set of development standards in [Section 3004.2](#), [Section 3004.3](#) and [Section 3004.4](#).

Development Standards

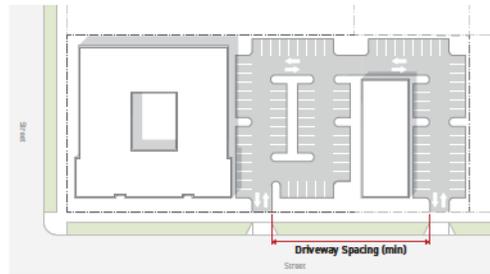
3004.1 Applicability

3004.2 Parking & Access Access, Parking Location & Standards, Bicycle Parking

3004.3 Landscaping & Screening Parking Lot Landscaping, Screening, Walls & Fences, & Plants & Plant Material

3004.4 Outdoor Site Lighting

- b. Driveway spacing is measured along the primary or side street boundary line from edge of pavement to edge of pavement from all existing and proposed driveways located on-site and on adjacent lots.



E. Driveway Design

1. Applicability

- All new driveways from or to a street serving an on-site parking area of any size.
- The driveway design standards do not apply to driveways that take access from an improved alley.

2. All Driveways

- All applicable driveways must meet the following standards.

	Number of driveways per site (max)	Number of lanes per driveway (max)	Lane width (min/max)	
			Primary St.	Side St.
Driveway serving up to 6 on-site parking spaces	1	1	8'/10'	8'/20'
Driveway serving 7 to 50 on-site parking spaces	1	2	8'/11'	8'/11'
Driveway serving more than 50 on-site parking spaces	2	2	8'/12'	8'/12'
Driveway serving an Industrial use (of any size parking lot)	2	2	12'/20'	12'/20'

- Lane width is measured separately for each driveway lane.
- Lane width is measured for each driveway lane from edge of designated lane to edge of designated lane along the street boundary line.

F. Relief

A vehicle access dimensional standard may be modified by up to 15% in accordance with [Section 3005.1](#).

Cleveland City Planning Commission

4.2.2. Parking

A. Intent

- To reduce parking demand, support the use of alternative forms of transportation, promote reuse and redevelopment of existing buildings, reduce the overall cost of construction and development and increase the overall efficiency and use of taxable land within the city.
- If provided, to help ensure parking lots are designed to create safe, comfortable and attractive environments for users and pedestrians, while also mitigating negative environmental effects through landscaping and surface design.

B. On-site Parking

1. Required Parking

There are no provisions that establish a minimum number of on-site parking spaces for development. Where provided, on-site parking must comply with the standards of this Section.

2. Reserved Parking

On-site parking spaces may be reserved for a specific tenant or unit, provided that the following standards are not exceeded.

a. Residential

- 1 space per efficiency or 1-bedroom dwelling unit.
- 2 spaces per 2-bedroom or greater dwelling unit.

b. Nonresidential

No more than 1/3 of the total provided spaces may be reserved.

C. Parking Lot Design

1. Applicability

Any site that provides on-site parking.

2. Design

- All portions of a parking lot must be accessible by automobiles to all other portions of the parking lot without requiring the use of a street (except for an alley).
- Each parking space must be located so that no automobile is required to back onto any street (except for an alley) or sidewalk to leave the parking space.
- Full and permanent parking space delineation is required. Delineation may include striping, wheel stops, curbing, or other similar permanent materials which can clearly define and delineate parking space. Full parking space delineation means clear markings for all three sides of a space.

Development Standards

3004.1 Applicability

3004.2 Parking & Access

*Access, Parking Location & Standards,
Bicycle Parking*

3004.3 Landscaping & Screening

*Parking Lot Landscaping, Screening,
Walls & Fences, & Plants & Plant
Material*

3004.4 Outdoor Site Lighting

4.3.1. Parking Lot Landscaping

A. Intent

To ensure parking lots are designed to create safe, comfortable and attractive environments for users and pedestrians, while also mitigating heat island effects, absorbing noise pollution, managing stormwater runoff, sequestering carbon emissions and supporting urban biodiversity through landscaping and surface design.

B. Applicability

Parking lot landscaping is required on all applicable on-site surface parking lots with more than 20 spaces. Multiple parking lots contained on a single site plan and any separate parking areas connected with drive aisles are considered a single parking area.

C. Perimeter Screening

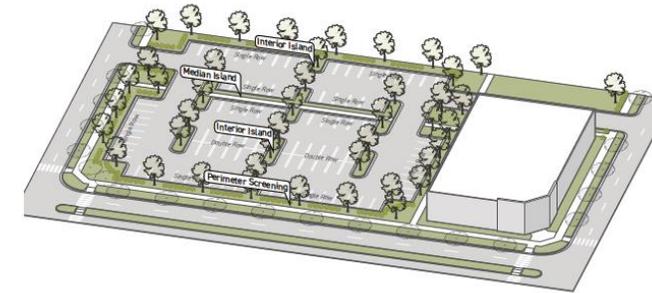
Where a parking lot abuts a street boundary line, the parking lot must be screened in accordance with [4.3.2.B, Street and Boundary Line Screening](#).

D. Interior Islands

1. A landscaped interior island must be provided every 10 parking spaces. Interior islands must be distributed evenly throughout the parking lot. Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees.
2. An interior island abutting a single row of parking spaces must be a minimum of 9 feet in width and 150 square feet in area. Each island must include 1 large tree.
3. An interior island abutting a double row of parking spaces must be a minimum of 9 feet in width and 300 square feet in area. Each island must include 2 large trees.
4. Interior islands must be installed below the level of the parking lot surface to allow for runoff capture.

E. Median Islands

1. A landscaped median island must be provided between every 4 single parking rows. Intervals may be expanded to preserve existing trees on the lot.
2. A landscaped median island must be at least 6 feet wide. A median island with a pedestrian walkway must be a minimum of 12 feet wide.



Development Standards

3004.1 Applicability

3004.2 Parking & Access Access, Parking Location & Standards, Bicycle Parking

3004.3 Landscaping & Screening Parking Lot Landscaping, Screening, Walls & Fences, & Plants & Plant Material

3004.4 Outdoor Site Lighting

4.3.2. Screening

A. Intent

To mitigate negative impacts of uses with significant impacts from the public realm, promoting visual interest and increasing comfort for users of the public realm.

B. Street and Boundary Line Screening

1. General Provisions

- Required walls and fences including their sub-grade elements, such as footings or foundations, must be located entirely on site.
- Planting required to meet a screening standard that conflicts spatially with any existing vegetation is not required.
- No buildings, structures or parking areas are allowed in the transition area.
- All walls and fences provided must meet [4.3.3.D, Design & Installation](#).
- All plants provided must meet [4.3.4](#).

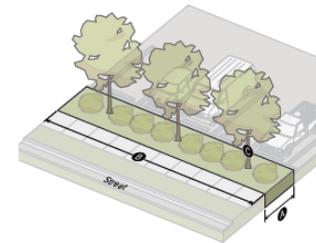
2. Street Boundary Lines

a. Applicability

- Where a parking lot (or drive aisle or other type of area designed for motor vehicles) abuts a street boundary line, a Type A1 or A2 screen is required along the applicable street boundary line.
- Where a loading area faces a street boundary line, a Type A3 screen is required along the applicable street boundary line.
- Where an outdoor storage area abuts a street boundary line, a Type A3 screen is required along the applicable street boundary line.
- Where a wall or fence is required, the required planting must be installed between the wall or fence and the street.
- Screens must be located along the street boundary line for the perimeter of the use subject to the screening requirements. Breaks for pedestrian, bicycle and vehicle access are allowed, provided the break in the screen is the minimum practical width. Driveways or walkways must cross at or near a perpendicular angle.

Type A1

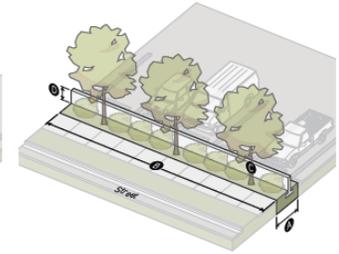
Landscape buffer intended for parking lot perimeters (including drive aisles, maneuvering areas and fire lanes) that face a street boundary line.



TRANSITION AREA	
④ Depth (min)	10'
⑤ % of perimeter screened (min)	80%
Required plant type	Screening plants
⑥ Large trees (min per 50')	3
WALLS & FENCES	
Height (min)	n/a
Height (max)	6' Type C4 4.3.3.C.1
Opacity	n/a

Type A2

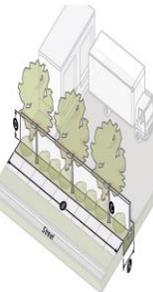
Landscape buffer with a low wall or fence intended for parking lot perimeters (including drive aisles, maneuvering areas and fire lanes) that face a street boundary line.



TRANSITION AREA	
④ Depth (min)	7'
⑤ % of perimeter screened (min)	80%
Required plant type	Screening plants
⑥ Large trees (min per 50')	3
WALLS & FENCES	
④ Height (min)	3.5'
Height (max)	6' Type C4 4.3.3.C.1
Opacity	
Below 3.5' (min)	90%
3.5' and above (max)	50%
Setback from boundary line (min)	4'

Type A3

Landscape buffer with a high wall or fence intended for screening outdoor storage and loading areas that face a street boundary line.



TRANSITION AREA	
④ Depth (min)	7'
⑤ % of perimeter screened (min)	80%
Required plant type	Screening plants
⑥ Large trees (min per 50')	3
WALLS & FENCES	
④ Height (min)	6'
Height (max)	8' Type C6 4.3.3.C.2
Opacity (min)	90%
Setback from boundary line (min)	4'

Development Standards

3004.1 Applicability

3004.2 Parking & Access

*Access, Parking Location & Standards,
Bicycle Parking*

3004.3 Landscaping & Screening

*Parking Lot Landscaping, Screening,
Walls & Fences, & Plants & Plant
Material*

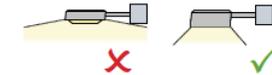
3004.4 Outdoor Site Lighting

E. Parking and Pedestrian Area Lighting

1. Light fixtures within parking lots and motor vehicle use areas can be no higher than 30 feet.
2. Light fixtures within pedestrian areas mounted on poles may be no higher than 15 feet.



3. All light fixtures must be full cutoff (shielded), except as listed below.

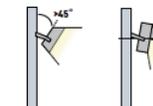


4. Non-cutoff (unshielded) fixtures can be used when the maximum initial lumens generated by each fixture is less than 9,500. These fixtures generally feature globes or vertical glass planes and must be coated with an internal white frosting to diffuse light.

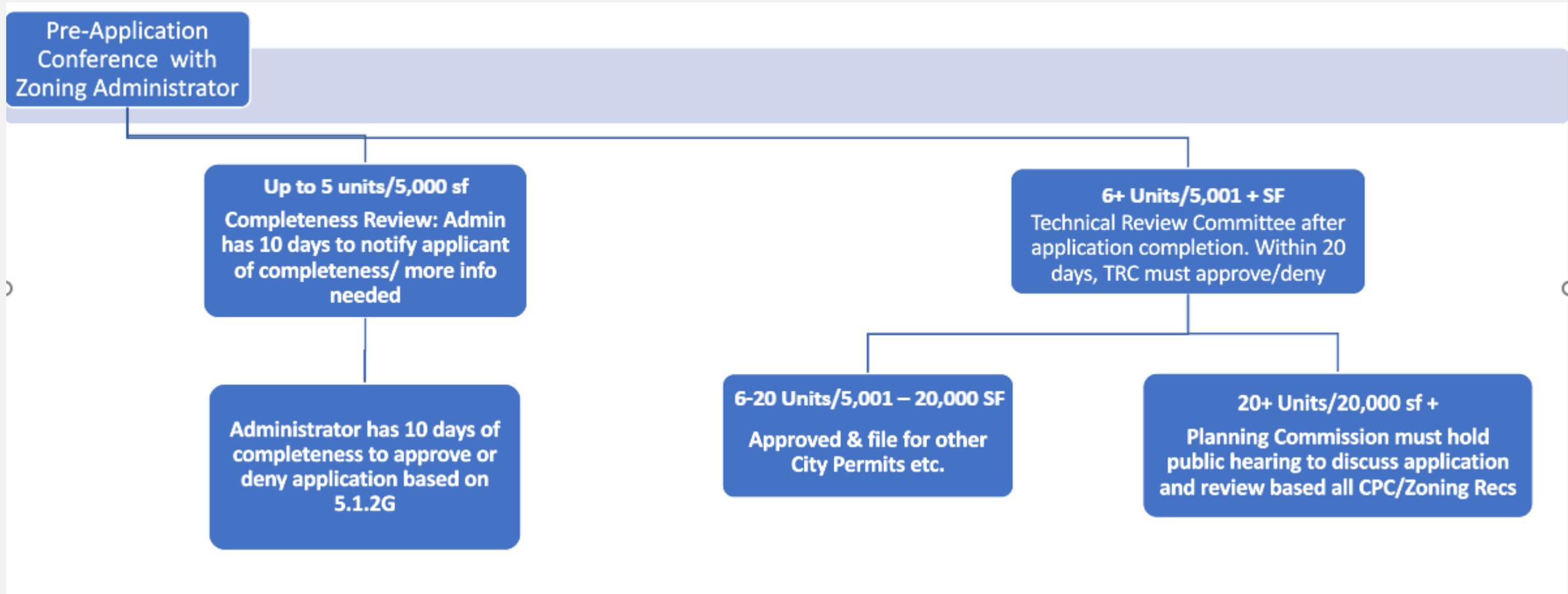


F. Flood Lights and Flood Lamps

1. Flood light fixtures must either be aimed down at least 45 degrees from vertical or the front of the fixture shielded so that no portion of the light bulb extends below the bottom edge of the shield.



Administration



Administration

- City Planning Director (his/her designee) becomes the Zoning Administrator of this Code

Technical

~~Administrative~~ Review Committee

- City Planning Director (his/her designee) becomes the Zoning Administrator of this Code

Composition:

Economic Development
 Law
 Public Safety: Police & Fire
 Public Utilities: Water, Water
 Pollution Control

C&E: Survey & Plats

Sustainability

Other departments deemed appropriate by Administrator



Section 3005.1. Approval Process

5.1.1. Common Approval Procedures

A. Summary of Review Authority

The following table provides a summary of the review authority established for all Neighborhood Form-Based Code Districts.

	Administrator	ARC	PC	Appeal Body
Level 1: Zoning Clearance Review (up to 5 units/5,000 SF)	■			[BZA]
Level 2: Administrative Plan Review (6 to 20 units/5,001-20,000 SF)	■	□		[BZA]
Level 3: Planning Commission Review (20+ units/20,000+ SF)	□	□	[■]	[BZA]
Conditional Use Permit	□		[■]	[BZA]
Written Interpretations	■			[BZA]

■ = Decision
 □ = Recommendation
 [] = Public Hearing

BZA = Board of Zoning Appeals
 PC = Planning Commission

~~ARC = Administrative Review Committee~~

Technical Review Committee (TRC) & Technical Plan Review

Conditional Uses & Written Interpretations

5.1.5. Conditional Uses

A. Applicability

1. Conditional uses are uses that may be appropriate in a specific zoning district, but because of the increased potential for incompatibility with adjacent uses, they require individual review by the Planning Commission.
2. A conditional use permit is required for all conditional uses as specified in [Chapter 3003](#).

B. Authority

The Planning Commission is authorized to approve or deny applications for a conditional use permit.

C. Pre-Application Conference

An applicant requesting conditional use permit must schedule a pre-application conference pursuant to [5.11.D.1](#).

D. Application Requirements

An application for a conditional use permit must be submitted pursuant to [5.11.D.2](#).

E. Administrator Action

Following submission of a completed application, the Administrator must review the application in light of the approval criteria in [5.15.G](#) and provide a report to the Planning Commission.

F. Planning Commission Action

1. The Planning Commission must hold a public hearing to discuss the application.
2. The Planning Commission must review the application in light of the approval criteria in [5.15.G](#).
3. Before taking final action, the Planning Commission must consider the recommendations of the Administrator and comments made at the public hearing.
4. The Planning Commission must approve, approve with conditions or deny the application, or send the application back to the Administrator for additional consideration.
5. In the exercise of its approval, the Planning Commission may impose conditions as it may deem advisable in the furtherance of the approval criteria of [5.15.G](#).

G. Approval Criteria

The Planning Commission must review the particular facts and circumstances of each proposed use in terms of the following criteria and must find adequate evidence that the use, as proposed, satisfies the following criteria:

1. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the same area;

2. Will not restrict or adversely affect the existing use of the adjacent property owners;
3. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare.

H. Effect of Approval

After the approval of a conditional use permit, the applicant may apply for any other approvals including, but not limited to, Zoning Clearance Review, Administrative Plan Review or Planning Commission Review, or those permits and approvals required by the Building Code.

I. Expiration

A conditional use permit expires:

1. 18 months from the date of approval by the Planning Commission if Zoning Clearance Review, Administrative Plan Review or Planning Commission Review approval has not been granted.
2. 18 months from the date of approval by the Planning Commission if a building permit has not been granted.
3. 18 months from the date of approval by the Planning Commission if no building permit is required and the use has not commenced operation.
4. In the event that the use allowed by a conditional use permit once established is not used for a period of 2 consecutive years.

J. Appeals

Any applicant by any decision of the Planning Commission may appeal the decision pursuant to [Chapter 329, Board of Zoning Appeals](#).

5.1.6. Written Interpretations

A. Applicability

When uncertainty exists, the Administrator, is authorized to make all interpretations concerning the provisions of this Code.

B. Application Requirements

An application for a written interpretation must be submitted pursuant to [5.11.D.2](#).

C. Administrator Action

1. The Administrator must review and evaluate the request in light of the applicable code provision, including any applicable intent, the Zoning Map and any other relevant information.
2. Within 10 working days after the application has been determined complete, the Administrator must render an opinion. The interpretation must be provided to the applicant in writing.

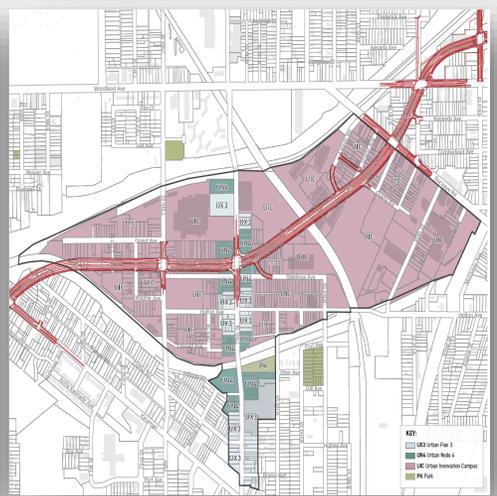
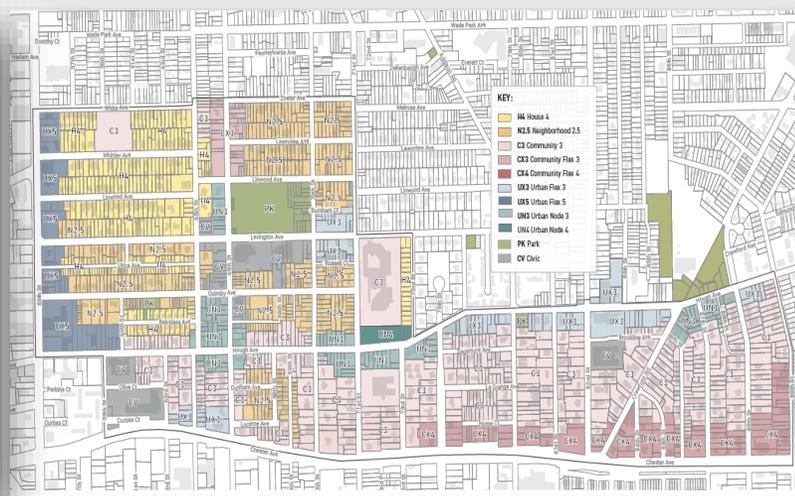
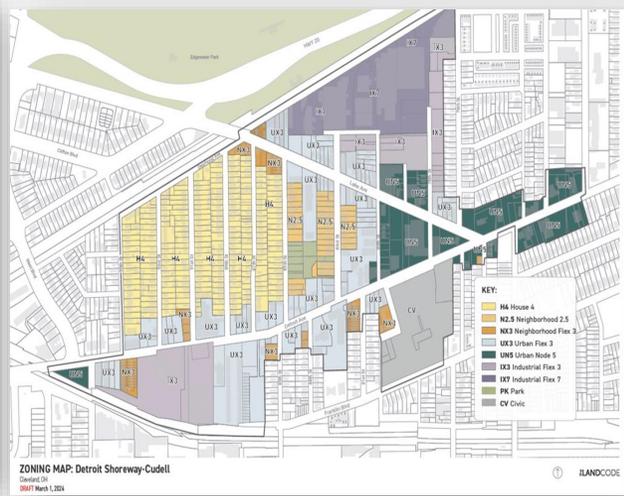
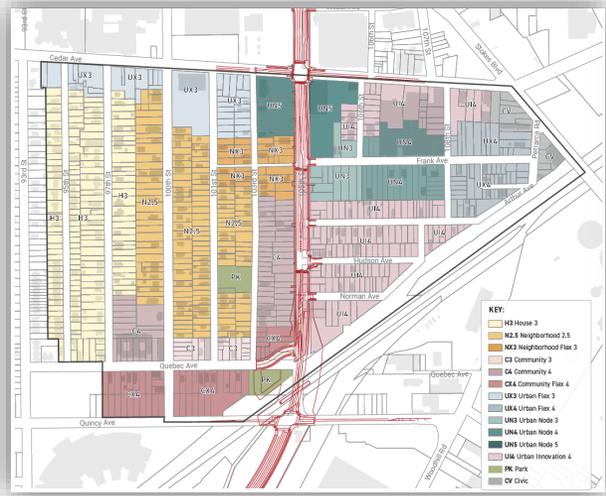
D. Official Record

The Administrator must maintain an official record of all interpretations. The record of interpretations must be available for public inspection during normal business hours.

E. Appeals

Any applicant aggrieved by any decision of the Administrator may appeal the decision pursuant to [Chapter 329, Board of Zoning Appeals](#).

Regulatory Maps



Why 3 Pilot Geographies?

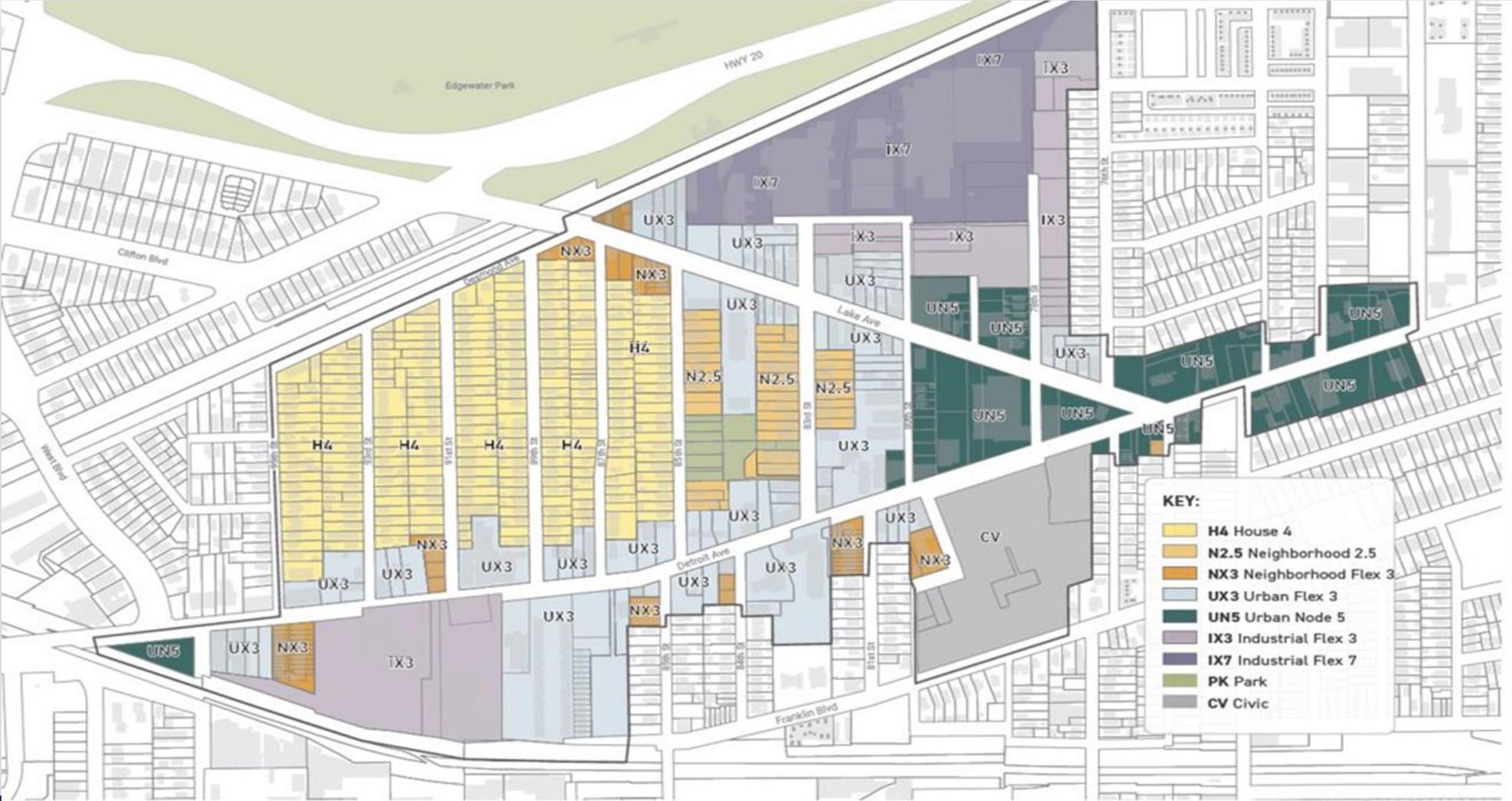


❑ Limited Budget

- ❑ Pick areas adjacent to other large investments (ie: Battery Park & improvements to Edgewater, Opportunity Corridor (open for development), Hough (Investments to spur new investment nearby))

- ❑ Area with diverse building typology and use uses.
 - Single family on residential streets different zoning tools than mixed use buildings on busy thoroughfares or manufacturing facilities in industrial areas

Detroit-Shoreway & Cudell Form Based Code Pilot



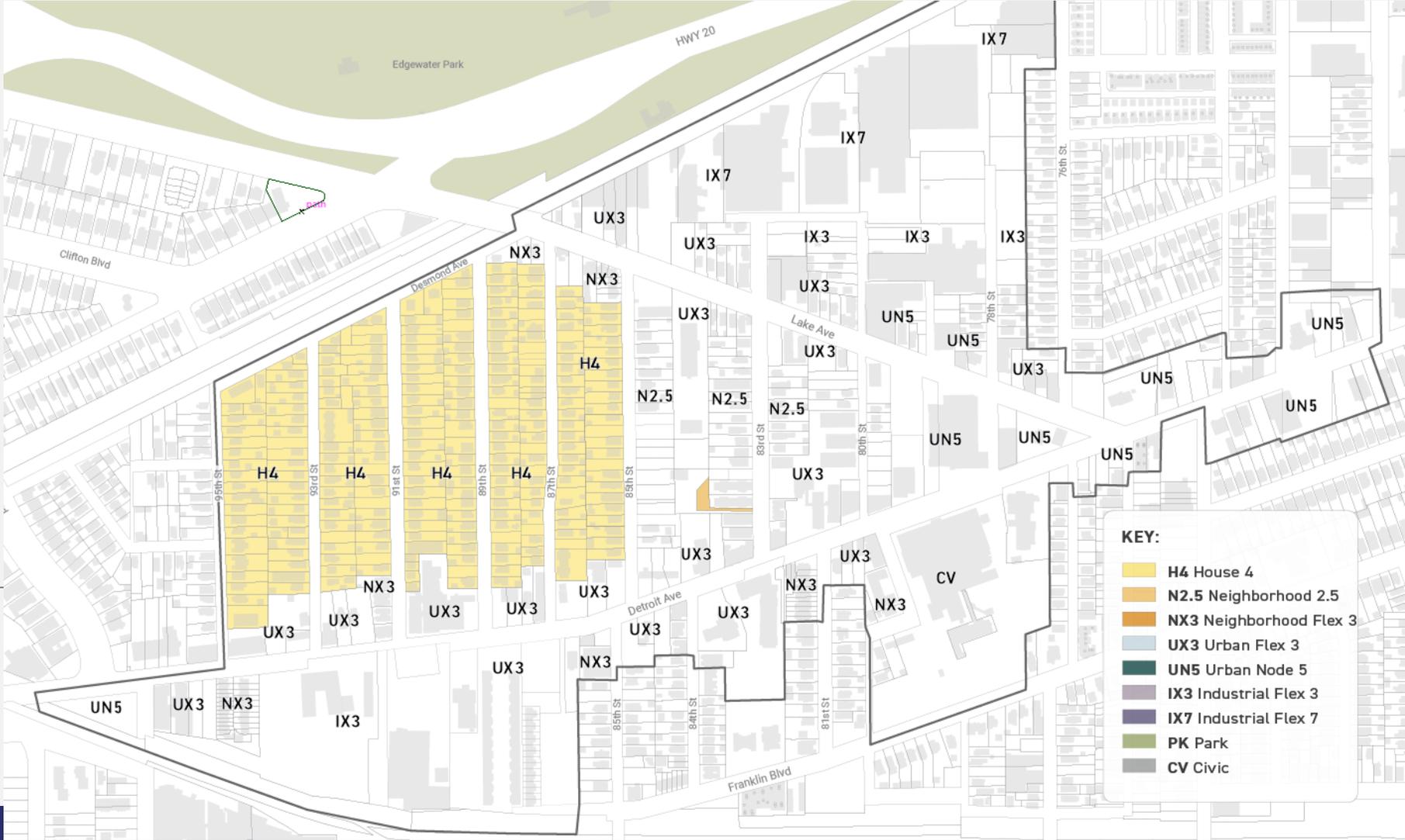
ZONING MAP: Detroit Shoreway-Cudell

Cleveland, OH
DRAFT March 1, 2024

LANDCODE



Code Districts - House Scale 4



RESIDENTIAL – H4



Description. Allows up to 3/4 units on a lot

Form. Single-family, Accessory Dwelling Unit, Duplex, Triplex

Height. 2.5 stories



Current Zoning

Two-Family – B1: permits one family houses, two family houses and not more than two additional roomers or boarders, playgrounds, parks, etc.

Residential Gross Floor Area = $\frac{1}{2}$ x Lot Size

Min Lot Width: 1F DU = 40 ft

2F DU = 50 ft

Min Lot Area: 1F DU = 4,800 sf

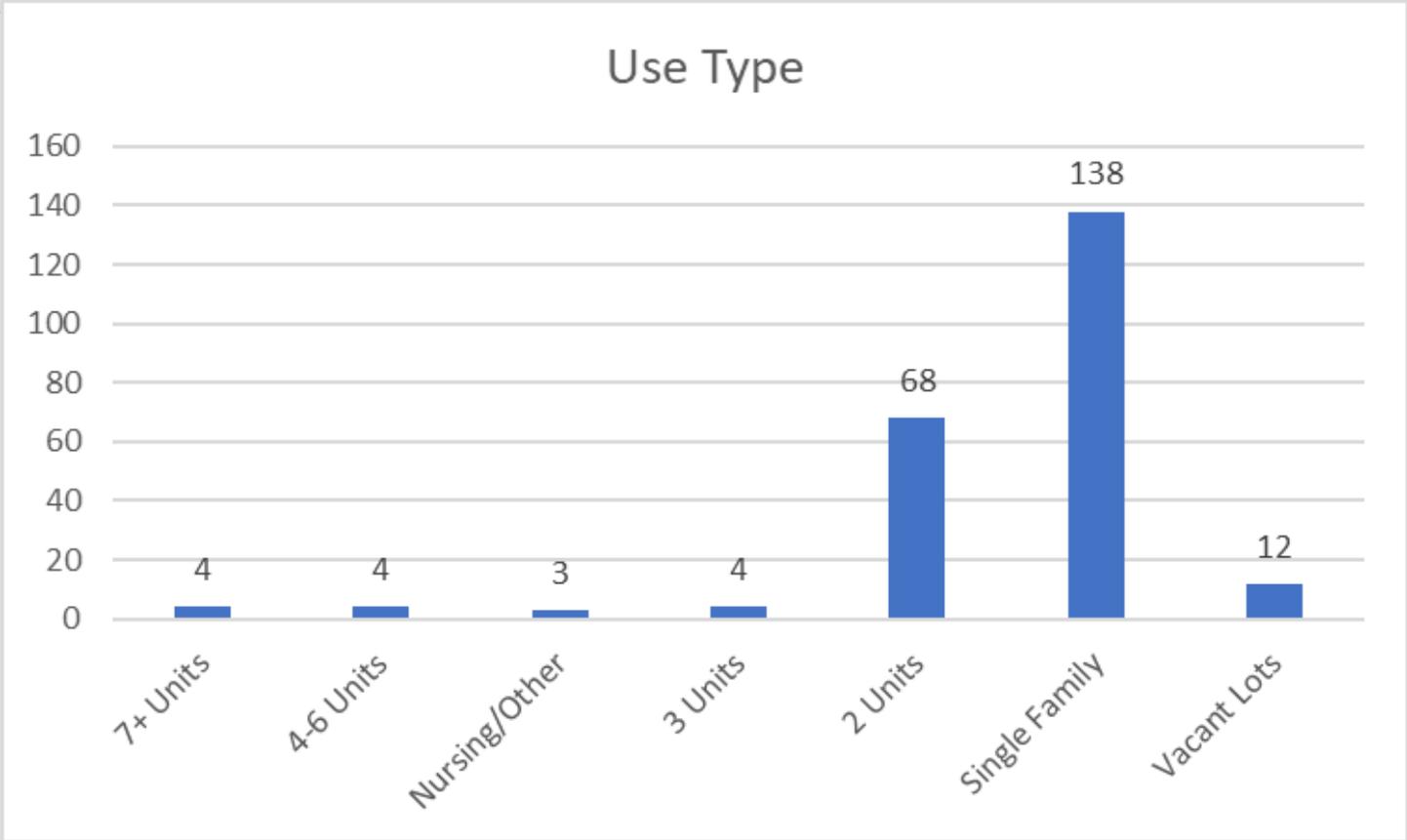
2F DU = 6,000 sf

RH DU = 2,400 sf

Min DU Size: 950 sf

Why is this important?

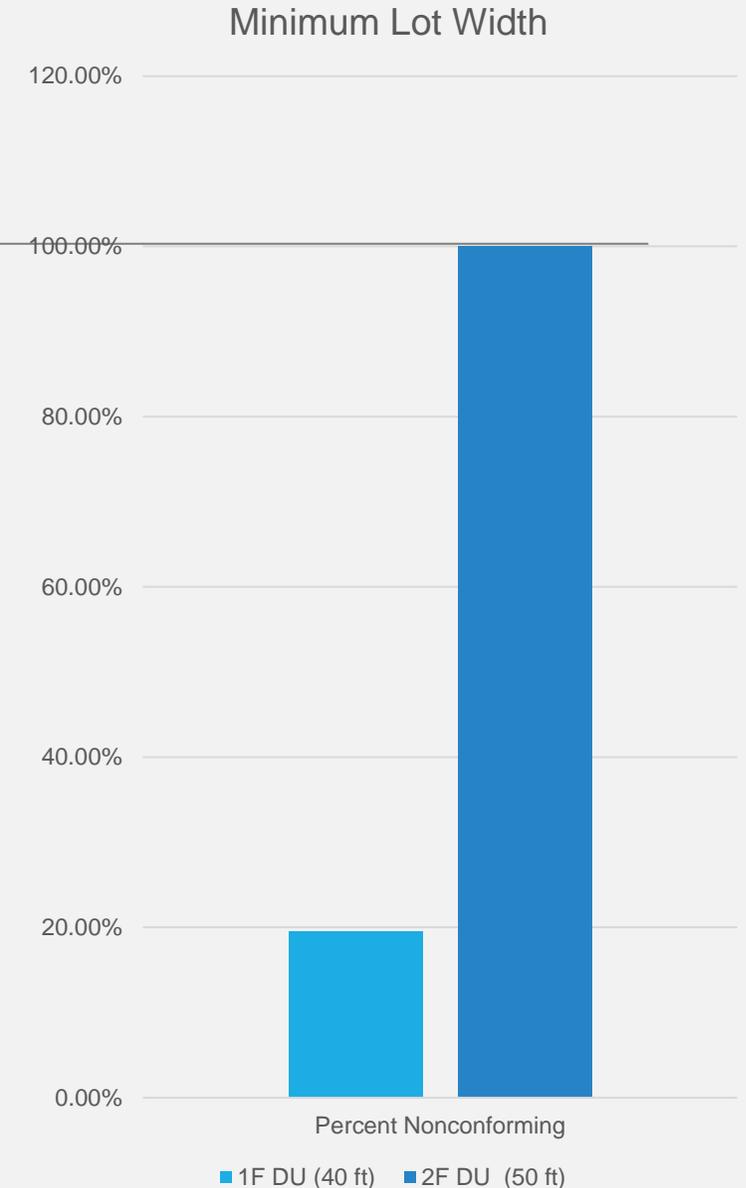
- **Two-Family – B1 Requirements**
- **Residential Gross Floor Area = $\frac{1}{2}$ x Lot Size**
- **Min Lot Width: 1F DU = 40 ft**
- **2F DU = 50 ft**
- **Min Lot Area: 1F DU = 4,800 sf**
- **2F DU = 6,000 sf**
- **RH DU = 2,400 sf**
- **Min DU Size: 950 sf**
-



Current Lot Area & Lot Width Requirements

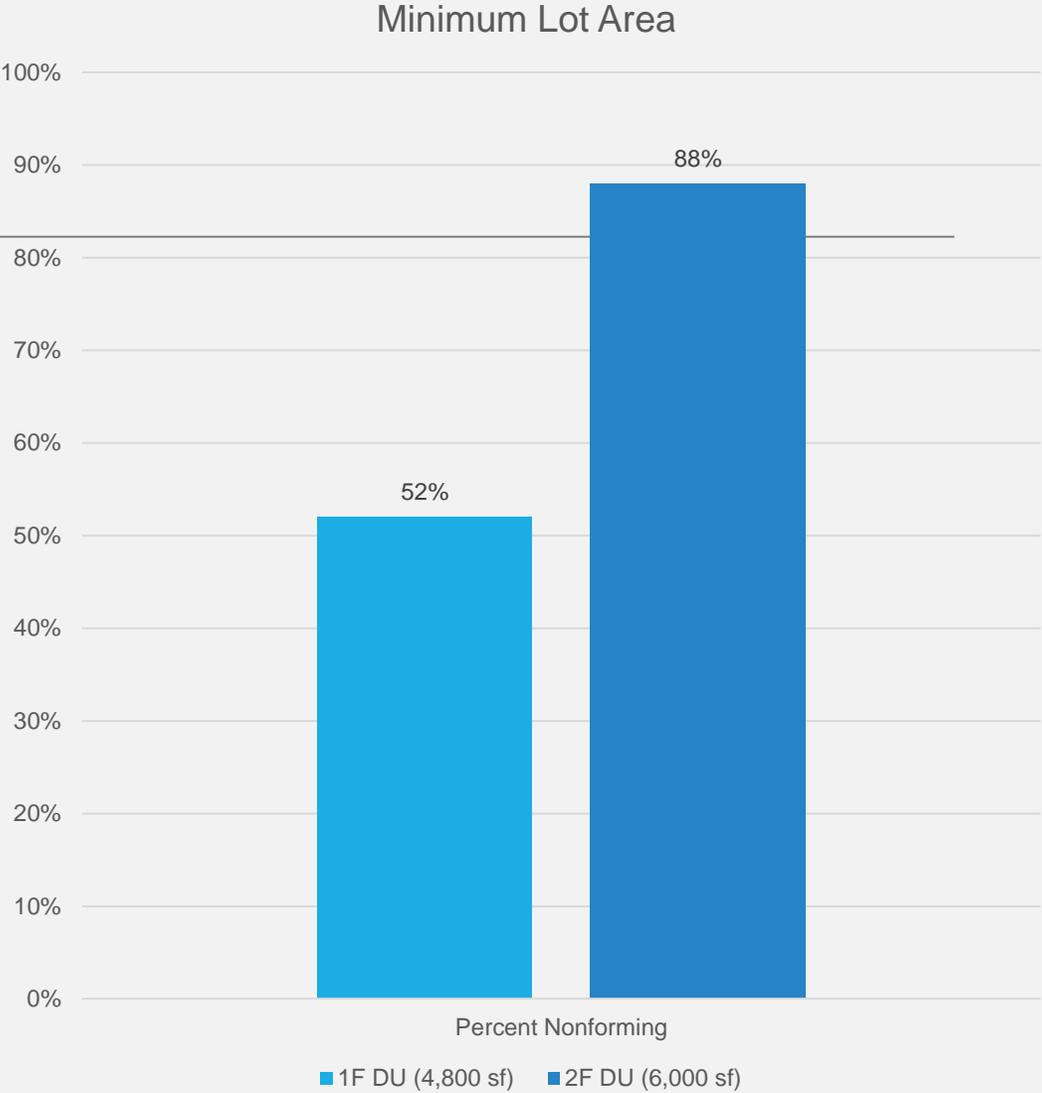
Why is this important?

- **Two-Family – B1 Requirements**
- **Residential Gross Floor Area = $\frac{1}{2}$ x Lot Size**
- **Min Lot Width: 1F DU = 40 ft (27 units/138)**
- **2F DU = 50 ft (68 units)**
- **Min Lot Area: 1F DU = 4,800 sf (72 units/138)**
- **2F DU = 6,000 sf (68 units)**
-



Why is this important?

- **Two-Family – B1 Requirements**
- **Residential Gross Floor Area = $\frac{1}{2}$ x Lot Size**
- **Min Lot Width: 1F DU = 40 ft**
- **2F DU = 50 ft**
- **Min Lot Area: 1F DU = 4,800 sf**
- **2F DU = 6,000 sf**
- **RH DU = 2,400 sf**
- **Min DU Size: 950 sf**
-

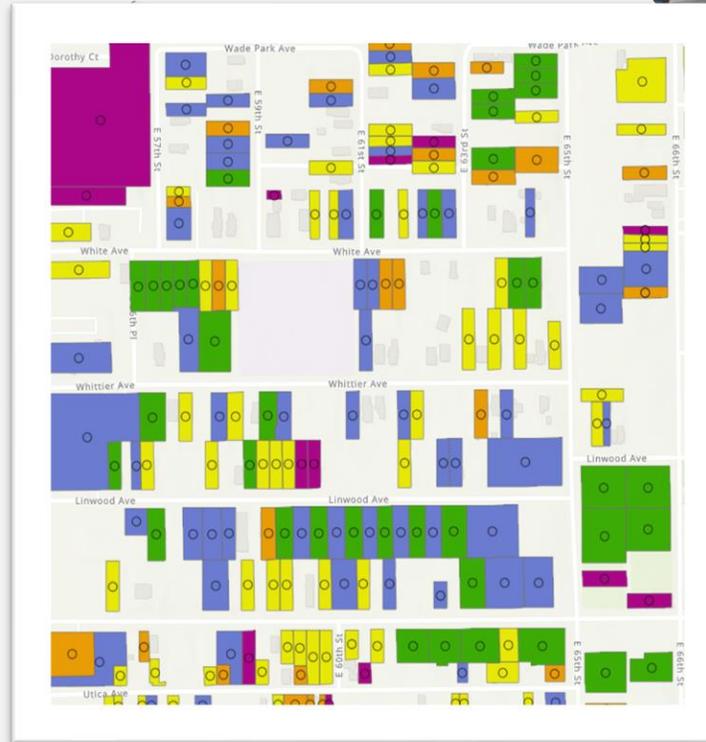


One Step Further

- Two-Family – B1 District or H4 Zone
- 138 units/vacant parcels in pilot H4 designation rank “C” or lower (out of 233 properties)

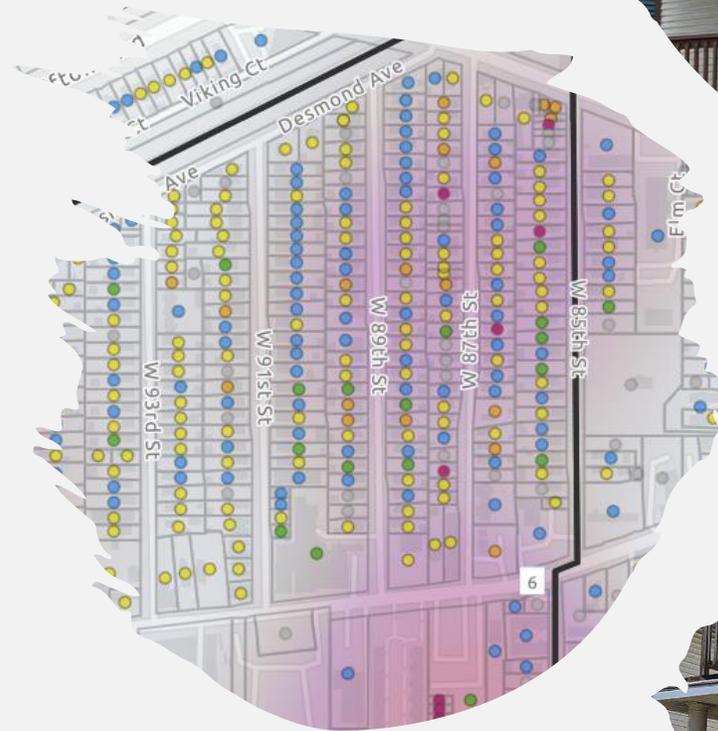
“C - Fair”

- Some cracking of brick or wood
- Major painting required
- Deteriorated cornice
- Crumbling concrete
- Cracked windows or stairs



What does this mean?

- **Nonconforming Clause (Sec. 359.03)**
- **Prohibits rebuild by right if more than 50% is destroyed by Acts of God or other cause**
- **Unable to obtain traditional mortgages or financing resulting in more real estate investment and cash transfers by nonresidents**
- **May find difficulty insuring home**

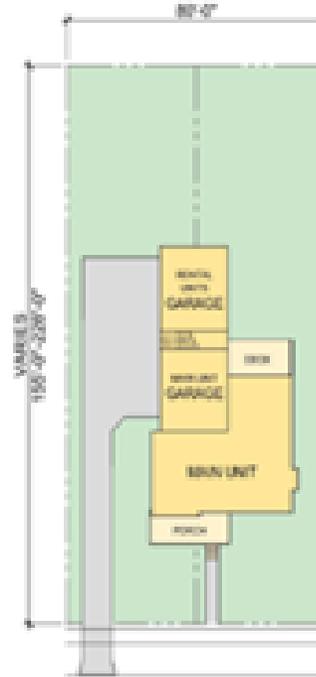


How Can the FBC Help?

- Respects both existing and desired development patterns
 - Promotes adaptive reuse and rehabilitation
 - Reducing non-conformities
 - Supports home based businesses
 - Effective infill standards
 - Streamlines regulatory process by removing barriers for context sensitive investment & avoids costly administrative meetings or Board of Zoning Appeals
- Expand access to home ownership by permitting accessory dwelling units, cottage courts, cluster developments, multigenerational housing, tiny homes
 - Does not regulate minimum lot size (unless Driveway access), maximum gross floor area, minimum lot width, or minimum dwelling unit size



RESIDENTIAL – H4

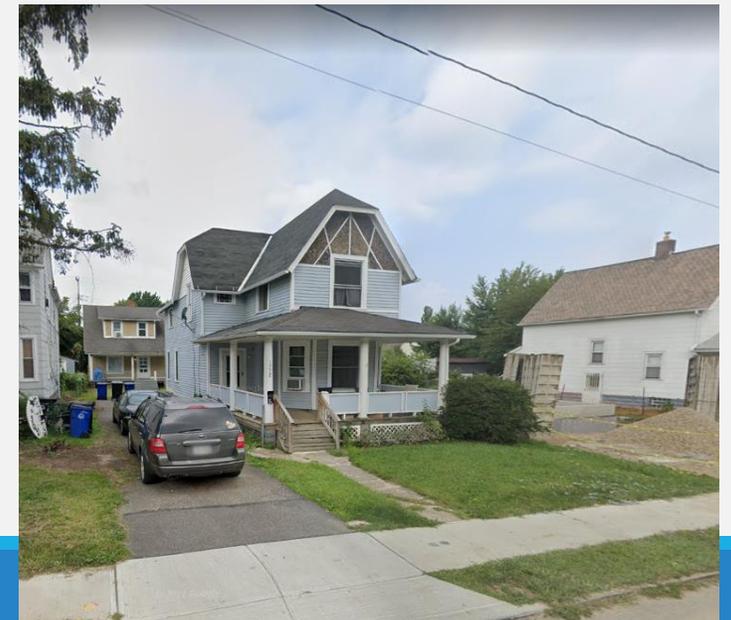


Typical Small Site Development Plan

Description. Allows up to 4 units on a site

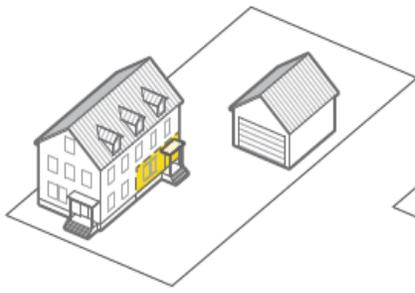
Form. Single-family, Accessory Dwelling Unit, Duplex, Triplex, Quadplex

Height. 2.5 stories

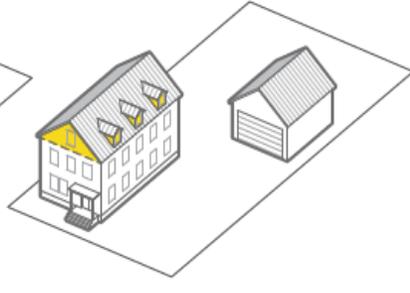


H4 HOUSE 4

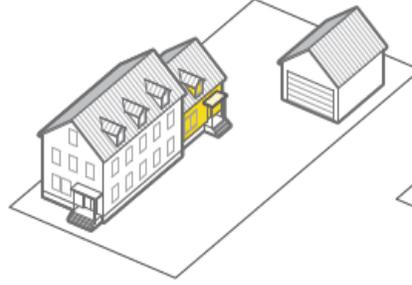
Promotes variety of housing types
Encourages affordable housing options



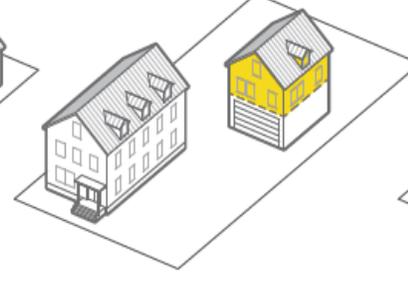
Carve Out: Ground Floor



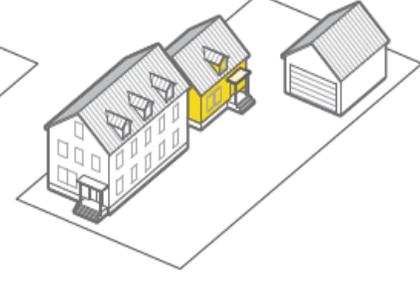
Carve Out: Attic



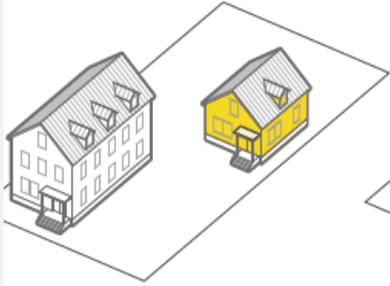
Attached to House



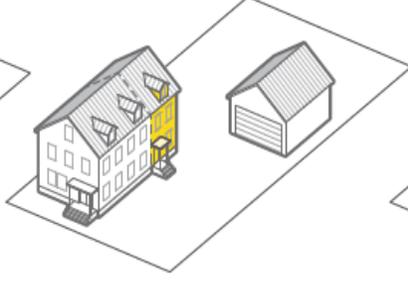
Stacked Above Garage



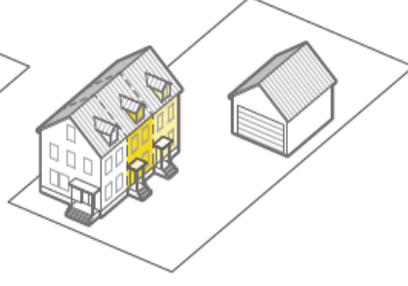
Detached Unit



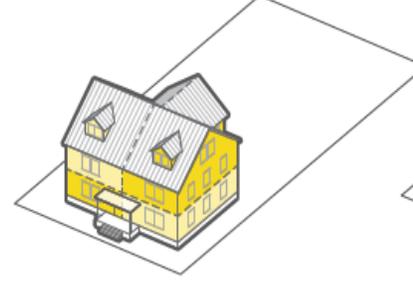
Conversion: Garage



Conversion: Duplex



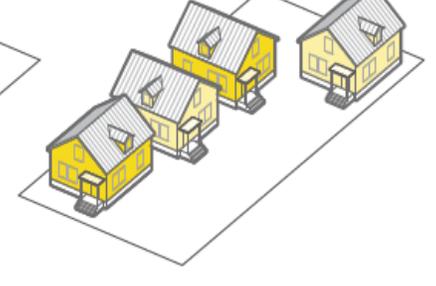
Conversion: Triplex



1 Quadplex

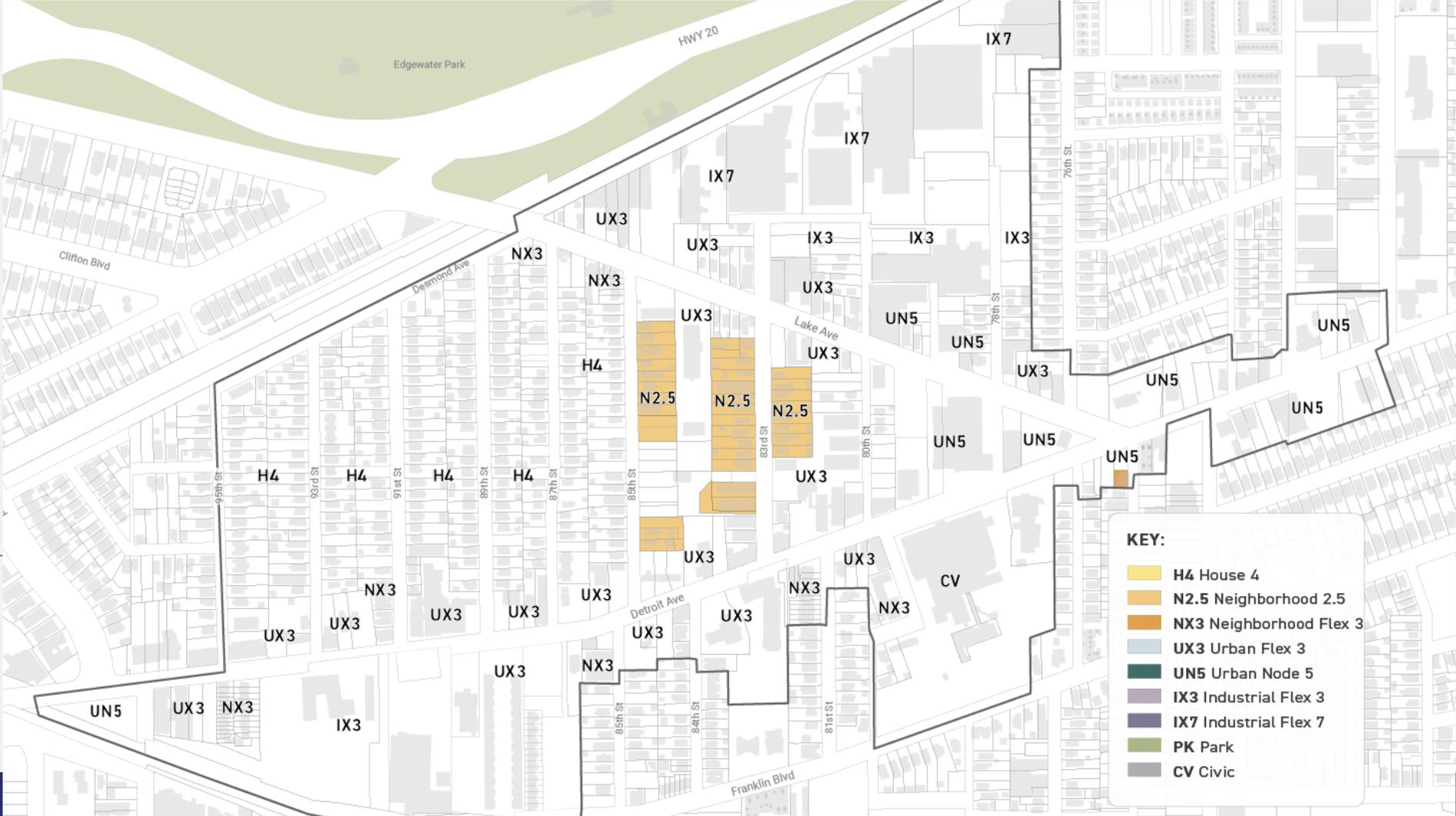


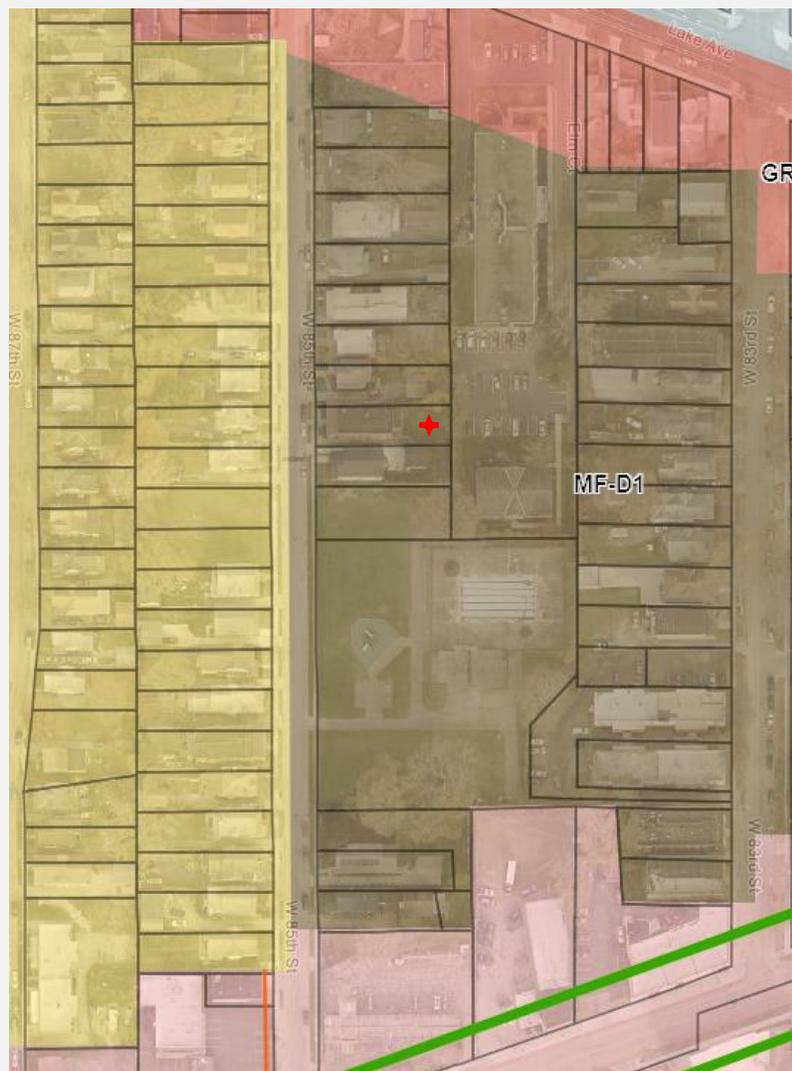
2 Duplexes



4 Bungalows

Code Districts - Neighborhood 2.5





West 85th Street looking North



MISSING MIDDLE – N2.5



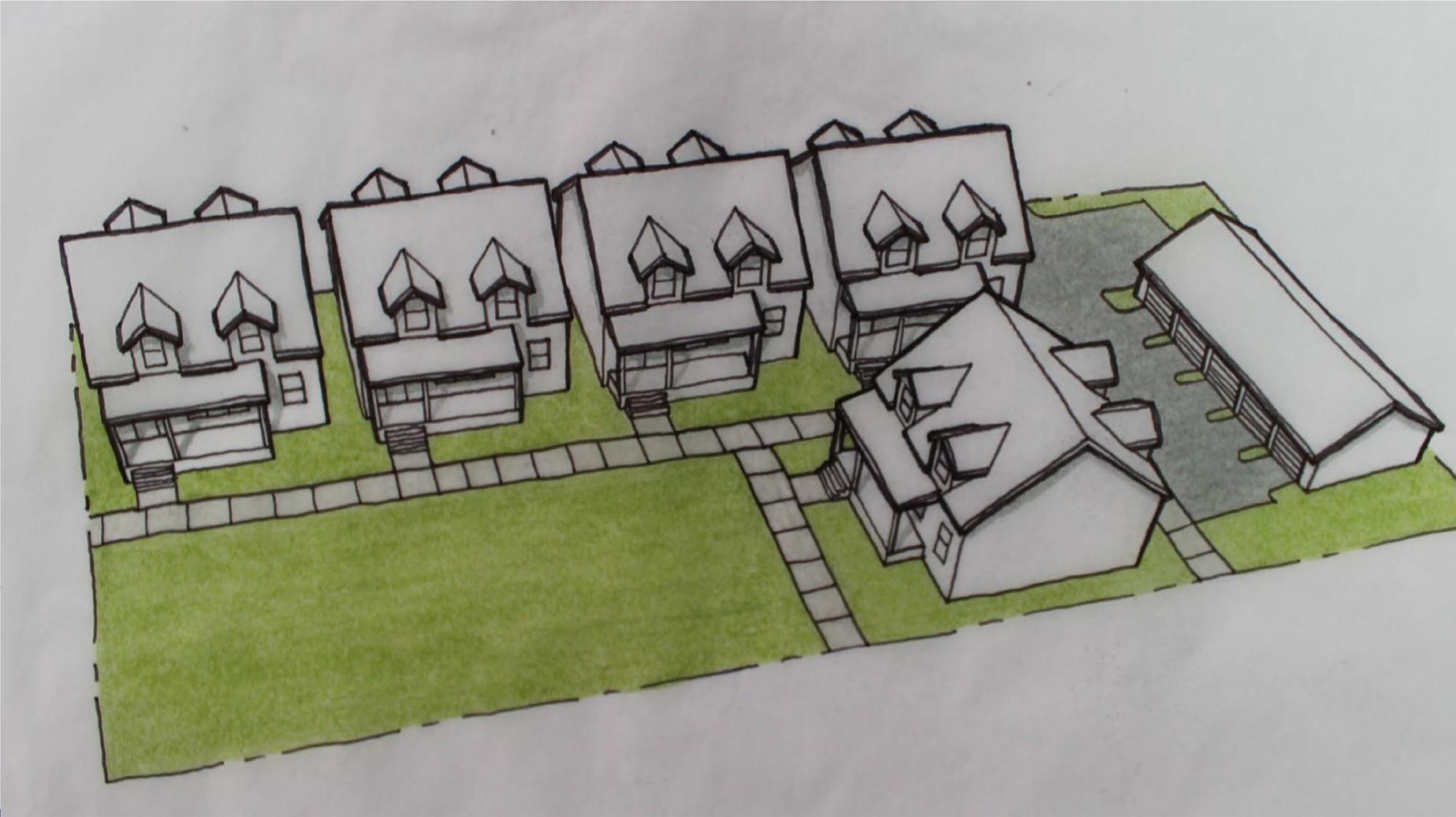
Description. Allows up to 8 units

Form. House Form-Single-family, Accessory Dwelling Unit, Duplex, Triplex, Townhouse, Small Apartment

Height. 2.5 stories



Cottage Court



H4 or N2.5 – E. 89th Street

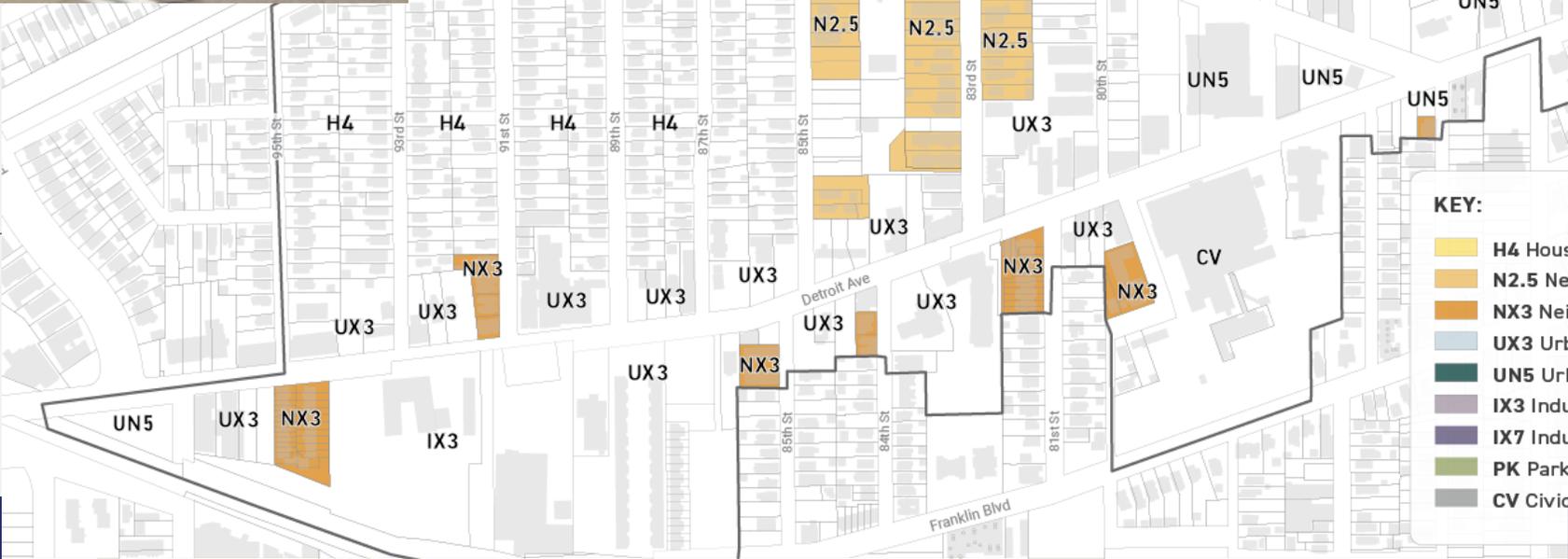


Development Statistics

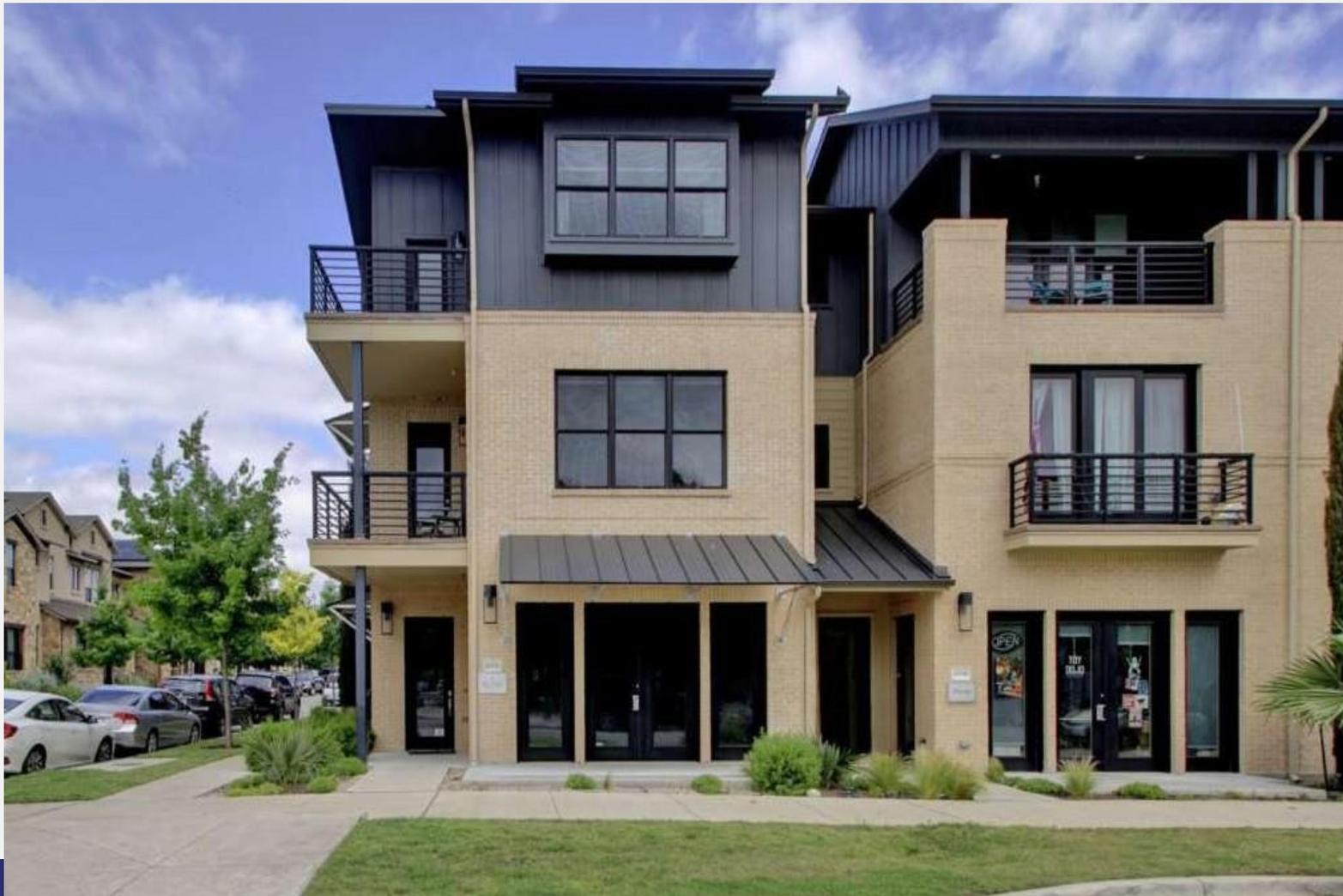
- (6) 8-unit buildings, 48 units total
 - 24 flats
 - 24 townhomes
 - 48 off-street parking spaces
- (6) 3-unit for-sale homes, 18 units total
 - 6 main units
 - 12 studio units
 - 24 off-street parking spaces



Code Districts - Neighborhood Flex (NX3)



MIXED USE NEIGHBORHOOD – Neighborhood Flex 3 (NX3)



Description. Small retail/ services with residential above, incubator space for neighborhood-serving uses

Form. Urban buildings pulled up to street with activated facades (windows/entrances), parking to the rear

Height. 3 stories



MIXED USE NEIGHBORHOOD – NX3



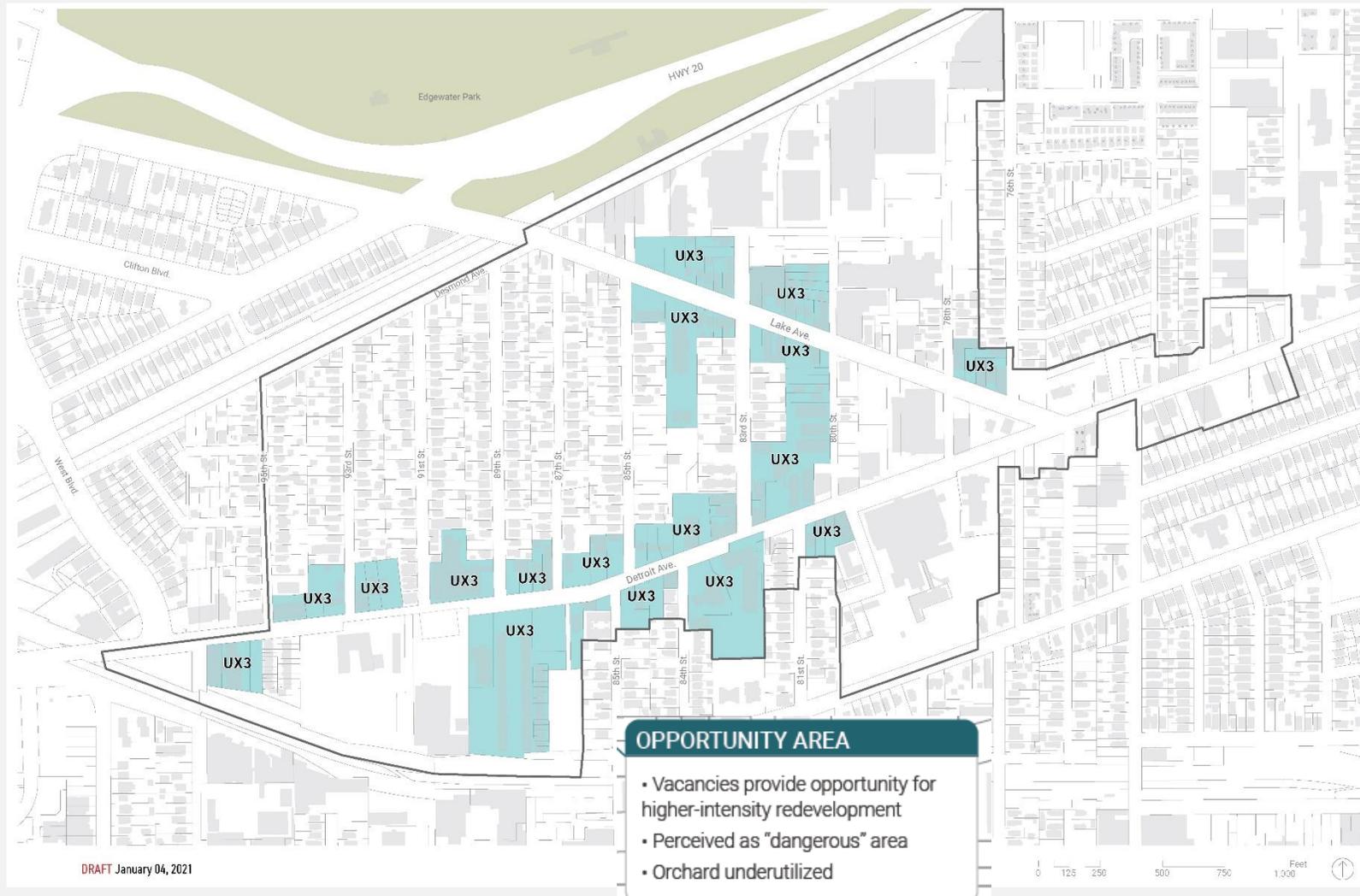
Description. Small retail/ services with residential above, incubator space for neighborhood-serving uses

Form. Urban buildings pulled up to street with activated facades (windows/entrances), parking to the rear

Height. 3 stories



URBAN Flex - UX3



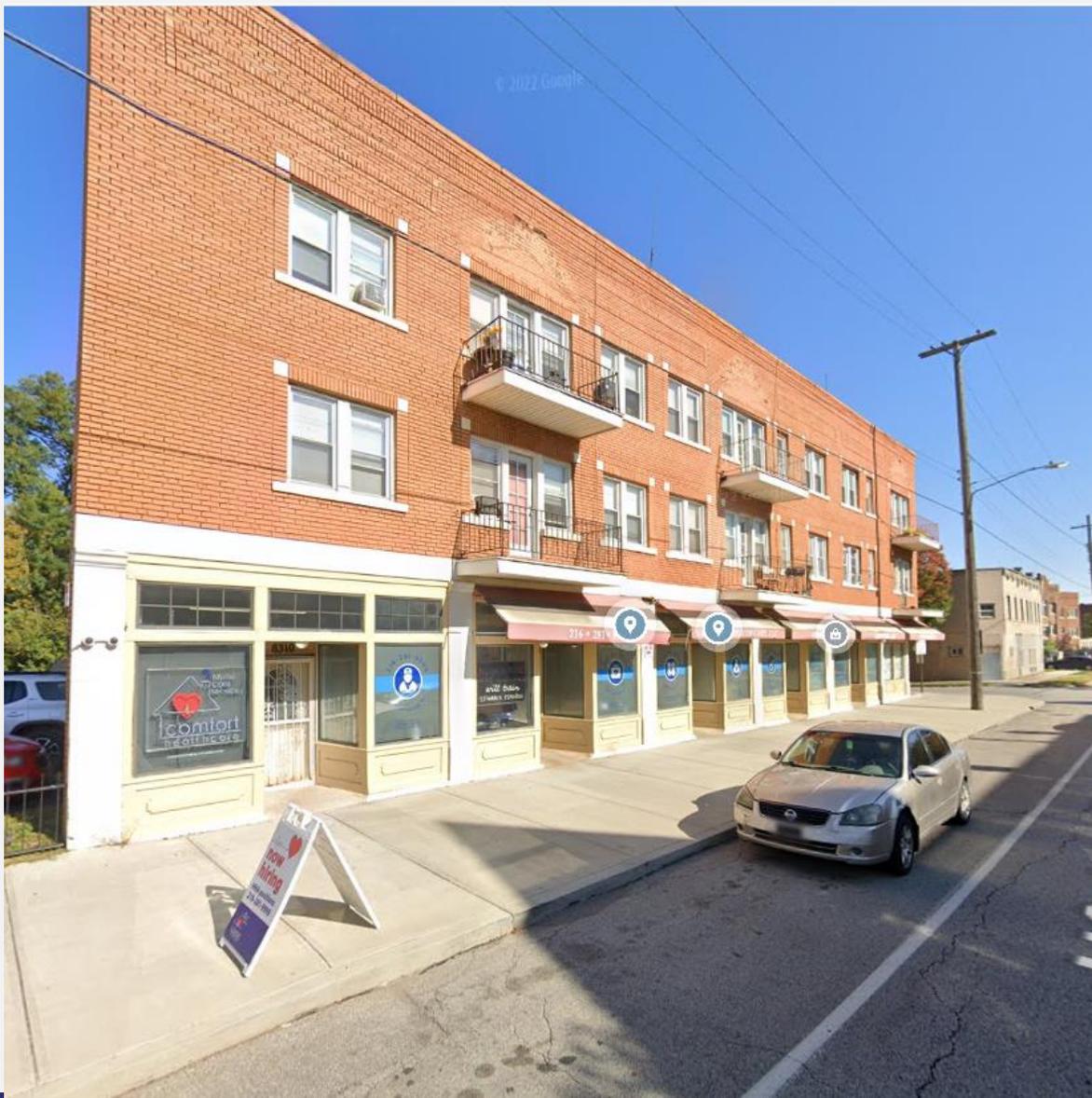
Current Zoning: GI, SI, RI, GR, LR, & MF

Description. Allows a variety of residential, commercial and mixed-use buildings

Form. Urban buildings pulled up to street with activated facades (windows/entrances), parking to the rear

Height. 3 stories (Height Decrease)

Urban Flex

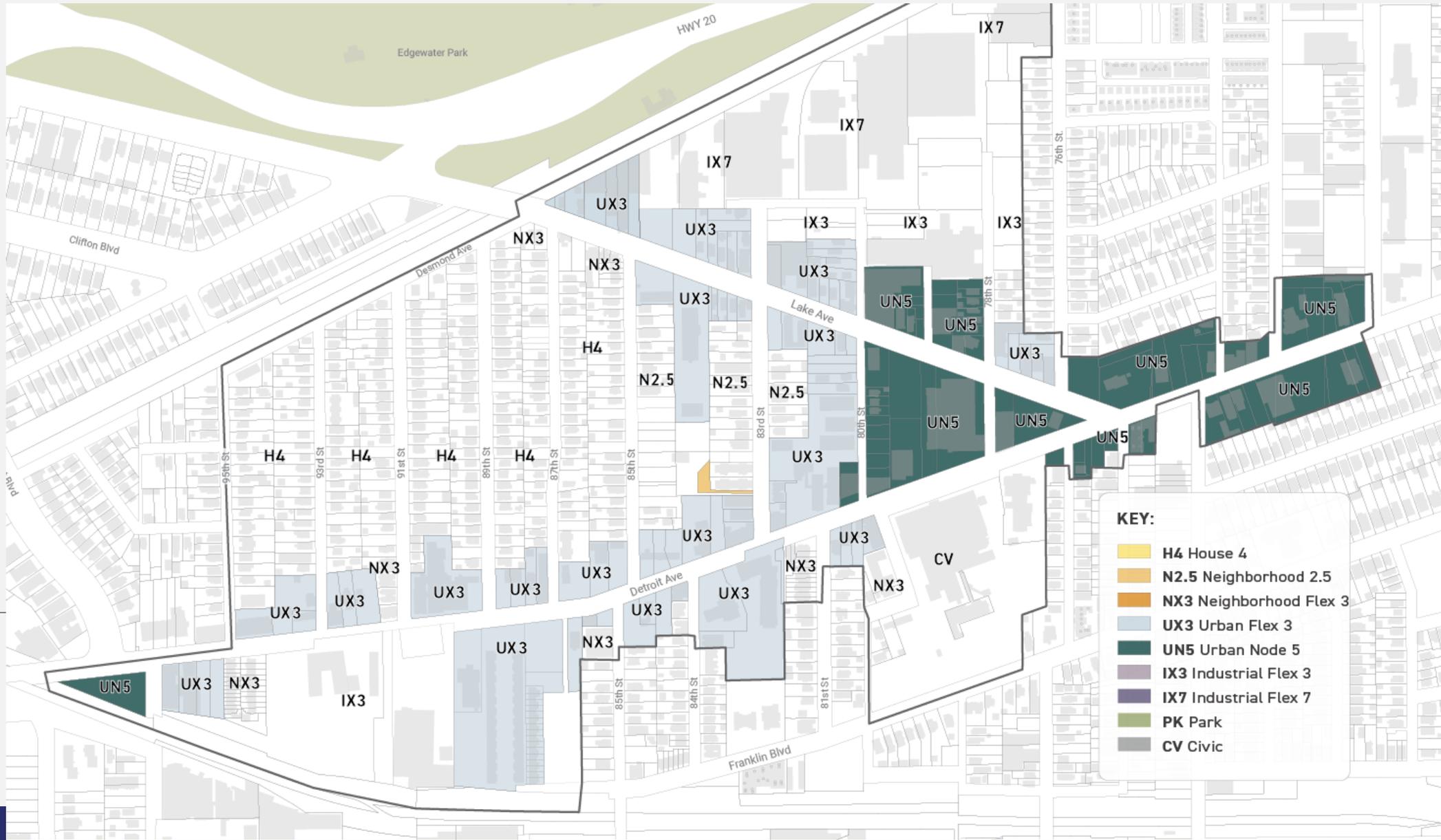


Description. Allows a variety of residential, commercial and mixed use buildings

Form. Shopfront buildings pulled up to street with activated facades (substantial windows/frequent entrances), parking to the rear

Height. 3--5 stories





MIXED USE SHOPFRONT – UN 5



Description. Node of intensity for mixed use buildings

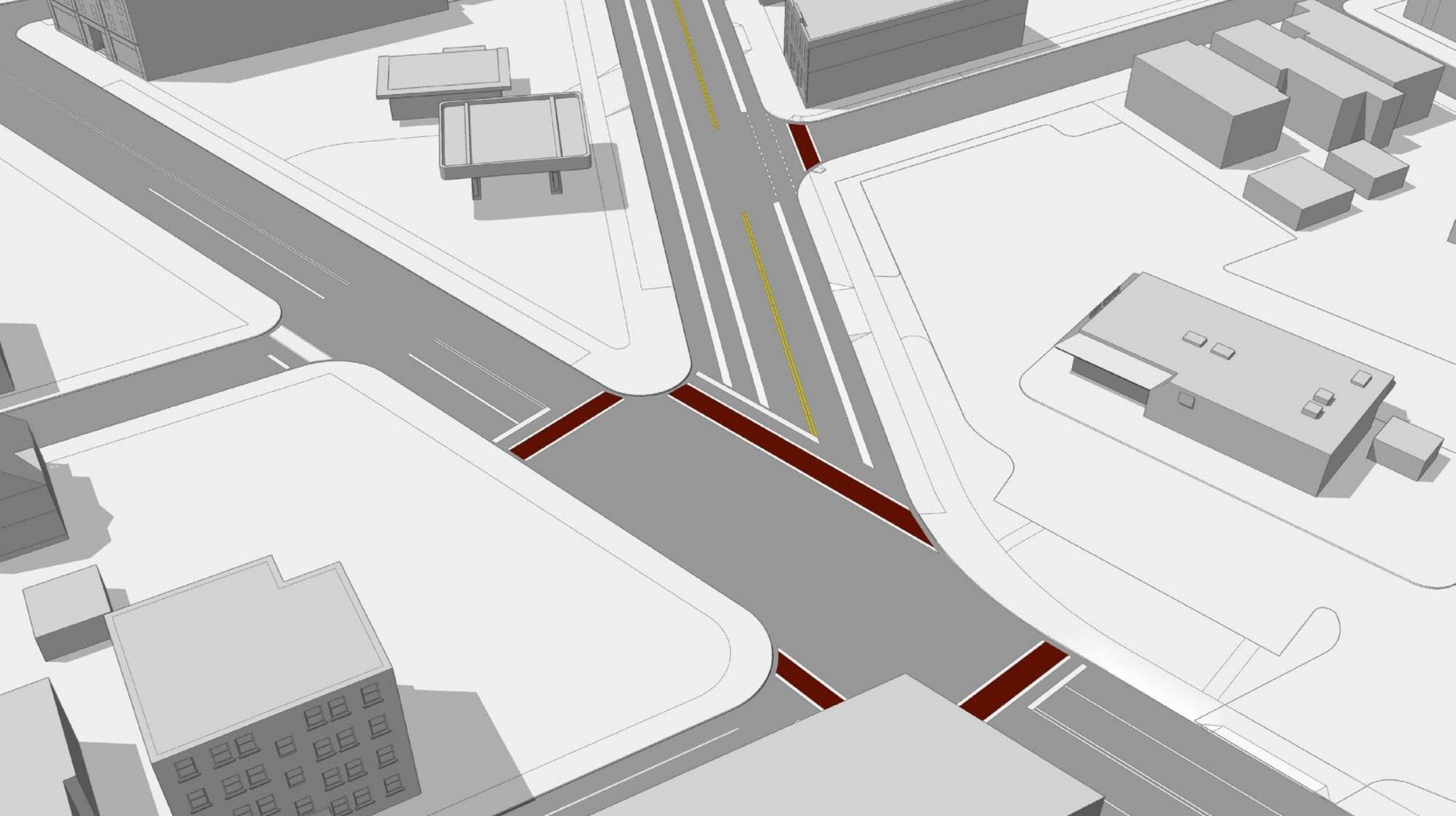
Form. Shopfront buildings pulled up to street with activated facades (substantial windows/frequent entrances), parking to the rear

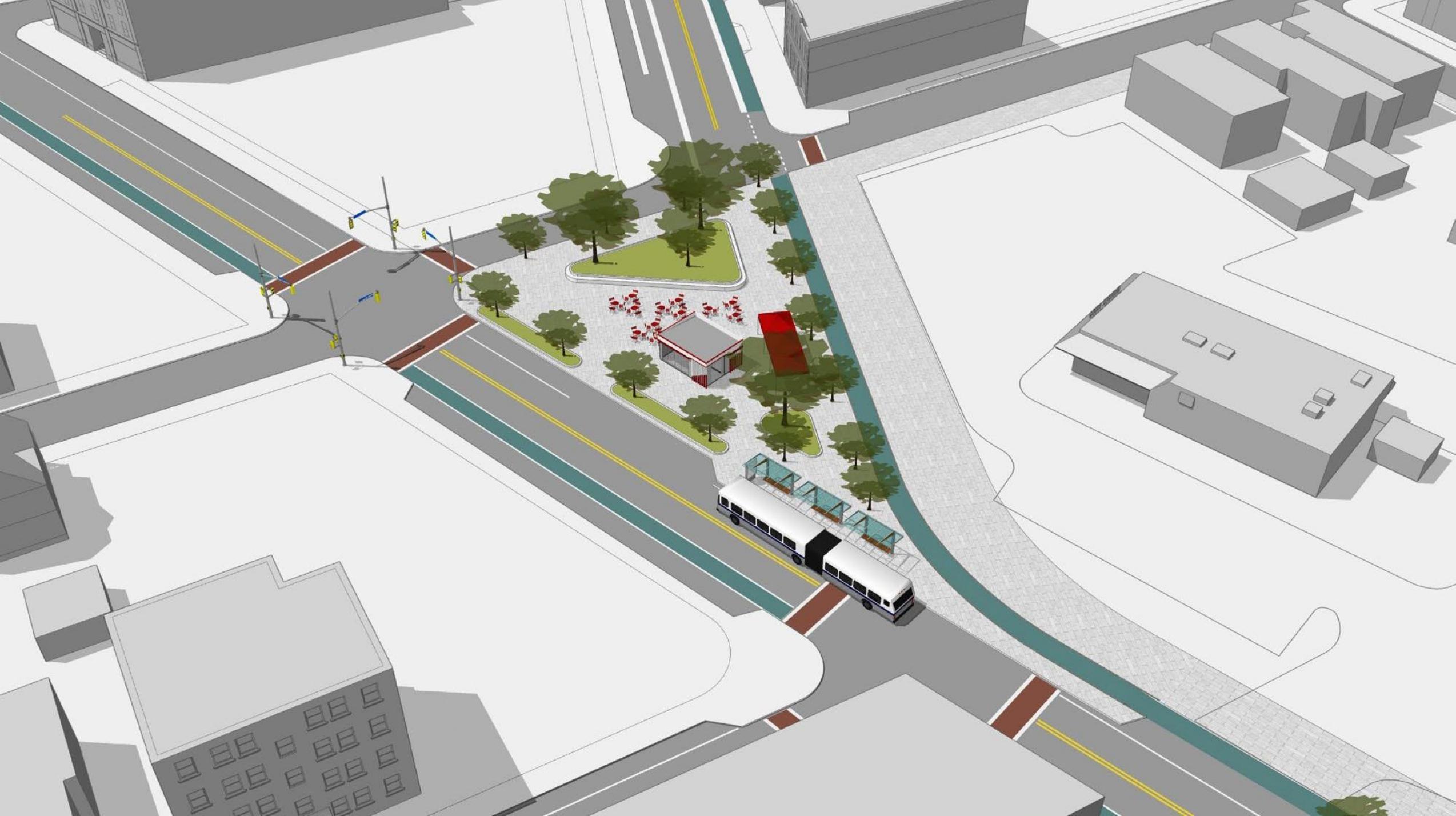
Height. 3-4-5 stories

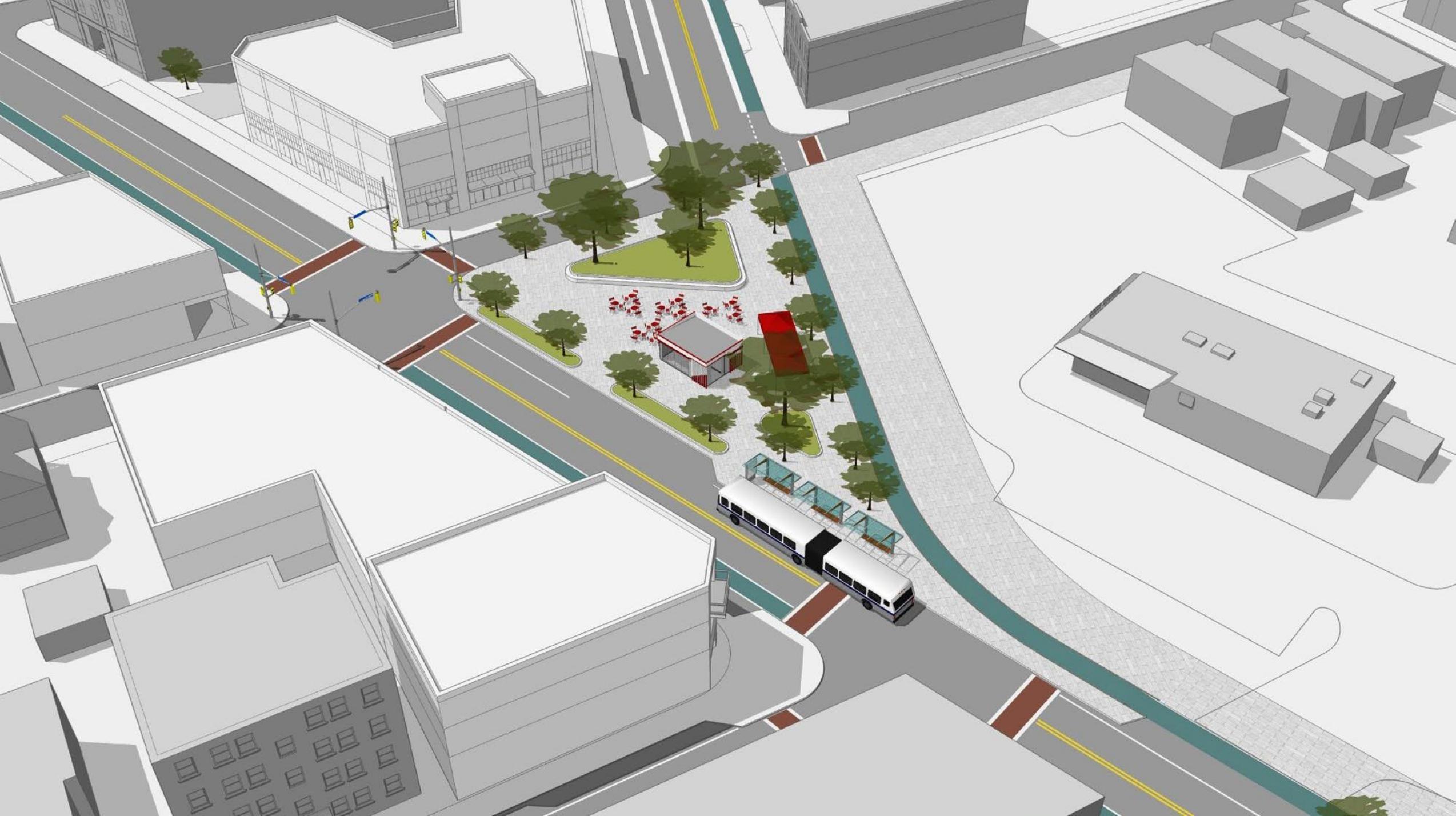


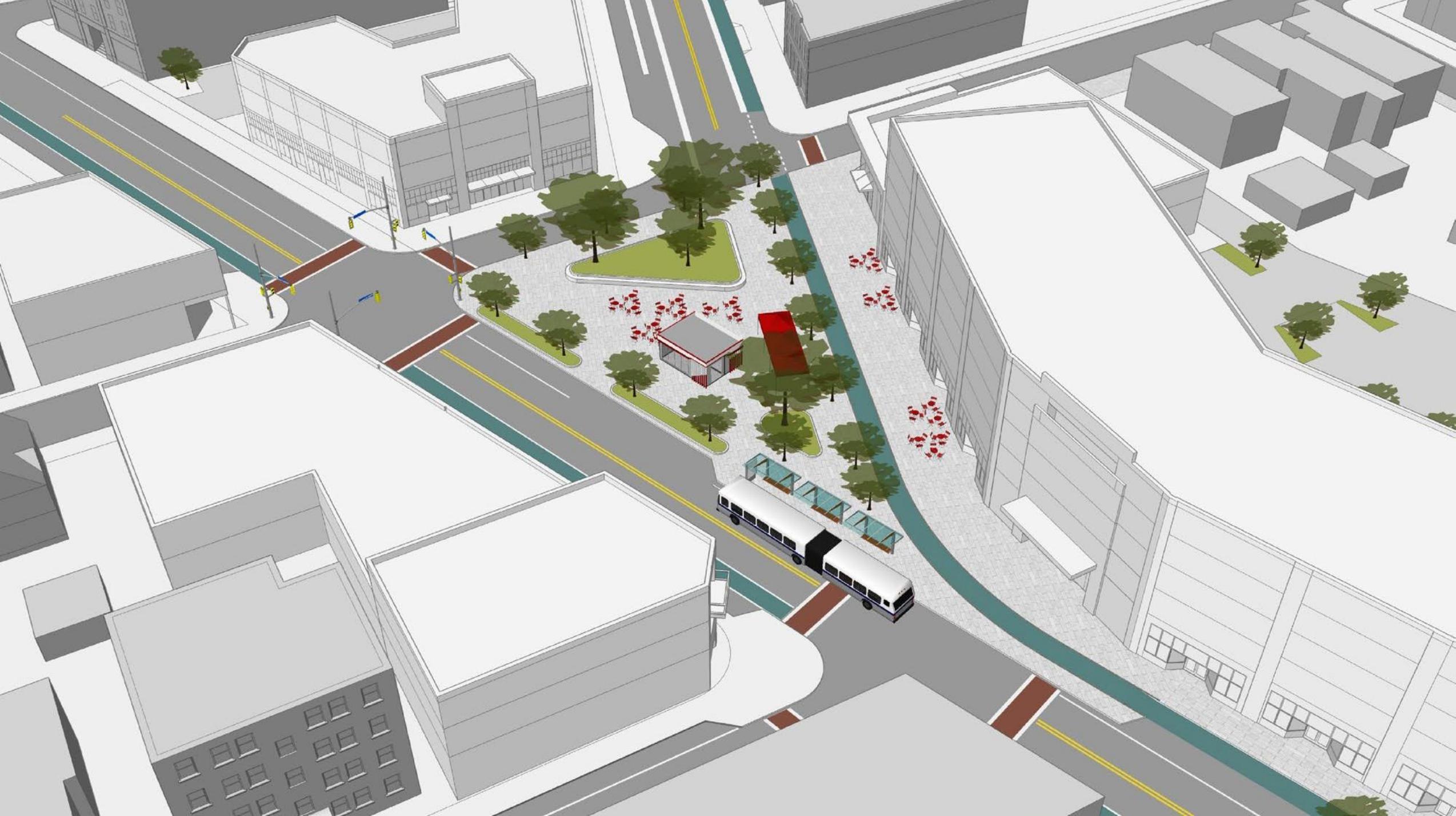


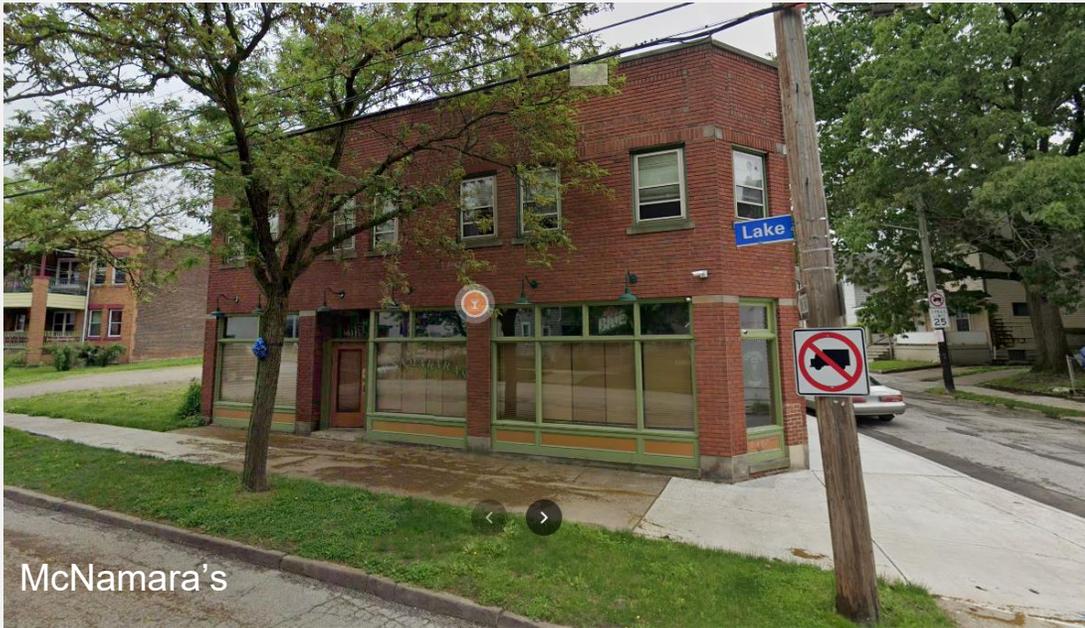




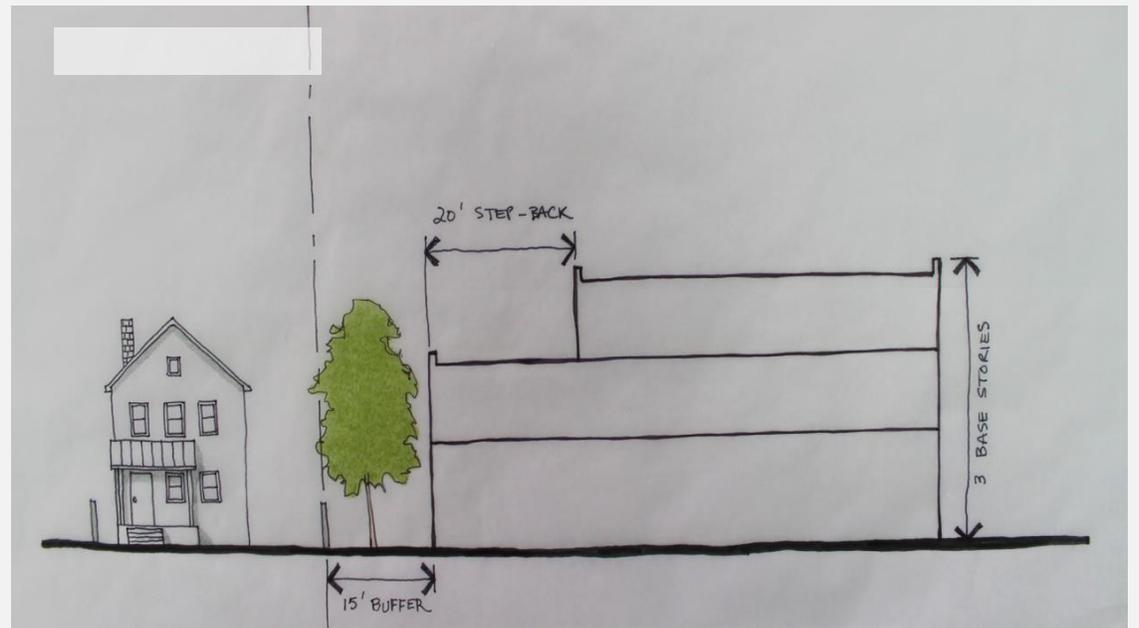








McNamara's



Transition to lower intensity

Ready Set

clevelandohio.gov



Clifton Wine & Martini



Industrial Flex 3-5

Div. 2.6. Industrial Flex



2.6.1. Intent

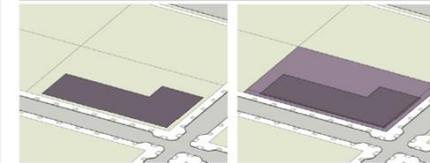
Moderate intensity buildings intended to accommodate a variety of light industrial and manufacturing uses while allowing for retail, service and commercial activity and residential opportunities in a vibrant pedestrian-friendly environment. Uses are flexible but tall ground floors required to accommodate a variety of land use activity. There are three Industrial Flex districts:

IX3 Industrial Flex 3	IX5 Industrial Flex 5	IX7 Industrial Flex 7
No density restrictions	No density restrictions	No density restrictions
15' site width	15' site width	15' site width
3 stories/42' in height	5 stories/68' in height	7 stories/94' in height
275' building width	275' building width	275' building width



2.6.4. IX7 INDUSTRIAL FLEX 7

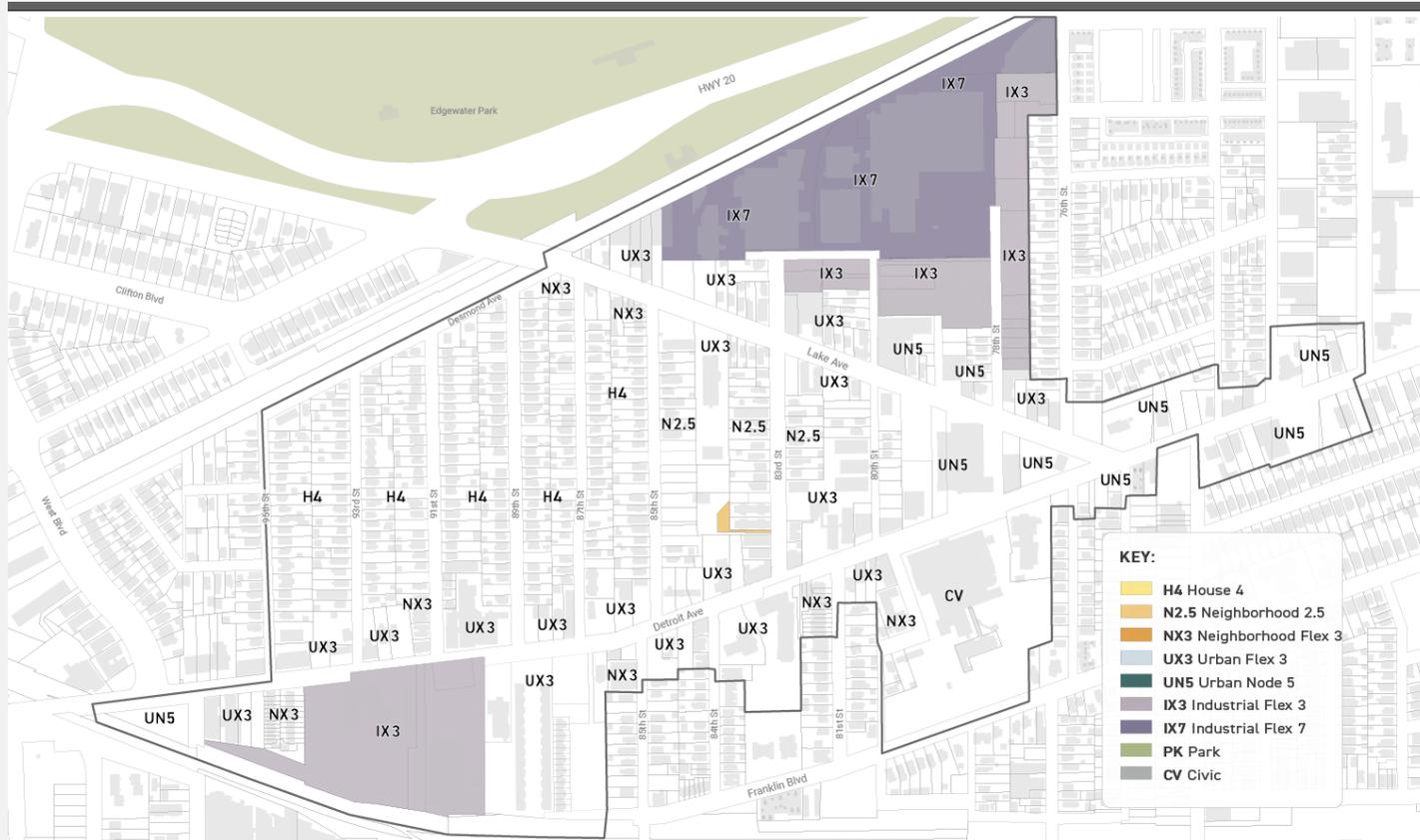
A. SITE



1. Size	Sec. 2.9.2	6. Setbacks	Sec. 2.9.7
• Width (min)		• Primary street boundary line (min/max)	0'/10'
Front access	60'	• Side street boundary line (min/max)	0'/10'
Side/rear access	15'	• Rear/side boundary line (min)	0'
2. Dwelling Units	Sec. 2.9.3	• Alley boundary line	5' or 20' min
Max per site	Unlimited	• Transition boundary line (min)	10'
3. Amenity	Sec. 2.9.4	7. Street Build-Out	Sec. 2.9.8
Outdoor amenity space (min)	10%	• Primary street (min)	75%
4. Walls & Fences	Sec. 2.9.5	• Side street (min)	45%
Front yard height (max)	4'	8. Parking Location	Sec. 2.9.9
Side street yard height (max)	4'		No parking between the building and the street
Within 4' of boundary line	4'		
More than 4' from boundary line	6'		
Side/rear yard height (max)	8'		
5. Streetscape	Sec. 2.9.6		
• Pedestrian zone (min)	7'		
• Furniture zone (min)	6'		
Planting strip type	Grates		
Trees in planting strip	30' avg. on center		



INDUSTRIAL MIXED USE – IX 3-5



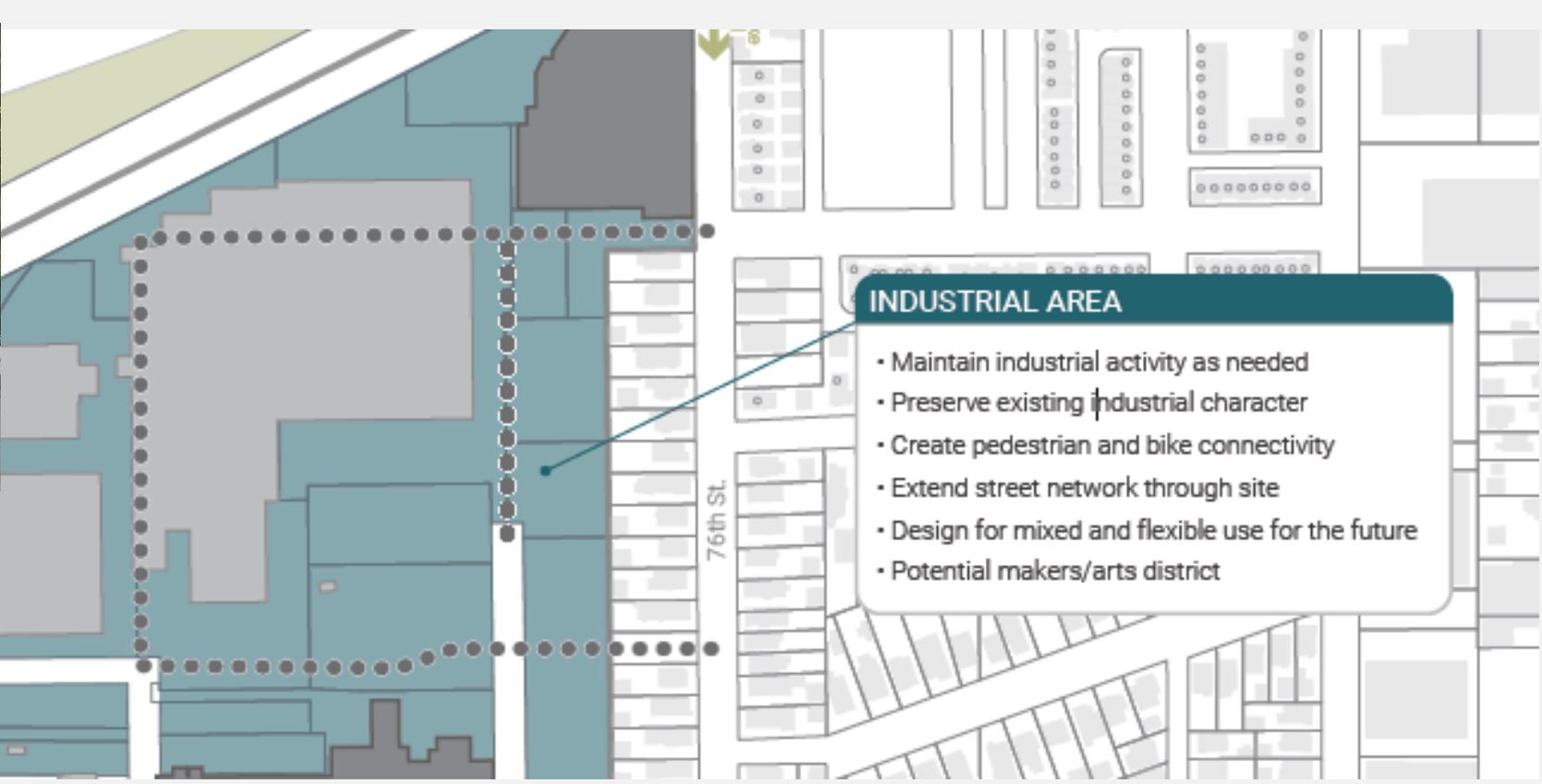
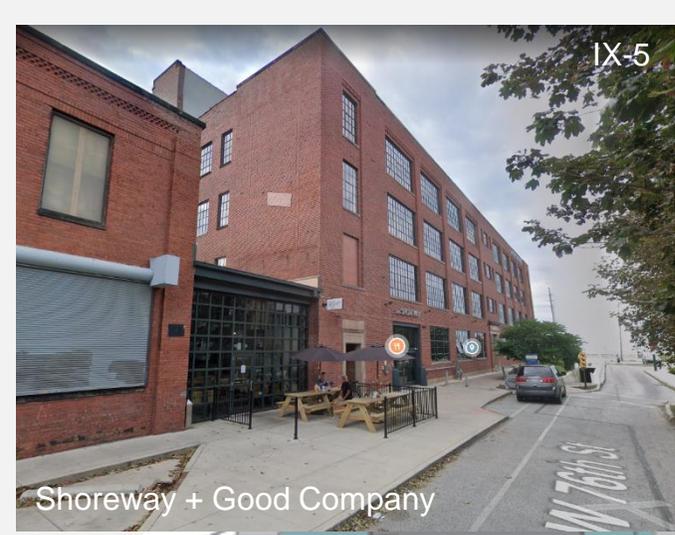
Height. ■ 3 stories
■ 7 stories

Description. Preserves existing industrial, allows residential, makers-space, arts, employment activity

Form. Buildings reinforce the industrial character and history of the area

Existing Zoning: SI-B3, GI-B3 (Res in SI can not be built w/I 200 ft of GI)





- INDUSTRIAL AREA**
- Maintain industrial activity as needed
 - Preserve existing industrial character
 - Create pedestrian and bike connectivity
 - Extend street network through site
 - Design for mixed and flexible use for the future
 - Potential makers/arts district





1270 W 58th Street (2021)



HEIGHT: EXISTING

MAX HEIGHT

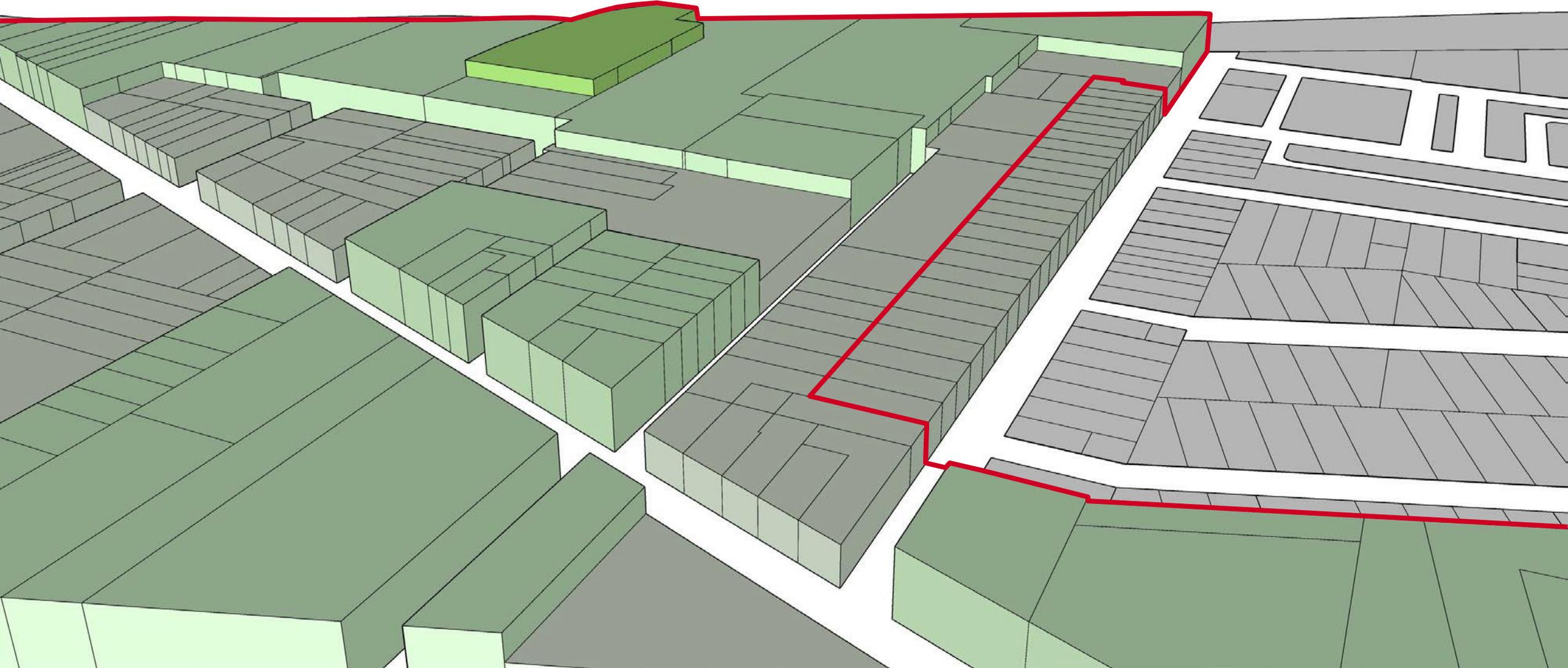
■ 115' ■ 60' ■ 35' - Study Area

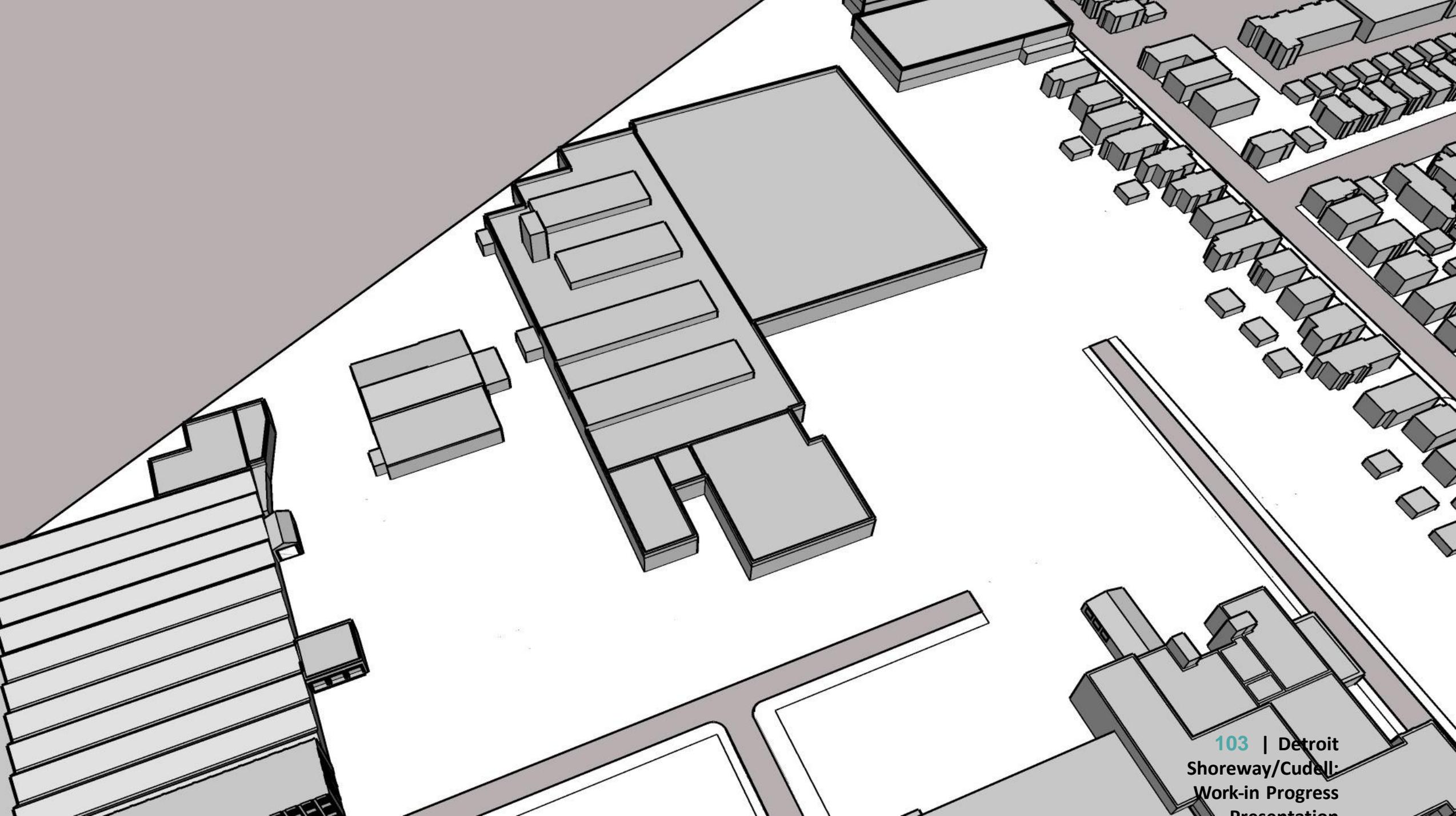


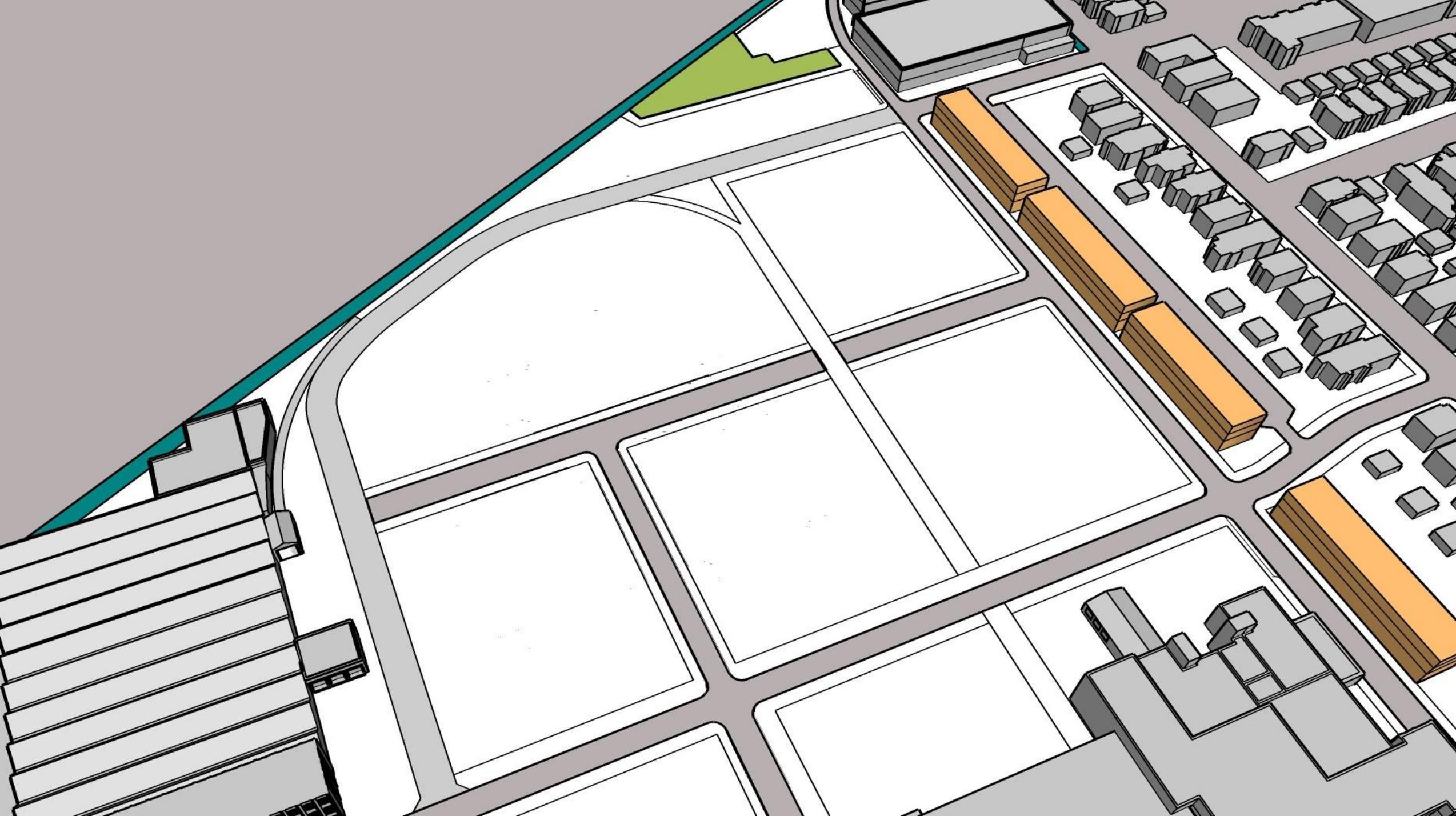
HEIGHT: PROPOSED

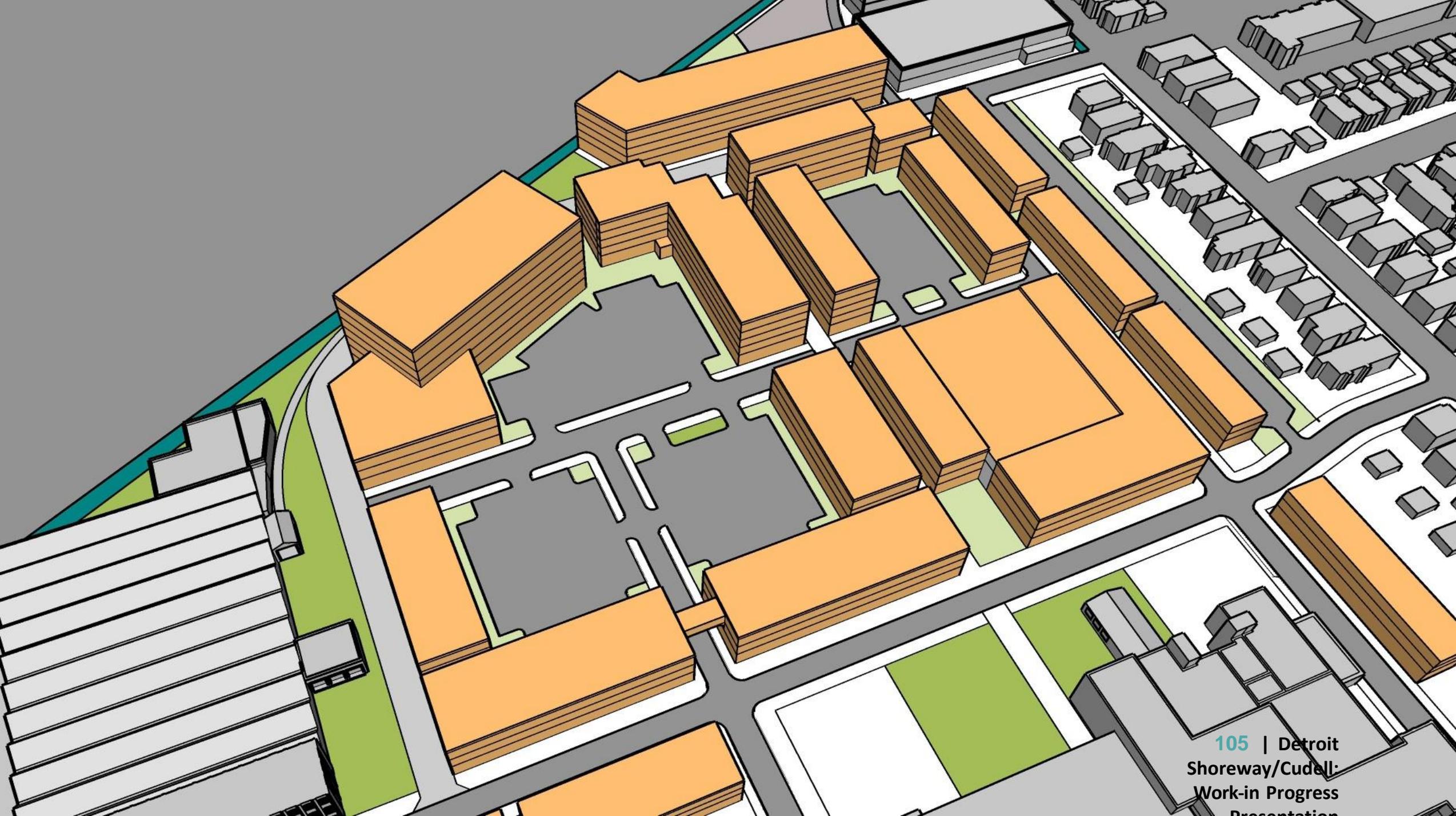
MAX HEIGHT

- 87' (7 stories)
- 63' (5 stories)
- 39' (3 stories)
- Study Area











relish
relish

Yve DeJorme

LEOPOLD'S
CADDY'S ALLEY

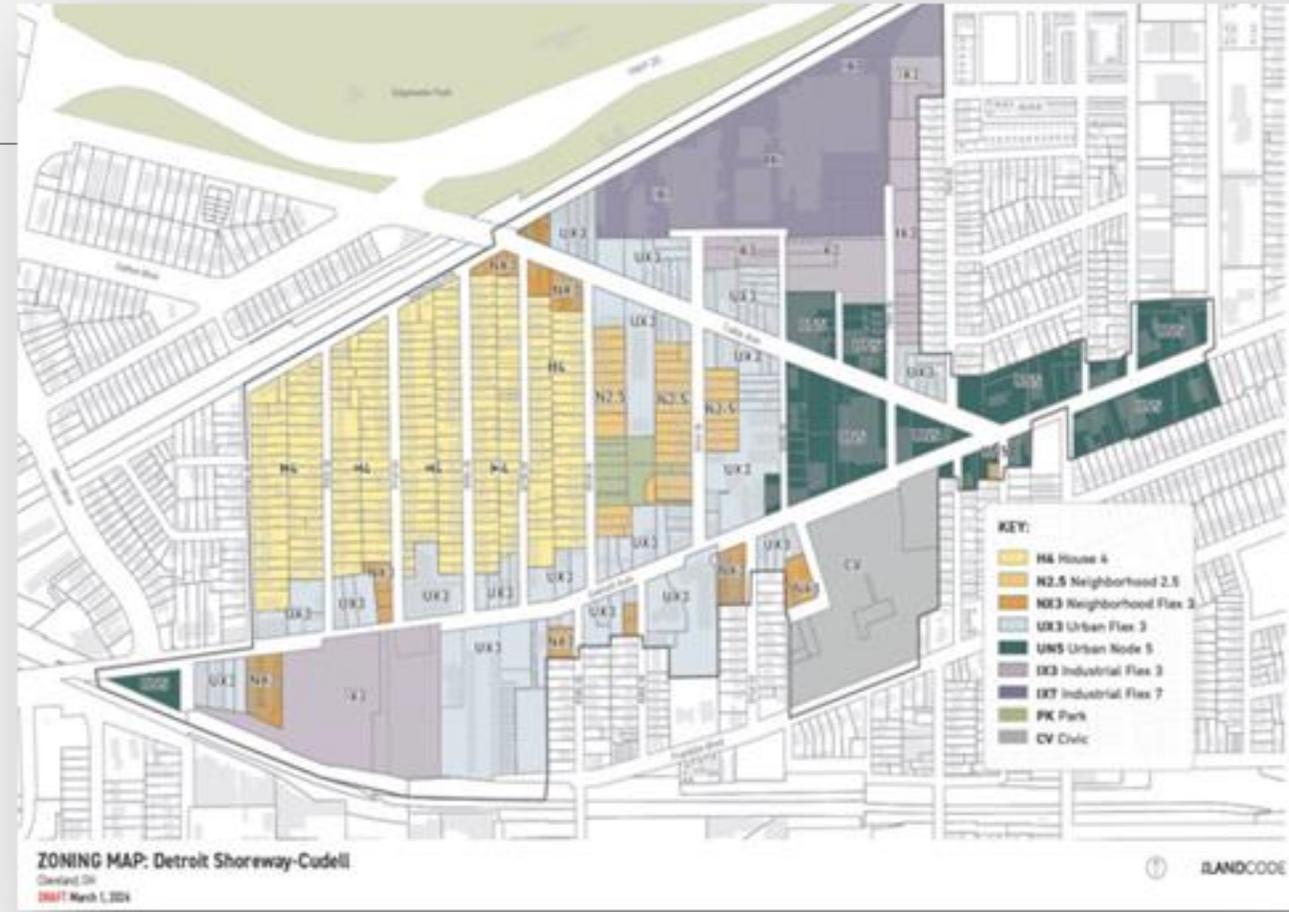
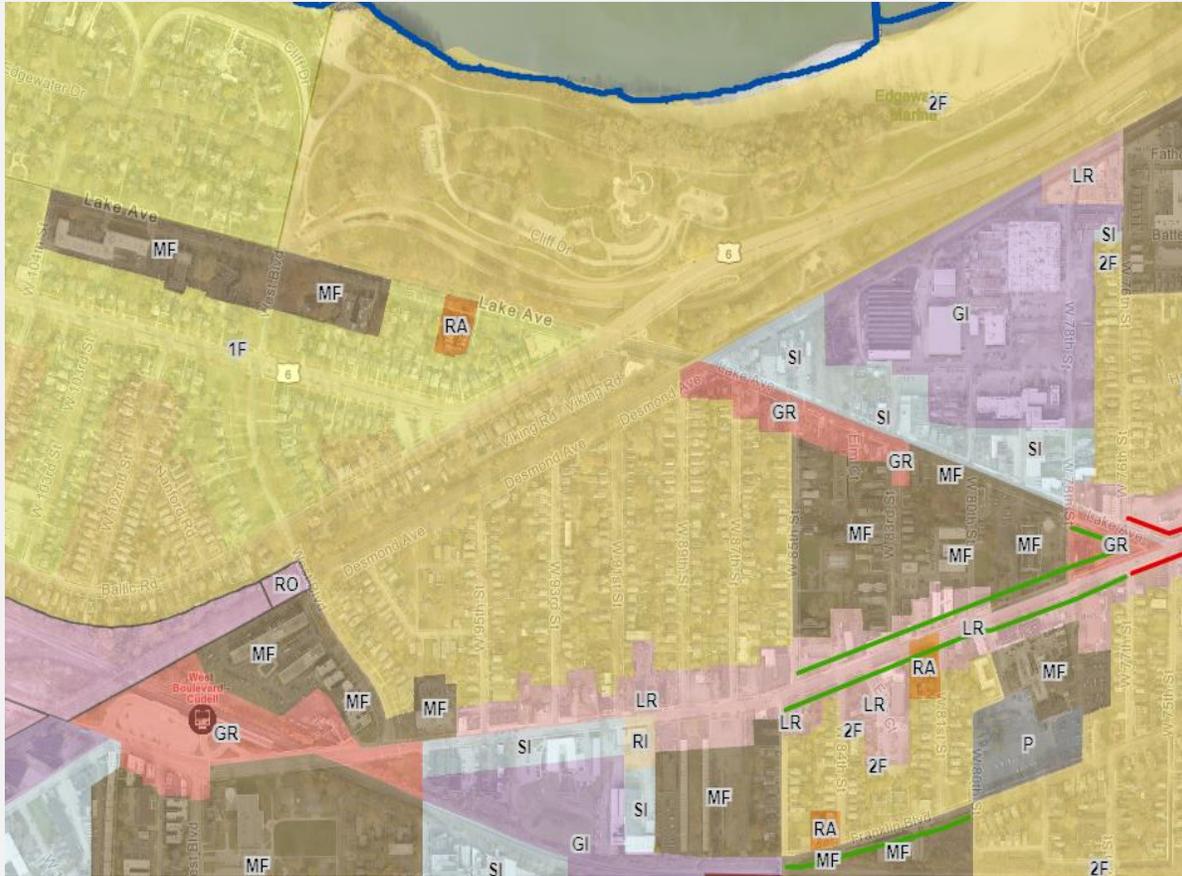
RESERVATIONS, INC.

NEJ

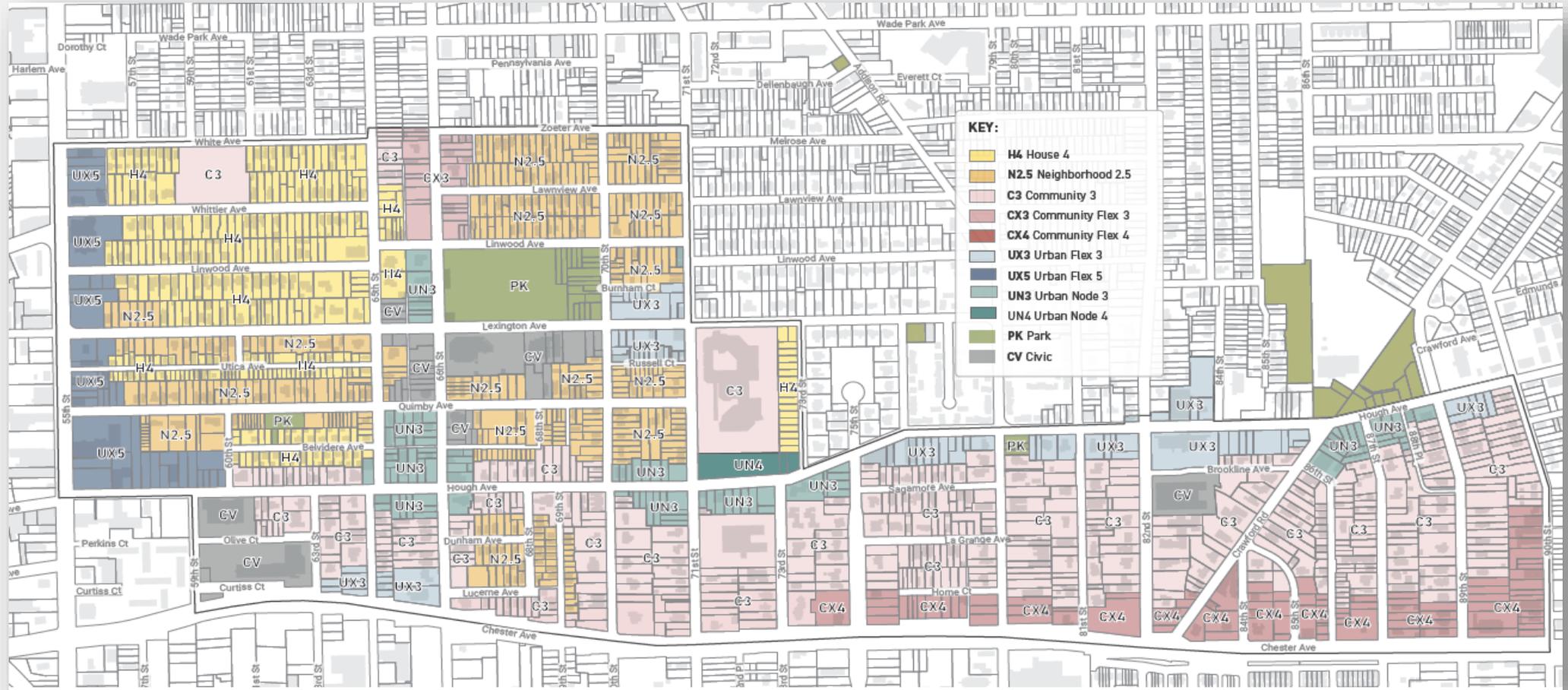




Existing v. Proposed



Hough Neighborhood FBC



Hough Neighborhood FBC

Process

- Review background documents, existing plans
- Define pilot area
- Assess existing conditions (site visits with bike and walking tours)
- Visioning through hands-on workshop with the community
- Week-long Charrette
- Create character maps and regulations



THE LAND CODE CPC

Hough Form-Based Code Charrette Week

Join us for a week of hands-on, participatory planning sessions and workshops where we will discuss future land use and zoning changes and the development of the form-based code in Hough. All events are open to the public.

Save the Date
May 4th-8th

Find out more about the project and sign up for project updates: www.thelandcode.com



WHAT IS A FORM-BASED CODE?
A Form-Based Code is a new approach to zoning with an increased focus on walkability, predictability and mixed-use development.

The City Planning Commission has identified part of the Hough neighborhood to be the second pilot area selected for form-based coding as part of the City's ongoing zoning rethink project.

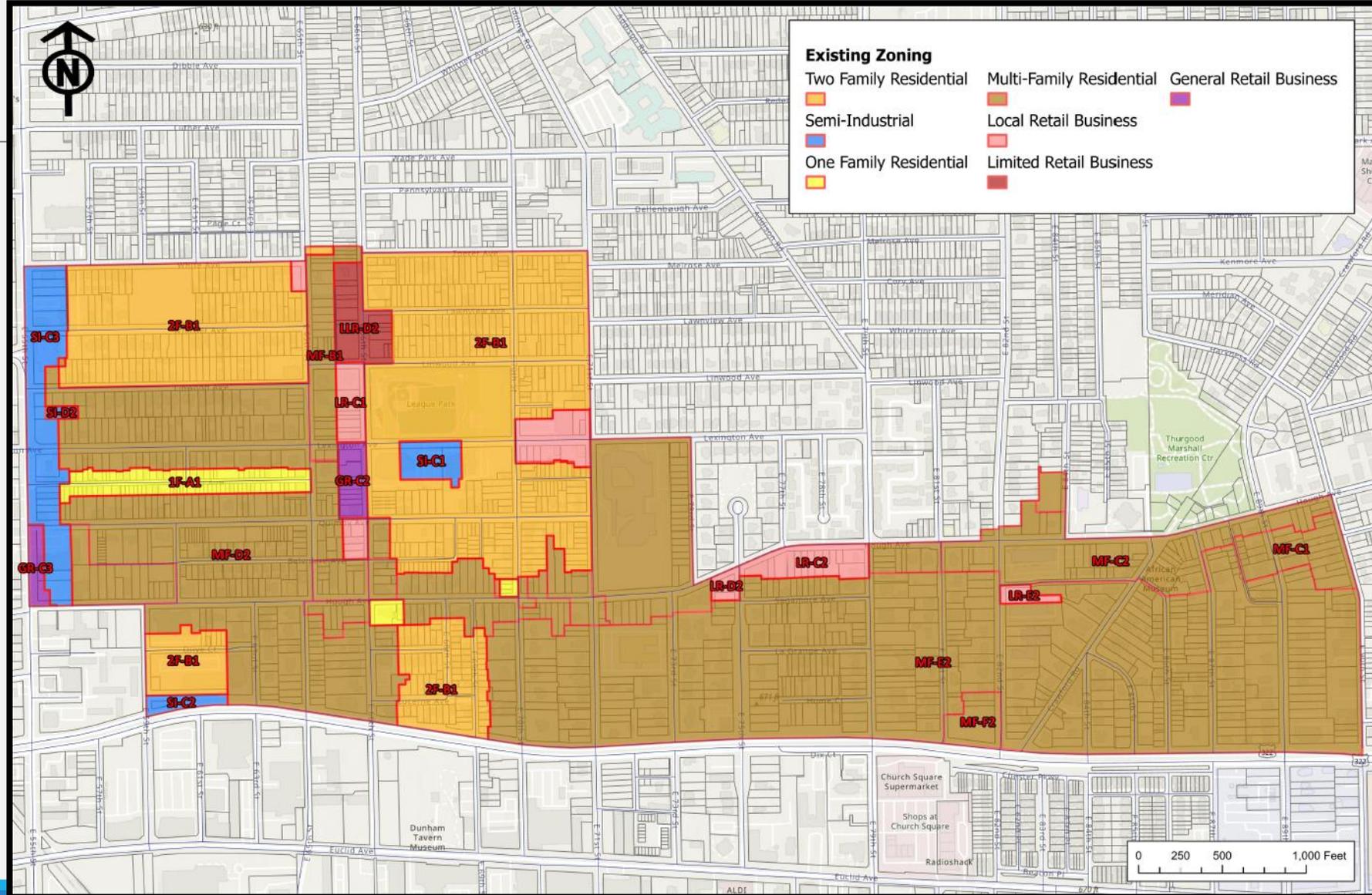
www.thelandcode.com (216) 864-3216 cityplanning@cityofcleveland.oh.us

THE LAND CODE

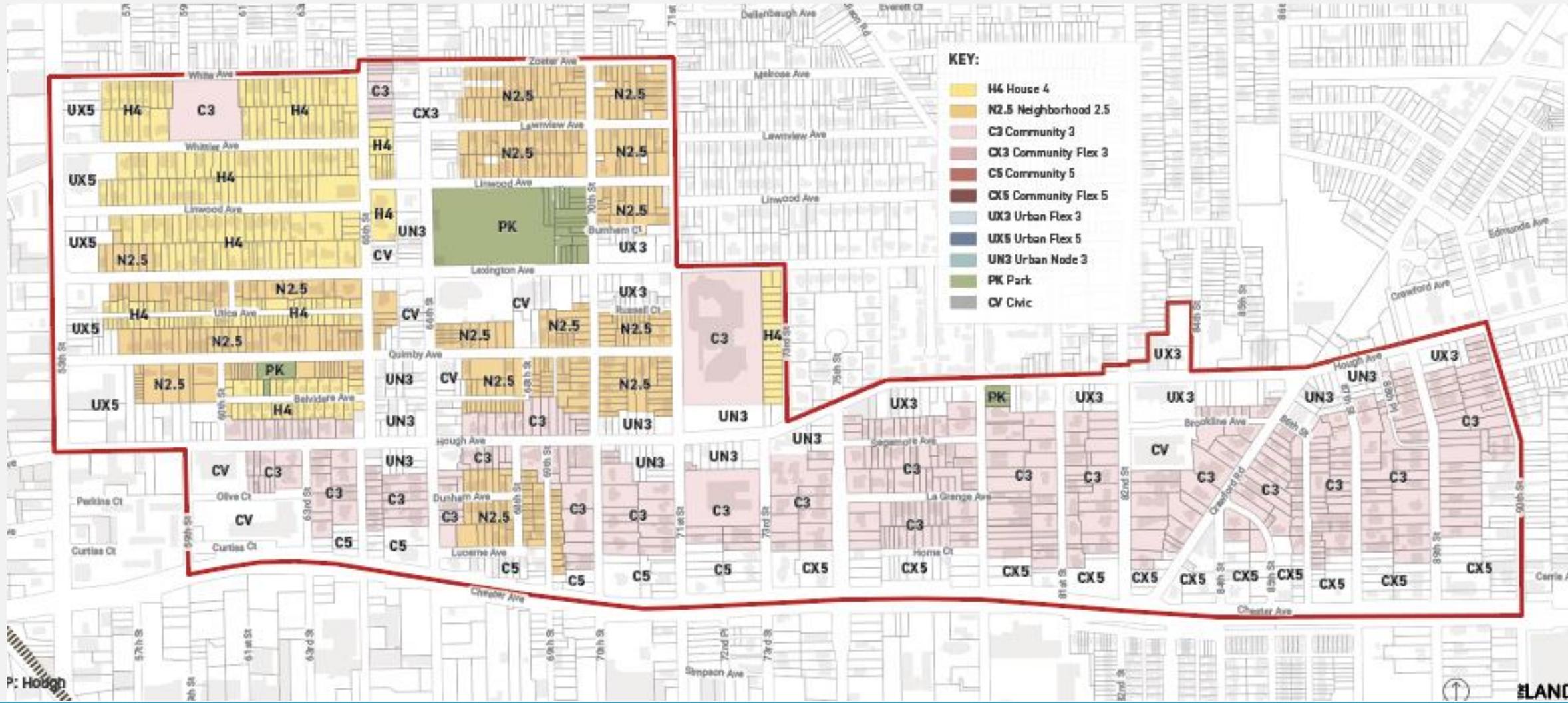
HOUGH CHARACTER AREAS



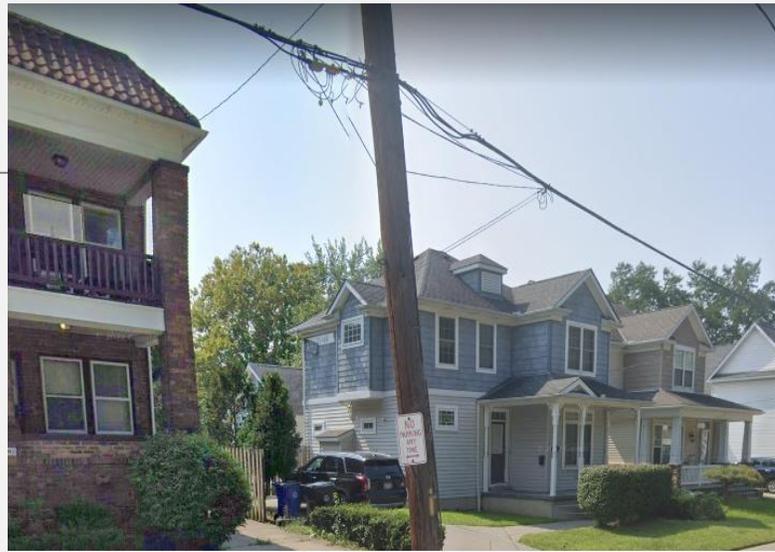
HOUGH – Current Zoning



INFILL HOUSING



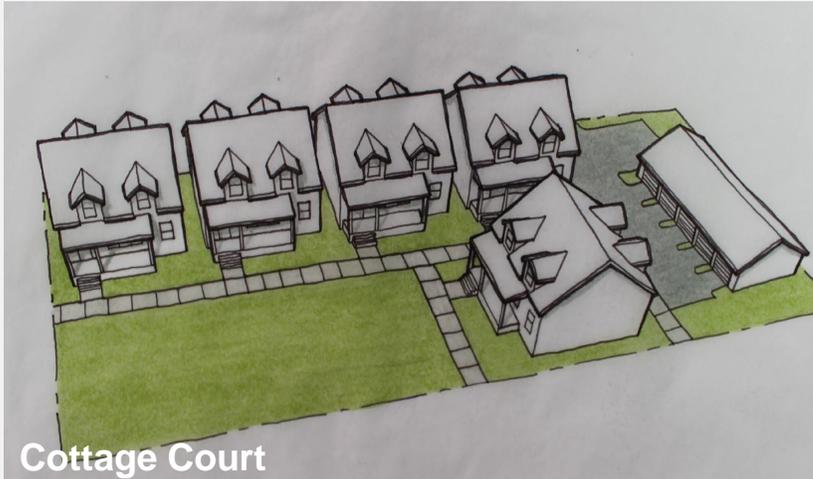
MISSING MIDDLE – Neighborhood 2.5 (N2.5)



Description. Allows up to 8 units per site

Form. House Form- Single-family, Accessory Dwelling Unit, Duplex, Triplex, Townhouse, Small Apartment

Height. 2.5 stories



- Triplex
- Duplex
- Townhouse
- Quad (4) Plex
- 8 units
- Live Work
- Accessory Dwelling Unit
- Cottage Court
- Pocket Neighborhoods
- Multi-generational

Development Statistics

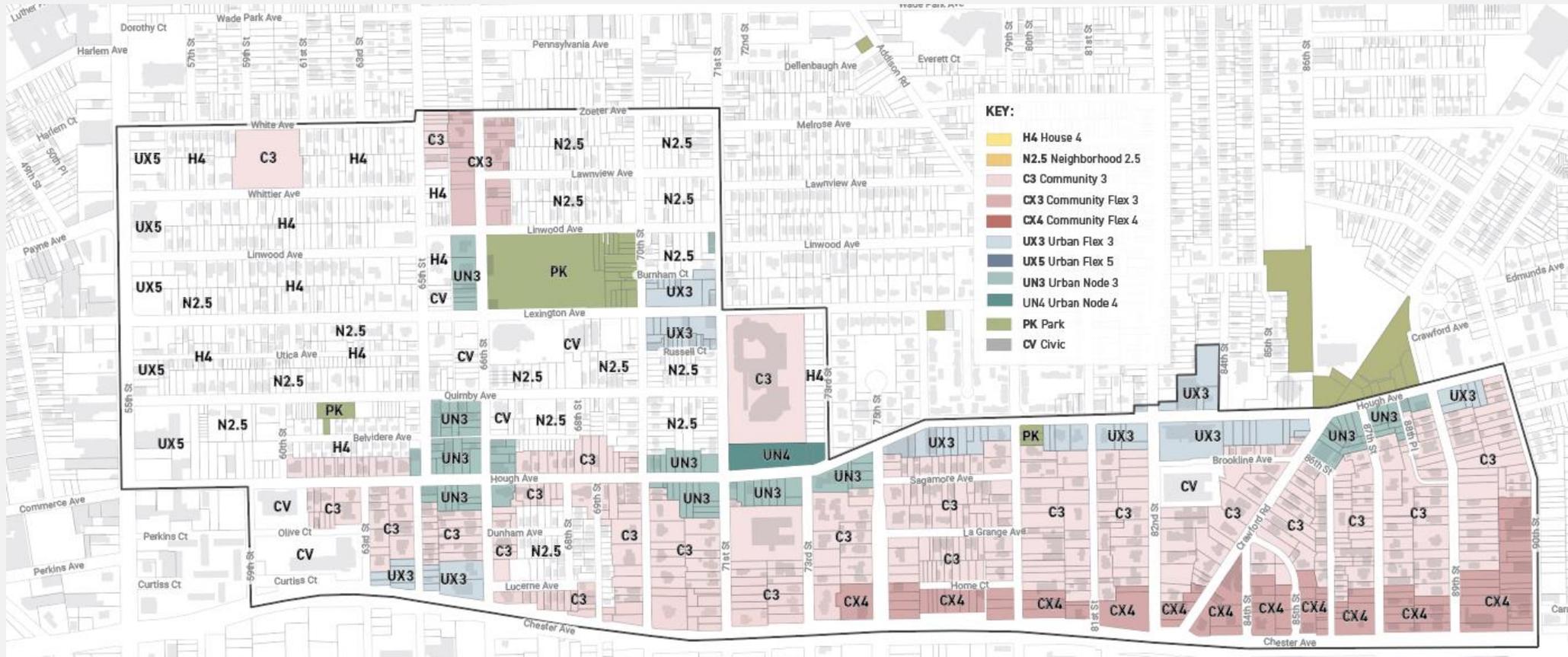
- (6) 8-unit buildings, 48 units total
 - 24 flats
 - 24 townhomes
 - 48 off-street parking spaces
- (6) 3-unit for-sale homes, 18 units total
 - 6 main units
 - 12 studio units
 - 24 off-street parking spaces

H4 or N2.5





MULTI-FAMILY – C3



■ MULTI-FAMILY – Community 3

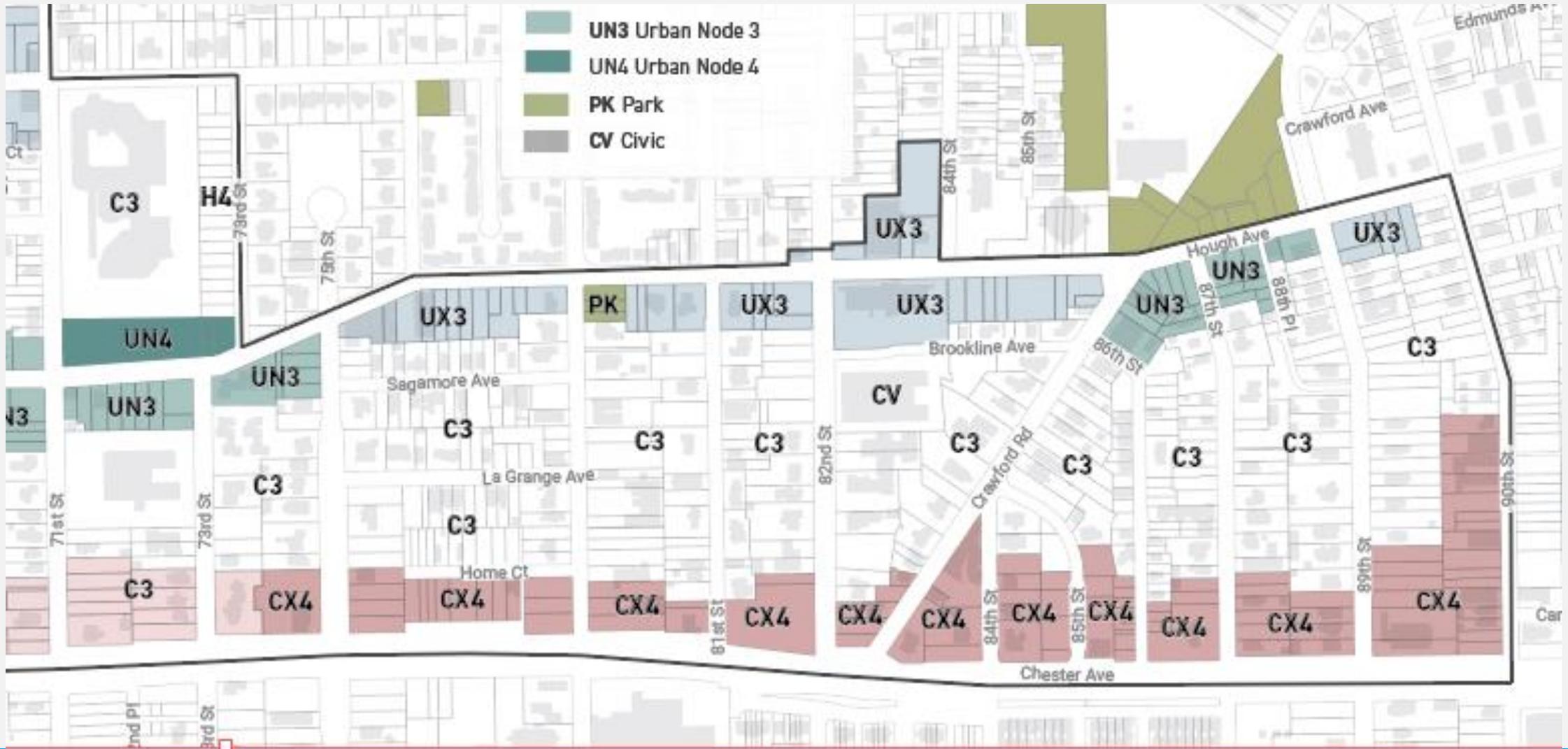


Description. Allows larger style apartments (more than 8 units)

Form. Urban buildings pulled up to street with activated facades (windows/entrances), parking to the rear

Height. 3 & 5 Stories (respectively)

 RESIDENTIAL MIXED USE – Comm. Flex (CX4)



RESIDENTIAL MIXED USE – Comm. Flex (CX 3/4)

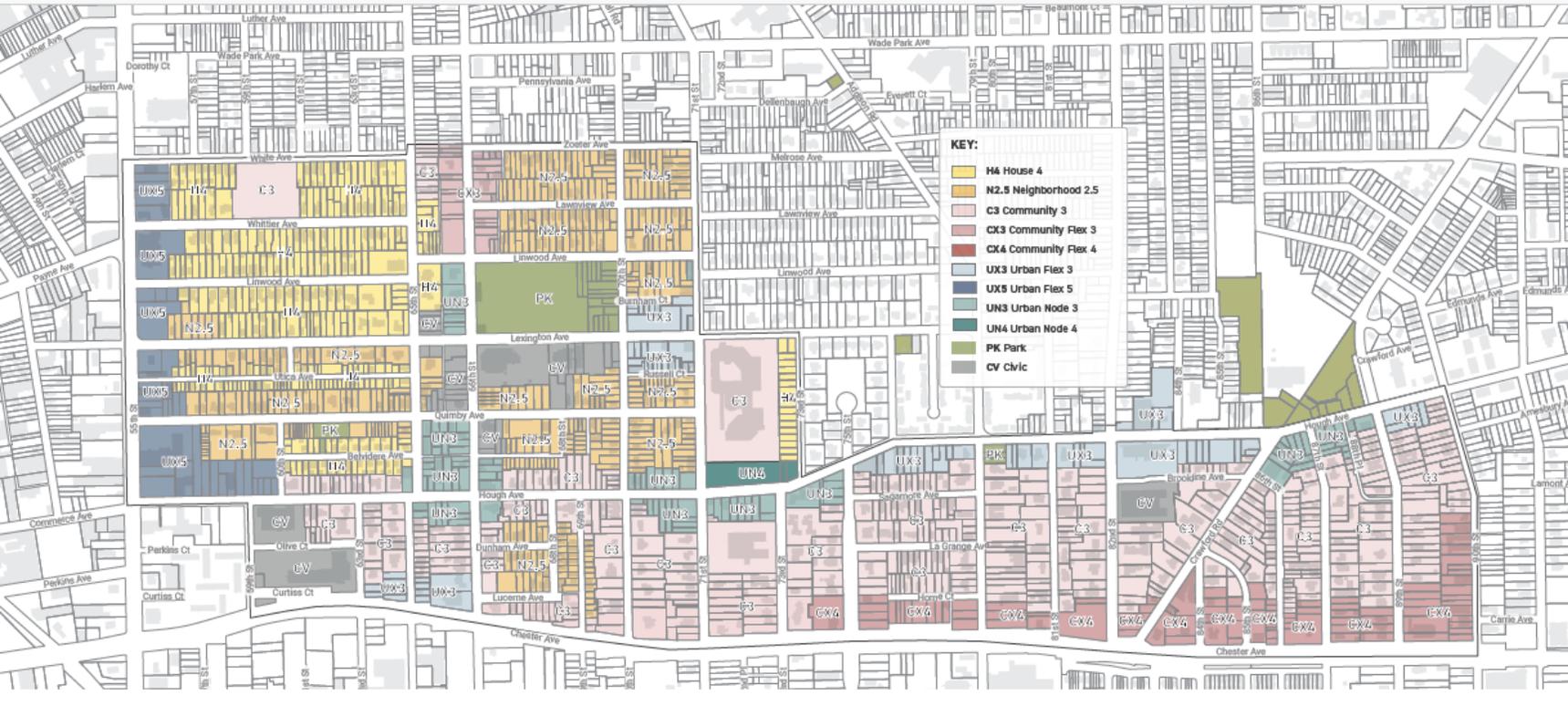


Description. Primarily residential, allows limited nonresidential on ground story

Form. Townhouse, Apartment, Live-work, Mixed use

Height. /4 stories

URBAN Flex - UX3/UX5



Description. Allows a variety of residential, commercial and mixed-use buildings

Form. Urban buildings pulled up to street with activated facades (windows/entrances), parking to the rear

Height. 3 or 5 stories (Height Decrease)

Existing Zoning: SI – C3, LR-C2, MF-C2

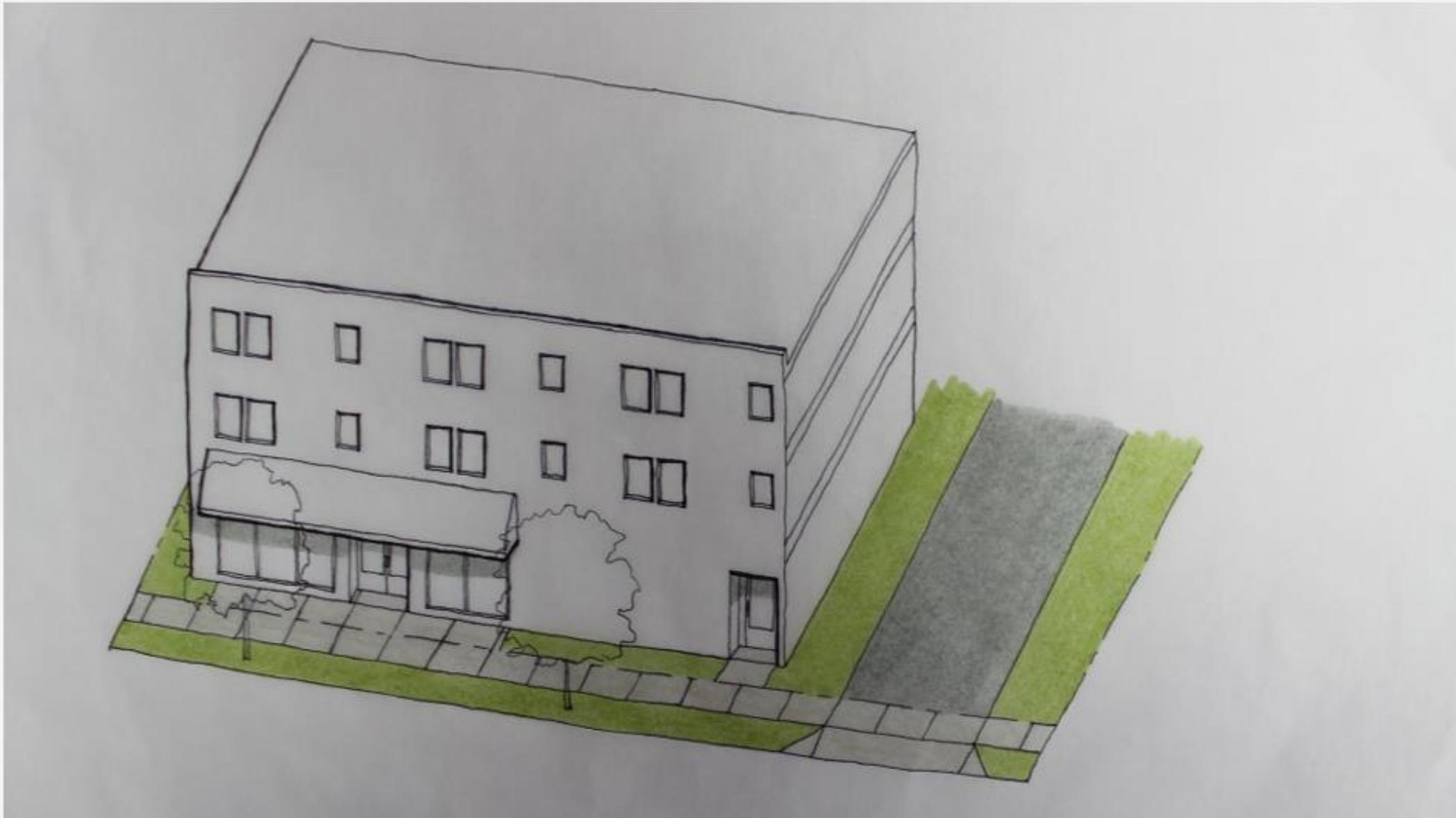
GENERAL URBAN – UX 3 & UX 5



Description. Allows a variety of residential, commercial and mixed use buildings

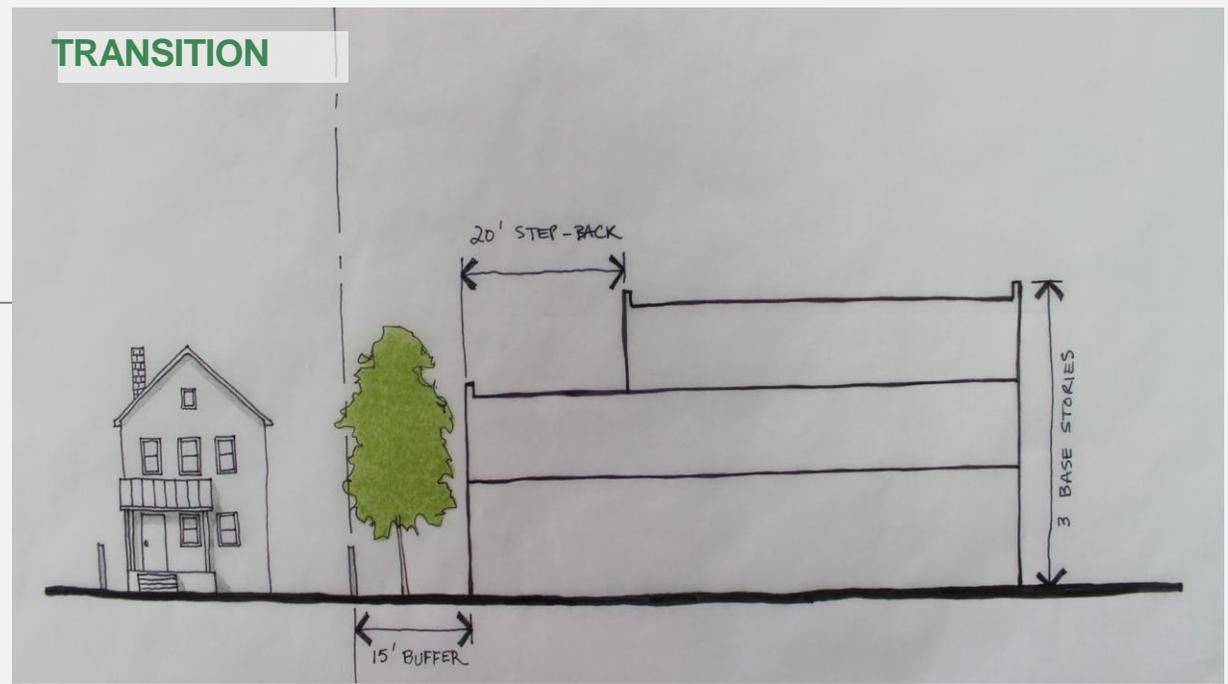
Form. Urban buildings pulled up to street with activated facades (windows/ entrances), parking to the rear

Height. 3-5 stories

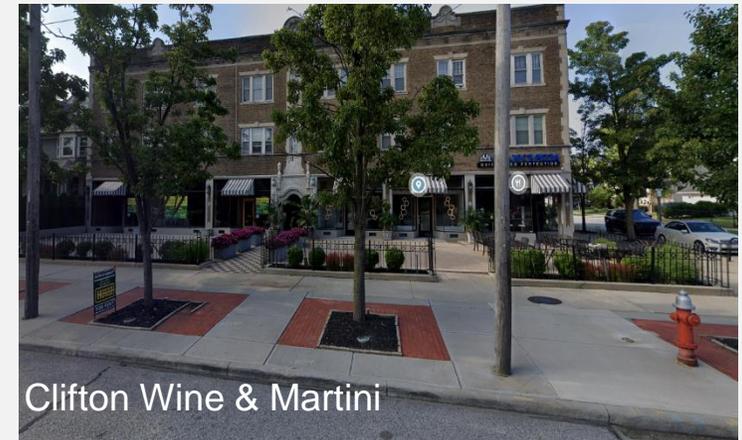




McNamara's

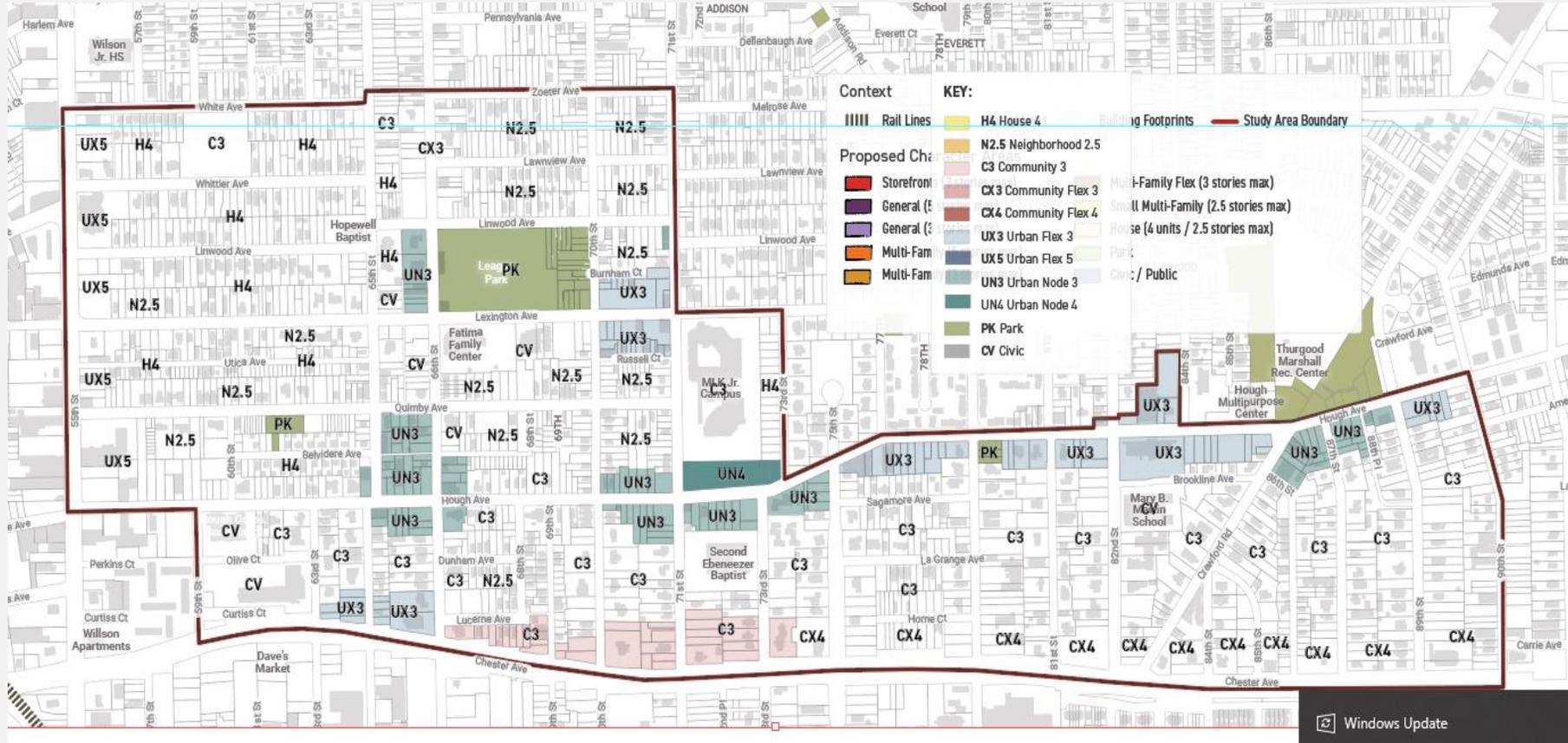


Ready Set



Clifton Wine & Martini

URBAN NODE – UN 3/4



Description. Node of intensity for mixed use buildings

Form. Shopfront buildings pulled up to street with highly activated facades (windows/entrances), parking to the rear

Height: 3 Stories

Existing Zoning: GR-C2 & K2, LR-C2, MF-K2, SI-B3, GI-B3

Dwelling units are only permitted in upper stories of mixed use building.

MIXED USE SHOPFRONT – UN 3



Description. Node of intensity for mixed use buildings

Form. Shopfront buildings pulled up to street with activated facades (substantial windows/frequent entrances), parking to the rear

Height. 3-4-5 stories

MIXED USE SHOPFRONT – UN 4



Description. Node of intensity for mixed use buildings

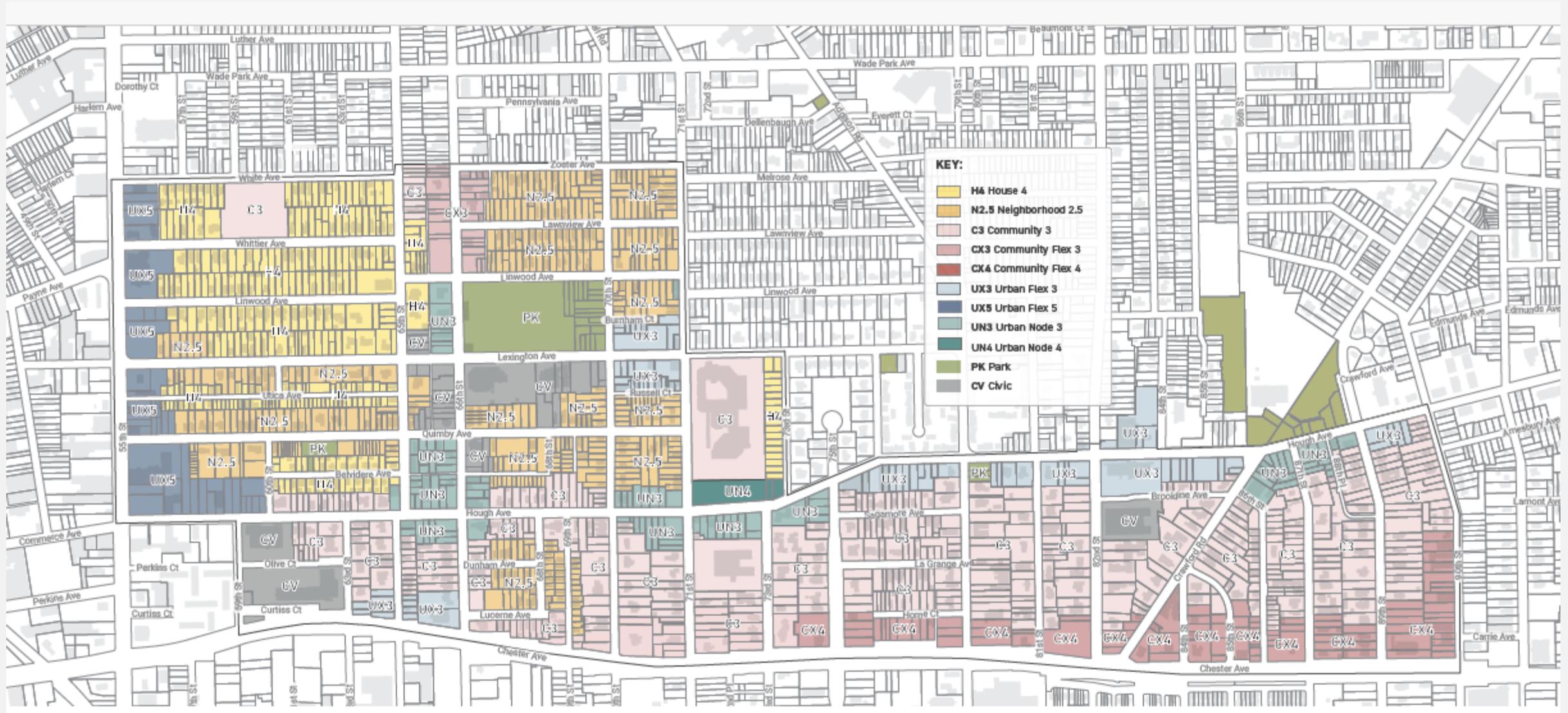
Form. Shopfront buildings pulled up to street with activated facades (substantial windows/frequent entrances), parking to the rear

Height. 3-4-5 stories

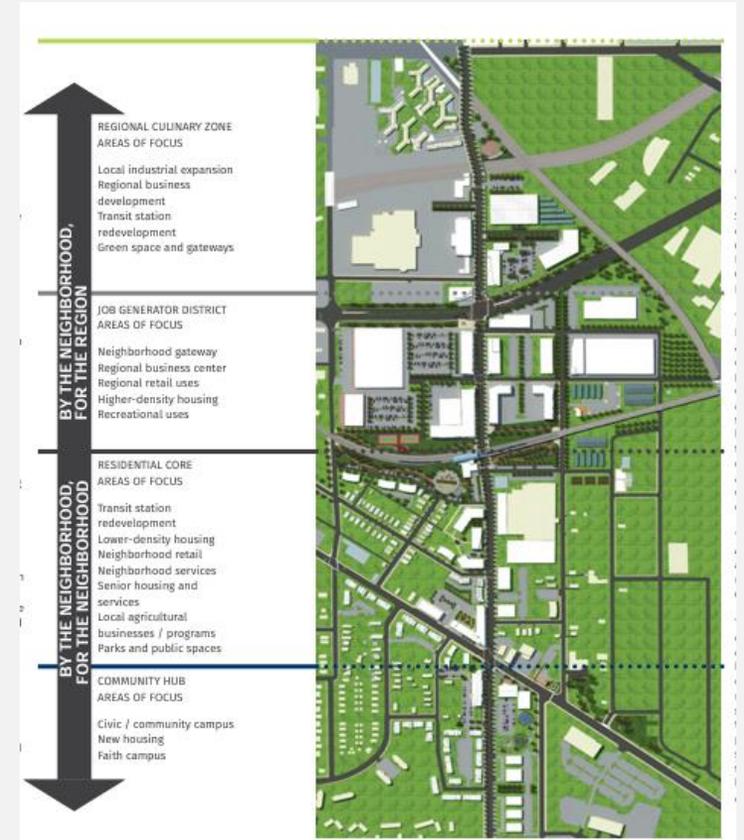
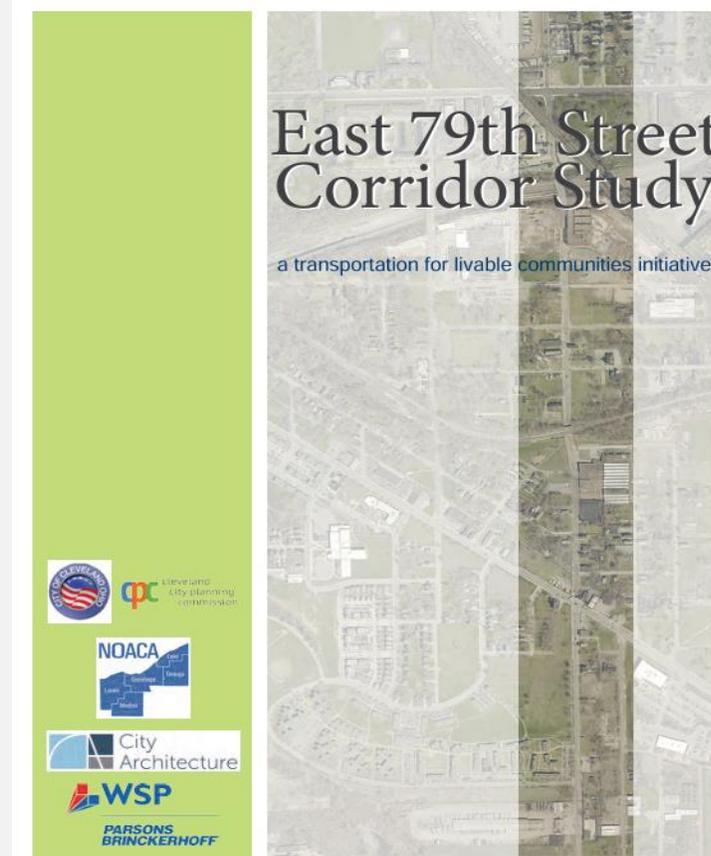
EUCLID & MAYFIELD



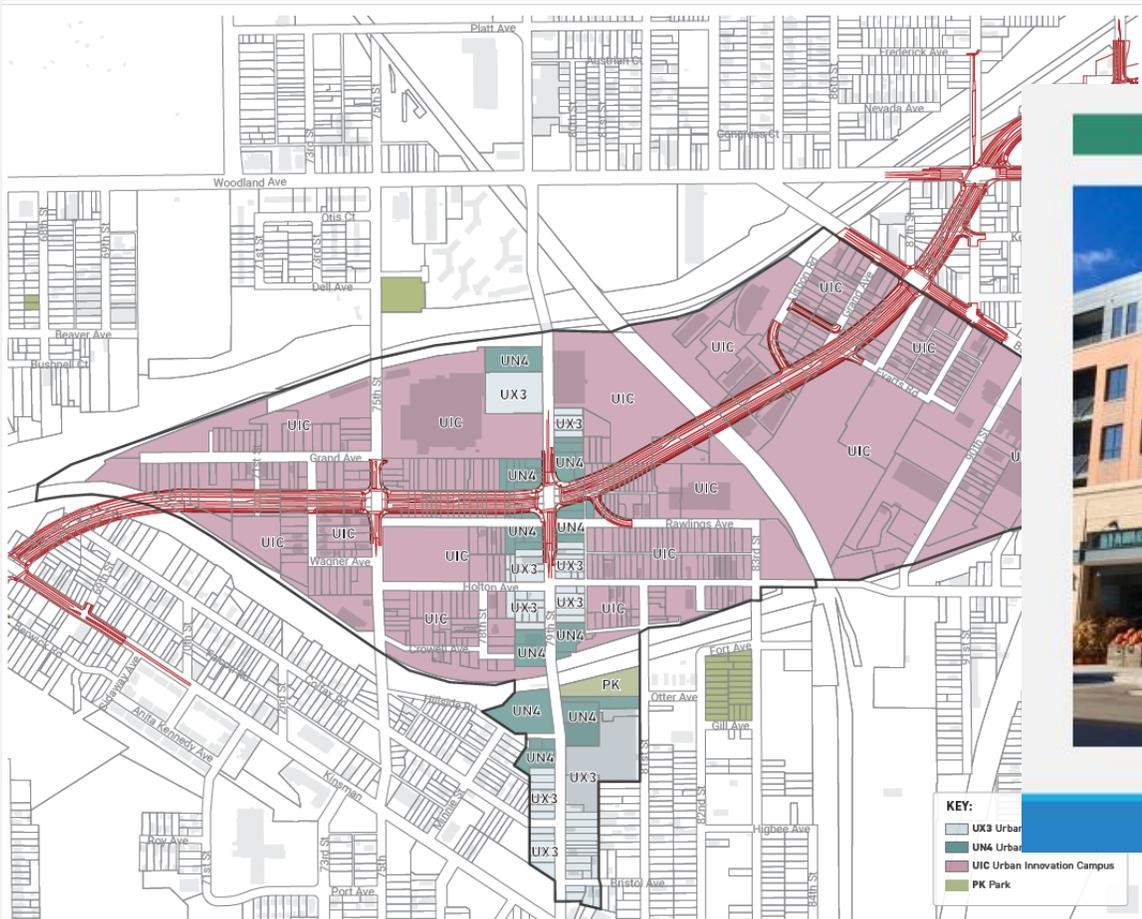
HOUGH



Opportunity Corridor – Job Core Zone



Opportunity Corridor – Job Core Zone



MIXED USE SHOPFRONT – UN 4



Description. Node of intensity for mixed use buildings

Form. Shopfront buildings pulled up to street with activated facades (substantial windows/frequent entrances), parking to the rear

Height. 3-4-5 stories

ZONING MAP: Job Core

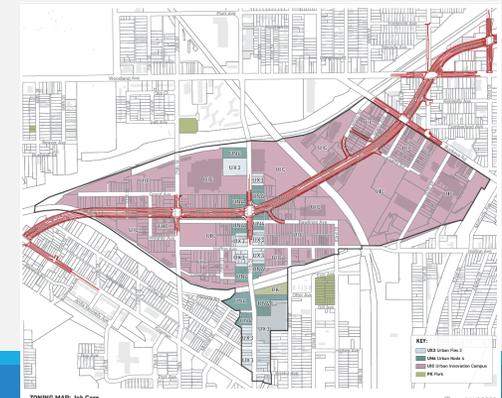
GENERAL URBAN – UX 3 & UX 5

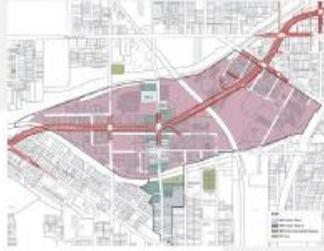


Description. Allows a variety of residential, commercial and mixed use buildings

Form. Urban buildings pulled up to street with activated facades (windows/ entrances), parking to the rear

Height. 3 stories





CAMPUS RESEARCH & DEVELOPMENT - UIC

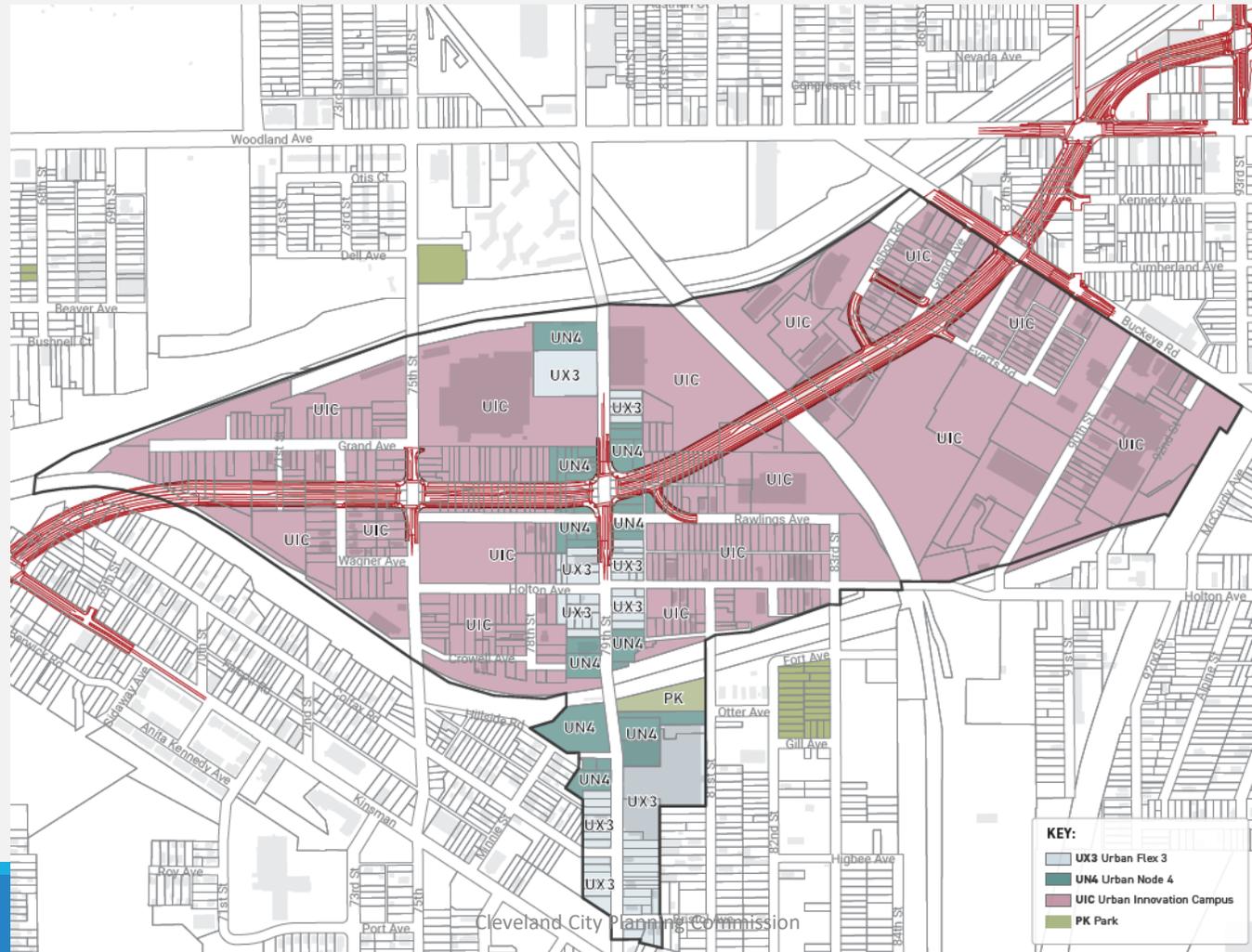


Description. Suburban campus, low-tech, manufacturing, distribution, light industrial, R&D, no residential, accessory retail

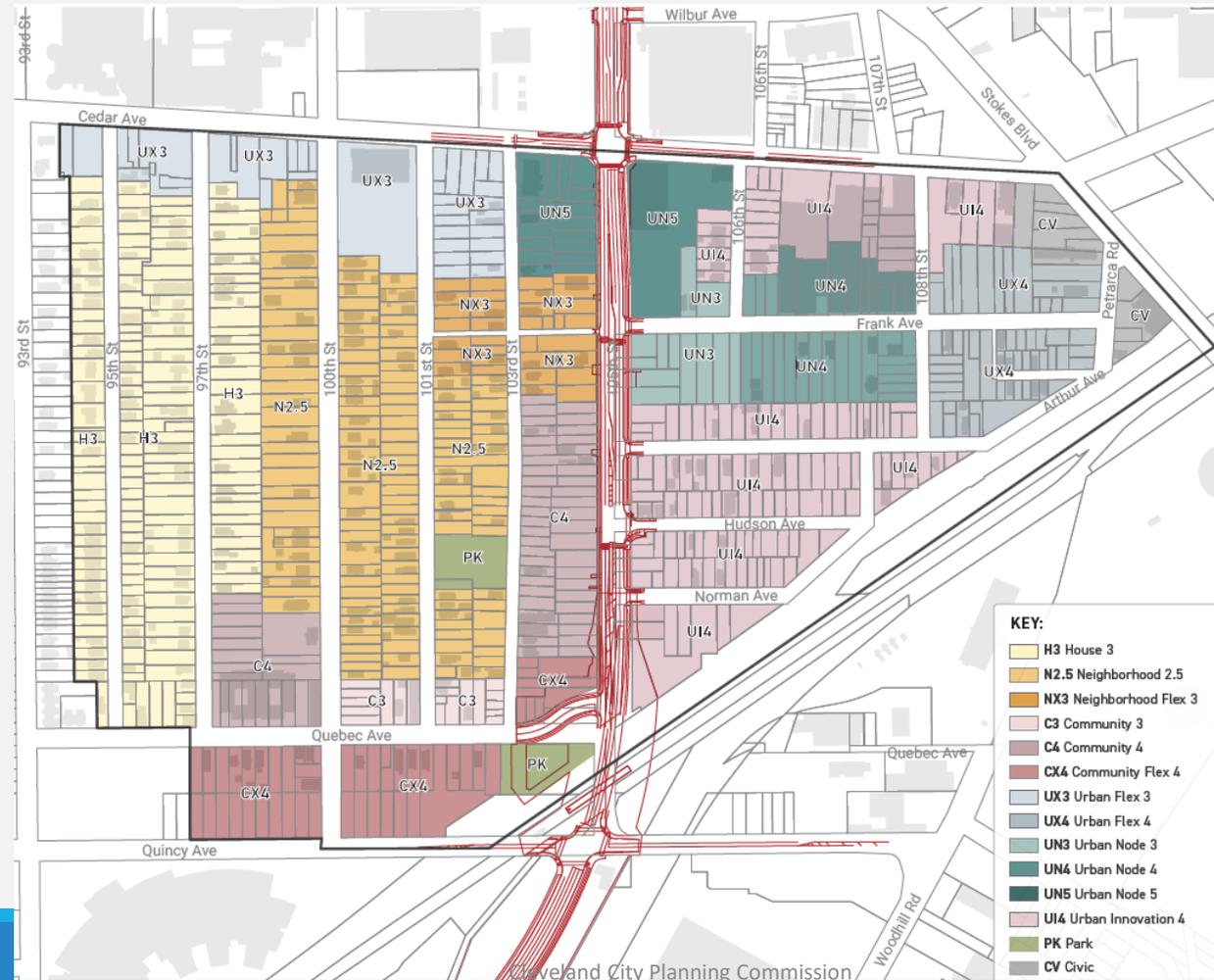
Form. Contemporary suburban campus with enhanced landscaping along Opportunity Corridor. Parking to the side and rear of buildings - no parking between building and street

Height. Unlimited - transition required to single-family

Opportunity Corridor – Job Core Zone



Opportunity Corridor – New Economy Zone



Urban Innovation 4



Description. Urban campus, office, R&D, biotech, high-tech, pharmaceutical, residential in upper stories, limited ground story retail

Form. Urban buildings pulled up to street with activated facades (windows/entrances), parking to the rear, on-street parking

Height. 4 stories

Key Questions from Council & Community

1.) What does this mean for my neighborhood and expedited development & affordable housing?

- Current Code: 1F, 2F, or MF – hard to build variety of housing typologies due to:
 - Min Lot Size
 - Min Lot Width
 - Min dwelling unit size
 - Floor Area Ratio
 - One-Size Fits all Setbacks

Key Question From Council & Community

1.) What does this mean for my neighborhood and affordable housing?

- Promotes variety of housing typologies (Missing Middle)
 - Encourages gentle density
 - Predictability & Transparency
 - Does not prohibit smaller or more versatile forms
 - No dwelling unit size sf (smaller units)
- ADUs, In-Law Suites, Aging in Place, Multi-generational housing

2.) Why Should Resident's want this?

- **Community vision/engagement + plans 1st turned to regulation w/ code**
-

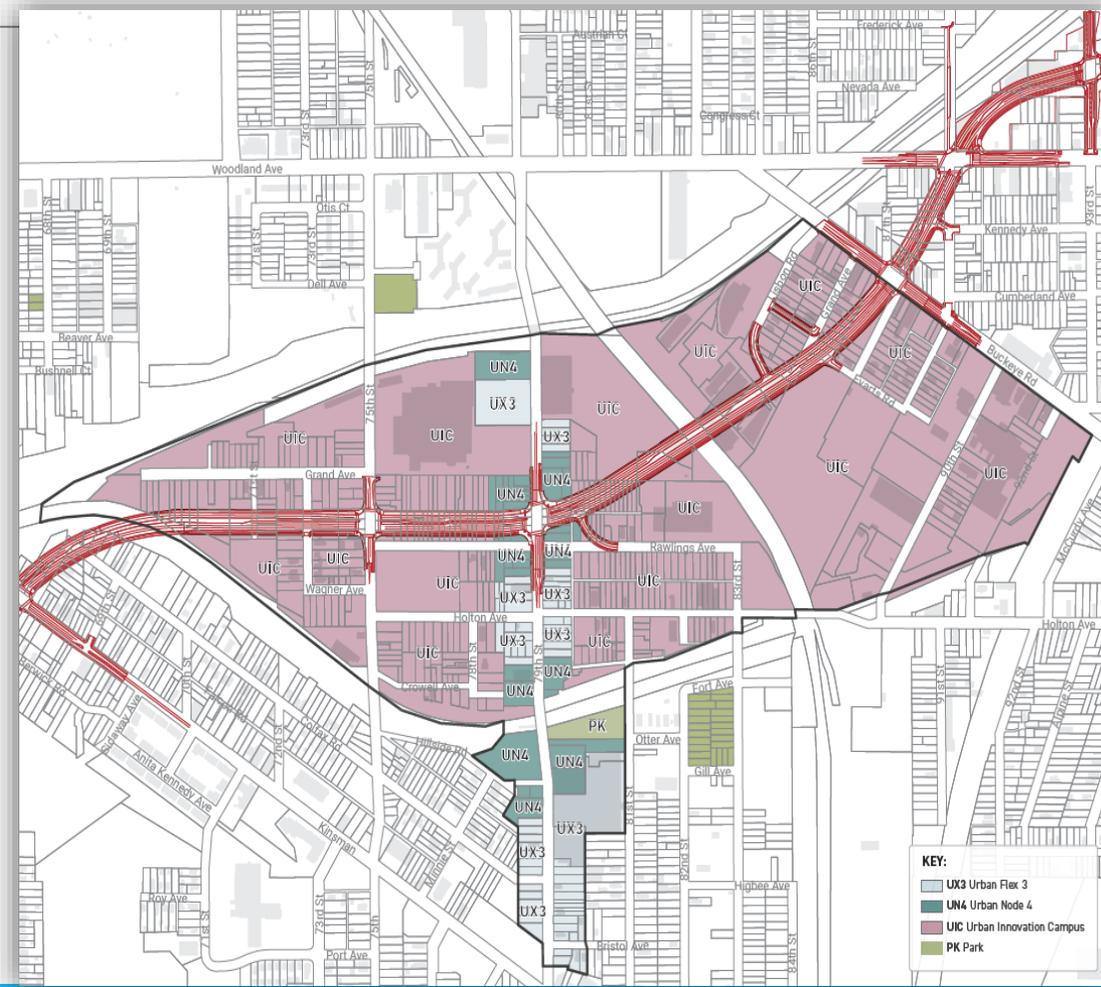
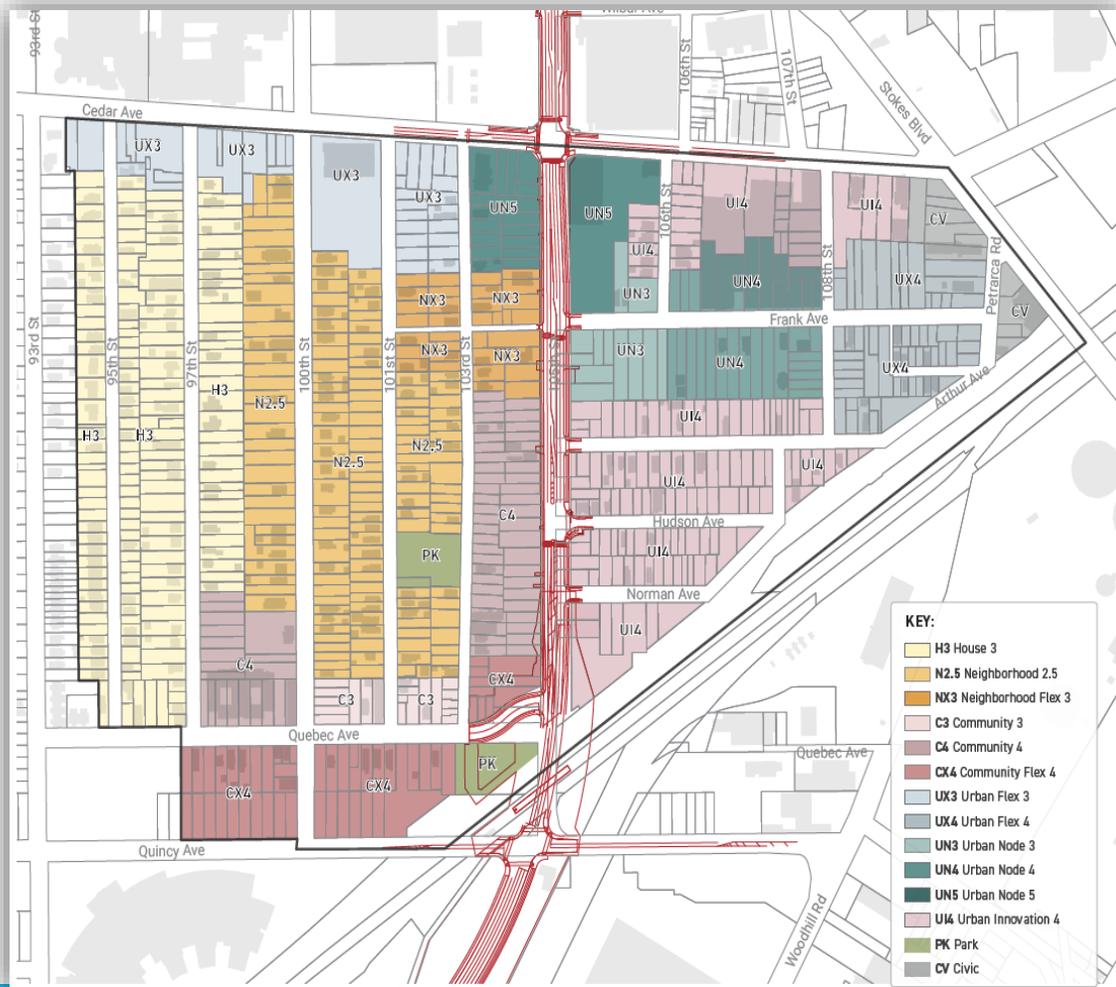
Equity

- **Access to citizen participation & decision making process**
 - **Built form directly related to public safety**
- **Encourages Revitalization w/ more predictable and streamlined development process**
 - **Promotes affordable housing**
- **Helps small businesses (esp low barrier to entry)**
- **Creates more sustainable, environmentally healthy neighborhoods through proximity**

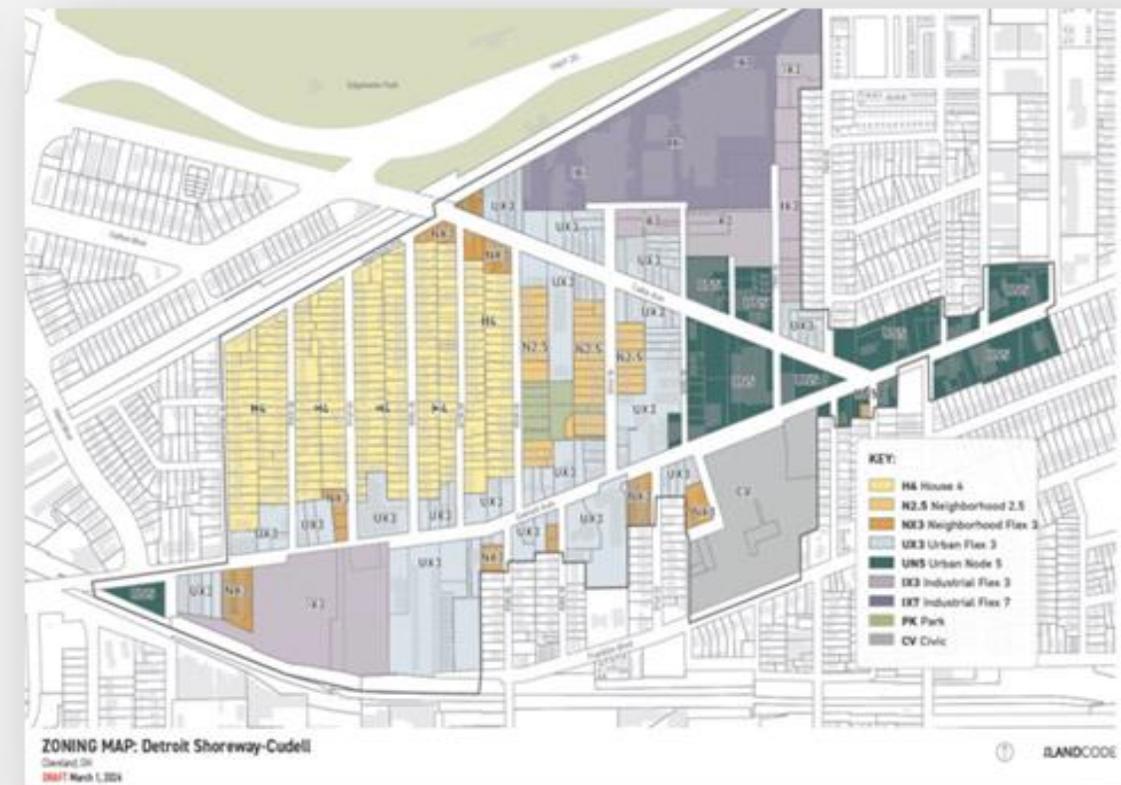
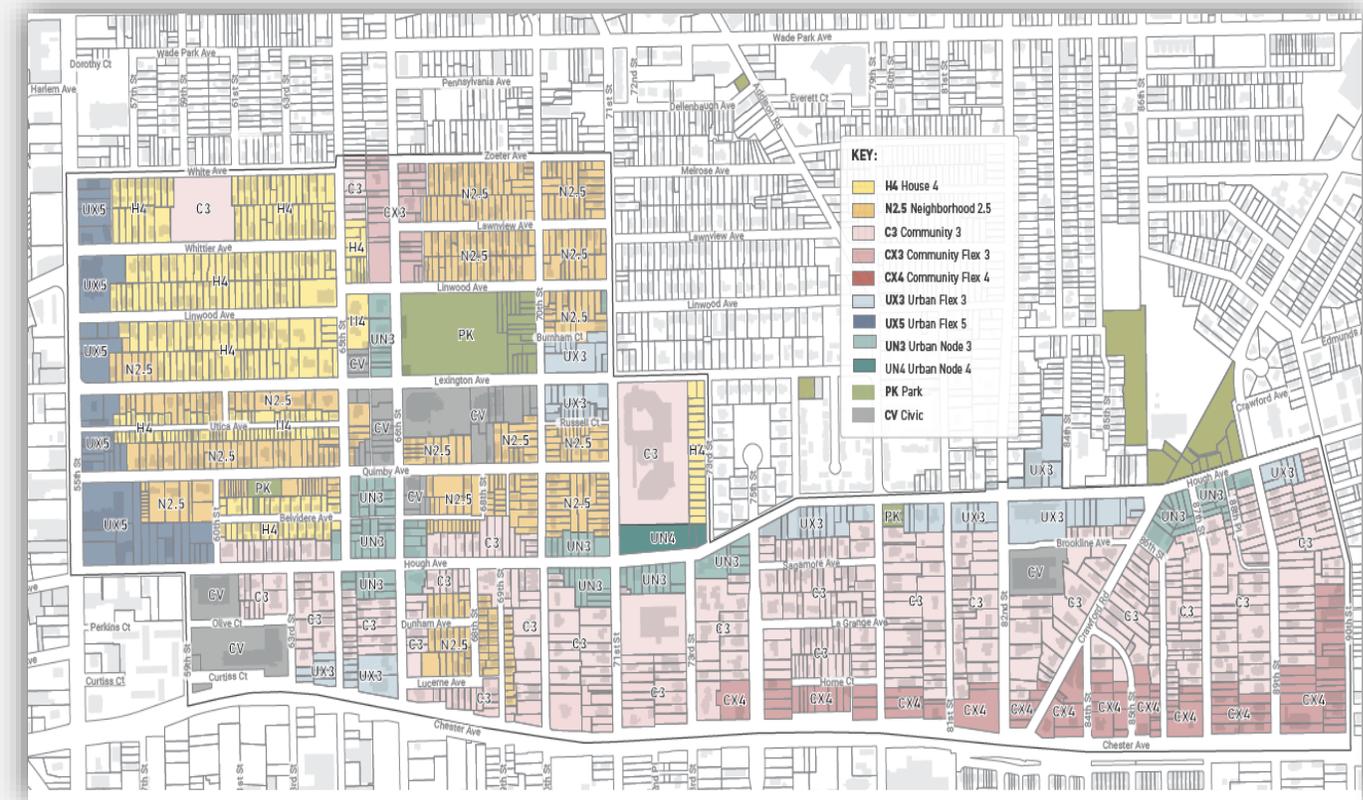
How does this work with other initiatives?

- **15 Minute City Framework**
 - **Complete & Green Streets**
 - **Tree Commission**
 - **TOD**
 - **Affordable Housing & Repair**
 - **Health, Equity & Sustainability**
-

Ord. TBD: To supplement the Codified Ordinances of Cleveland, Ohio, 1976, by enacting new Title VIIA, Cleveland Neighborhood Form-Based Code, which consists of Chapters 3001 through 3007; and to amend Section 327.01 of the codified ordinances, as enacted by Ordinance No. 546-93, passed June 14, 1993, to reference the new Title VIIA, Cleveland Neighborhood Form-Based Code.



Ord. TBD: To supplement the Codified Ordinances of Cleveland, Ohio, 1976, by enacting new Title VIIA, Cleveland Neighborhood Form-Based Code, which consists of Chapters 3001 through 3007; and to amend Section 327.01 of the codified ordinances, as enacted by Ordinance No. 546-93, passed June 14, 1993, to reference the new Title VIIA, Cleveland Neighborhood Form-Based Code.



Questions, Comments, Concerns?



CITY OF CLEVELAND

Mayor Justin M. Bibb

601 Lakeside Avenue • Cleveland, Ohio, 44114

216.664.2210 | cityplanning@clevelandohio.gov



Zoning Map And Text Amendments

Ordinance No. xxx-2024

March 15, 2024

Public Comments





Bridgeport Place
7201 Kinsman Road, Suite 104
Cleveland, Ohio 44104
216.341.1455 • Fax 216.341.2683
www.bbcdevelopment.org

March 12, 2024

Joyce Huang Director
Cleveland City Planning Commission
601 Lakeside Ave. Room 501
Cleveland, OH 44118

Dear Ms. Huang,

I am writing on behalf of Burten, Bell, Carr Development, Inc. to express our enthusiastic support for the implementation of the Form-Based Code (FBC) in select areas of Cleveland, as outlined by the City Planning Commission's LandCode project.

For over 80 years, Cleveland has relied on a zoning code that served its purpose in an earlier era but does not meet today's needs. The introduction of the Form-Based Code represents a pivotal shift towards a more flexible, responsive, and equitable approach to zoning. By focusing on the form and function of neighborhoods rather than strictly regulating land use, the FBC promotes vibrant, walkable communities while accommodating a diversity of housing options and transportation modes.

We applaud the City Planning Commission for its leadership in spearheading this initiative and commend the diligent efforts of the planning staff and consultants involved in crafting the Pilot Form-Based Code and corresponding zoning maps. The selection of the Opportunity Corridor as one of pilot areas demonstrates a strategic approach to implementation that prioritizes areas in need of revitalization and community engagement.

As a community development organization deeply invested in the well-being of the neighborhoods surrounding the Opportunity Corridor, we are eager to see the positive impact of the Form-Based Code on our city's growth and prosperity. We believe that this innovative approach to zoning will not only attract new residents and businesses but also foster a more inclusive and sustainable urban environment for all Clevelanders.

In conclusion, we offer our full support for the adoption and expansion of the Form-Based Code as a critical tool in realizing Cleveland's vision of a green city on a blue lake, where no neighborhood is left behind. We look forward to collaborating with the City Planning Commission and other stakeholders to ensure the successful implementation of this transformative initiative.

Thank you for your dedication to advancing the future of Cleveland through progressive urban planning practices.

Yours, for a brighter community,

Joy D. Johnson
Executive Director

A Beacon for a Brighter Community



Denise VanLeer
Executive Director

8111 Quincy Avenue ♦ Suite 100 ♦ Cleveland, OH 44104
Phone: 216-361-8400 ♦ Fax: 216-361-8407

March 13, 2024

Lillian Kuri
Chair, City of Cleveland Planning Commission
601 Lakeside Avenue, Suite 501
Cleveland, Ohio 44114

Joyce Pan Huang
Director, City of Cleveland Planning Commission
601 Lakeside Avenue, Suite 501
Cleveland, Ohio 44114

Dear Chairperson Kuri:

Fairfax Renaissance Development Corporation (FRDC) is pleased to support the Form-Based Code Final Map Approval and Final Text Amendments, to be presented to the City of Cleveland Planning Commission on March 15, 2024.

Form-Based Code will promote resident-focused neighborhoods that are accessible and encourage more small businesses to locate within our city. The Fairfax neighborhood is a historic neighborhood that once had thriving residential and retail sectors. That long sought development is once again beginning to occur. The current 92-year-old Euclidean zoning code will hinder this blossoming growth, not encourage it. Form-Based Code preserves neighborhood character as the community grows and legalizes existing non-conforming residential uses, allowing residents or property owners to refinance or insure their homes.

In developing the Form-Based Code, City staff engaged residents through a variety of creative methods including community meetings and charettes. Through this community-focused process, Fairfax residents shaped the future of the New Economy/Innovation Square District to align with the current neighborhood character. As Fairfax grows and evolves, more things will become more available to residents including transit-oriented developments and increased home-based businesses because of the flexibility of the Form-Based Code.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Denise VanLeer
Executive Director



MIDTOWN
CLEVELAND
incorporated

City of Cleveland
Planning Commission
601 Lakeside Avenue, Room 501
Cleveland, OH 44114

March 12, 2024

To whom it may concern:

On behalf of MidTown Cleveland, Inc., I am pleased to submit this letter of support and agreement regarding Ordinance xxx-2024 [Form Based Code Final Map Approval and Final Text Amendments], to be presented to the Planning Commission on March 15, 2024.

Please feel free to contact me at (216) 391-5080 ext. 110 with any questions.

Sincerely,

Edward J. Peppers
MidTown Cleveland, Inc.
Vice President of Economic Development
5000 Euclid Avenue, #100
Cleveland, OH 44103
epeppers@midtowncleveland.org
(216) 391-5080 x110

Cleveland City Planning Commission

Special Presentation: TDM



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 15, 2024

Special Presentation: TDM

Transportation Demand Management Policy Update: Seeking Final Approval

March 15, 2024

Presenter: Matt Moss, Staff Planner



CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

Transportation Demand Management Program Standards

March 15, 2024

CPC to adopt the TDM Program Standards

Agenda

- TDM overview - Program Standards and Factsheets
- TDM tiers, TDM strategy menu
- Process (application and registration)
- Enforcement

Transportation Demand Management

- **Main Definitions**

- **TDM:**

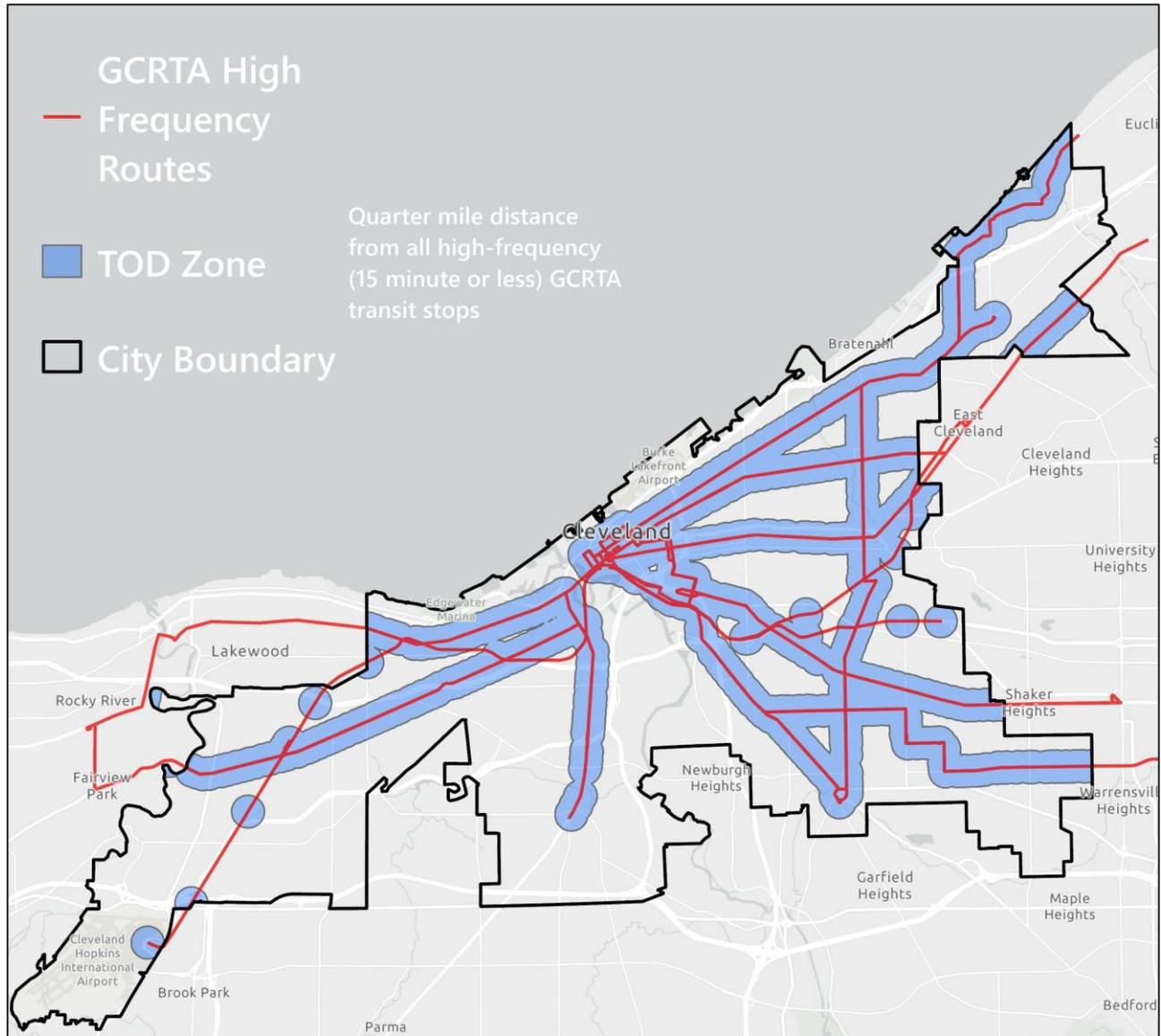
- Design features, incentives, and tools implemented by a Transit Oriented Development Project designed to reduce Vehicle Miles Travelled (VMT) and/or Single Occupancy Vehicle (SOV) trips.

- **TOD Project:**

- Any land use development, including new construction, which changes or expands the use(s) on a parcel of land entirely or partially within the TOD Zone.

- **TOD Zone:**

- The area within $\frac{1}{4}$ mile radius of a High Frequency Transit Station (15-minute headway or better) and that is depicted in the TDM Program Standards. This is estimated as a 5-minute walk.



Transportation Demand Management

- **Parking requirements are out, multi-modal is in**
- All projects within the TOD Zone are no longer required to build a minimum amount of off-street parking.
- New construction projects in Tier 1 or above must develop, submit, and register a TDM plan
 - TDM kicks in for changes of use/expansions at Tier 2.
- TDM plans must include menu items totaling enough points, include a detailed site plan, narrative, and supporting documentation (if required).
- TDM plans are reviewed during the normal entitlement process.

Transportation Demand Management

Why TDM?

Parking requirements are a form of exclusionary zoning, exacerbating socioeconomic and racial disparities in mobility

Nearly 1 in 4 households in Cleveland lack access to a personal automobile

1 in 5 Clevelanders are too young to drive

Surface parking pushes land uses farther apart, making it harder to reliably walk, bike, and take transit

Parking requirements make projects more expensive

Surface spaces cost \$5,000 - \$10,000 each; Structured parking upwards of \$30,000/space

Appeals add weeks on to project timelines, small and large

Transportation Demand Management

TDM Will:

Make it easier for smaller, infill projects to obtain permits

Missing middle housing, existing (often historic) mixed-use retail buildings, and small businesses.

Support the city's current and planned investments into multimodal and transit infrastructure

Midway network, forthcoming mobility plan, Vision Zero.

Supports our transit partner, GCRTA (new railcars, Bus Rapid Transit plans)

Facilitate more walkable, transit-oriented communities

Making it easier for more needs and amenities to be located within a 15-minute walk, bike ride, or transit trip.

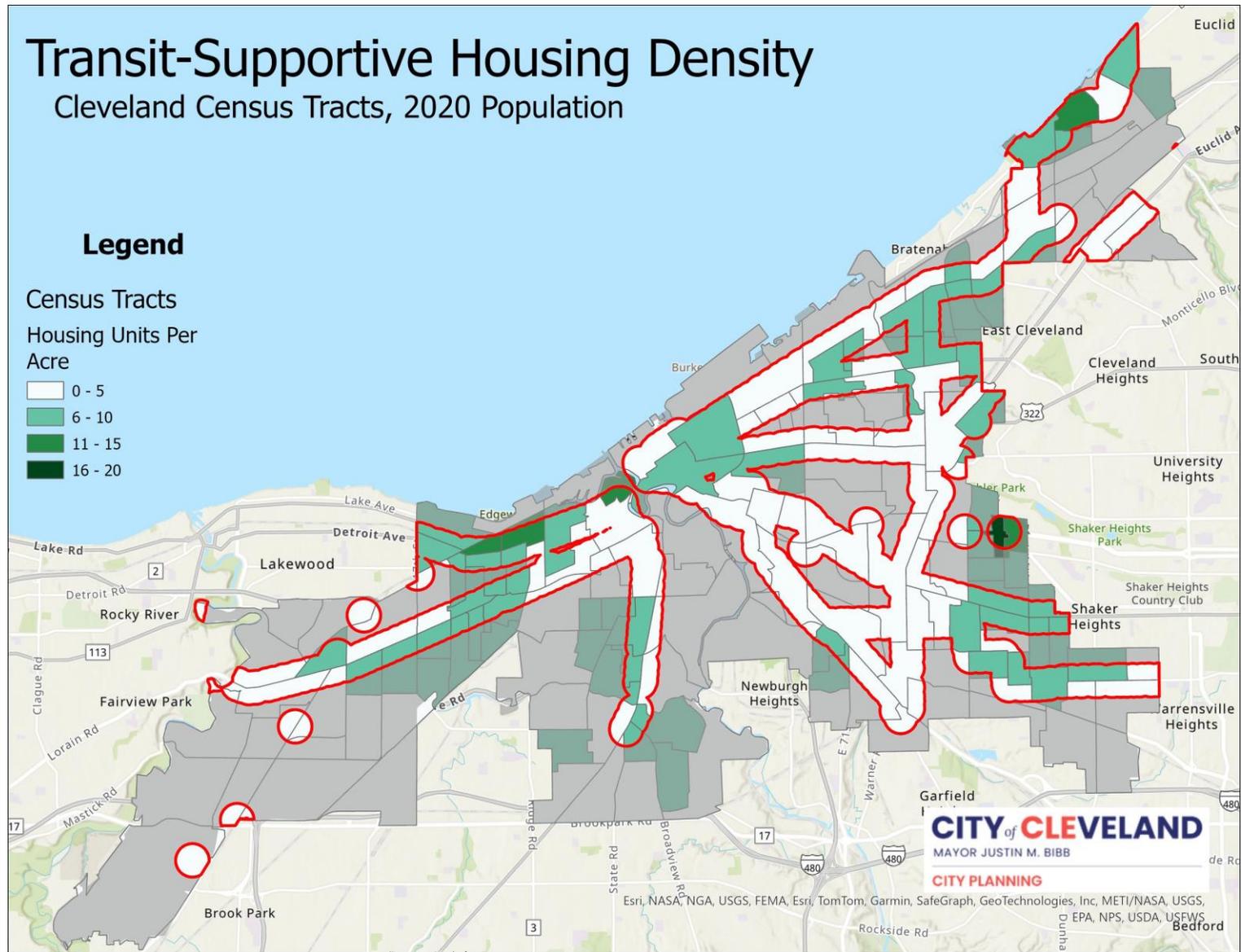
Transit-Supportive Housing Density

Cleveland Census Tracts, 2020 Population

Legend

Census Tracts
Housing Units Per
Acre

- 0 - 5
- 6 - 10
- 11 - 15
- 16 - 20



TDM Tiers

TDM Tiers	Applicability		Project Characteristics			TDM Points required
	New Construction	Change of Use/Expansion	Dwelling units	Retail SF	On-site Employees ⁱ	
Tier 1	X		≥10	≥5,000	≥10	10points
Tier 2	X	X	>20	>10,000	>20	15points
Tier 3	X	X	>30	>15,000	>30	20 points
Tier 4	X	X	>40	>20,000	>40	30 points
Tier 5	Gross square footage >50,000 sq. ft.					60 points

The project's tier is determined by any project attribute crossing that tier's threshold.

TDM Strategy Menu

Also called the “TDM Menu”

The TDM Menu is broken out into 10 categories of strategies:

- Transit
- Information
- Active Transportation (offers bundling for bonus points)
- Parking
- Car Share
- Commute/HOV
- Housing
- Family
- Delivery
- Building Features

TDM Strategy Menu

STRATEGY	STRATEGY SUMMARY	STRATEGY DESCRIPTION	TDM POINTS EARNED
TRANSIT-A	Subsidize transit passes at 100%	Transit passes shall be offered to residential tenants and employees at a 100% subsidy in partnership with RTA.	20
TRANSIT-B	Subsidize transit passes at 75%	Transit passes shall be offered to residential tenants and employees at a 75% subsidy in partnership with RTA.	15
TRANSIT-C	Subsidize transit passes at 50%	Transit passes shall be offered to residential tenants and employees at a 50% subsidy in partnership with RTA.	10
TRANSIT-D	Subsidize transit passes 25%	Transit passes shall be offered to tenants and employees at a 25% subsidy in partnership with RTA.	5
TRANSIT-E	Transit stop investments	Requires transit stop amenity improvements at a transit stop within ¼ mile radius of the development project, approximately a 10-minute walk. Investment must be above and	10

ACTIVE-C*	Bicycle parking	The project should include bicycle parking for residents, visitors, and employees alike. Bicycle parking requirements will be specific to the project and bicycle parking types.	5
ACTIVE-D*	Long-term bicycle facilities	Non-residential uses that implement long-term bicycle parking and are greater than or equal to 25,000 sq. ft. in gross floor area shall provide long-term bicycle facilities that support infrastructure and user amenities for active transportation modes such as, but not limited to, parking, shower, and storage facilities.	5
ACTIVE-E	Host shared mobility hub	The property owner shall host a shared mobility hub on site. Multiple hubs are permitted per site, where appropriate. Each hub is worth 1 TDM point.	1

TDM Plan and Design Review Process

STEP 1

Applicant submits proposal for new construction to Building and Housing.



STEP 2

Building and Housing determines whether project is approved or needs to go to City Planning or Landmarks.



STEP 3

If City Planning or Landmarks review is required, the application is assigned to a planner, who confirms TDM applicability.



STEP 4

Unless already included in the permit application, City Planning staff advise applicant of the need for a TDM plan, and work with applicant to develop one.



STEP 5

City staff reviews TDM plan for approval or revision.



STEP 6

Project proceeds through design review and other city reviews as applicable.

STEP 7

Project is reviewed by local design review committee. If changes impact the TDM Plan, City Planning staff will review any changes.



STEP 8

Once approved in design review, construction may begin.



STEP 9

Applicant registers TDM plan through Licenses and Assessments, and City Planning staff confirm approval. Registration is then issued.



STEP 10

If the site passes inspection, applicant submits their TDM Plan Application and Registration fee to the Division of Assessments and Licenses in Building and Housing, and the Certificate of Occupancy is issued.

How to Submit a TDM Plan

BUILDING PERMIT APPLICATION

TDM STRATEGY MENU

TDM PLAN SOLO APPLICATION

APPLICATION INSTRUCTIONS

How to Submit

You can submit your TDM plan for review in several ways. In order of preference by City staff:

1. As a part of your building permit application (and/or design review submittal). TDM plans can be submitted along with the requirements for a building permit and design review application.
2. Online, via the online application form ([add link](#)).
3. In person at City Hall, Room 501 (the City Planning Commission office). Please complete this paper form and provide it along with the necessary attachments.
4. Via email. You may complete this form by hand or electronically and email it along with the necessary attachments to cityplanning@clevelandohio.gov with the subject line: TDM Application - [Address].

[Click here for more detailed instructions.](#)

TDM Tiers	Applicability		Project Characteristics			TDM Points required
	New Construction	Change of Use/Expansion	Dwelling units	Retail SF	On-site Employees ¹	
Tier 1	X		≥10	≥5,000	≥10	10 points
Tier 2	X	X	>20	>10,000	>20	15 points
Tier 3	X	X	>30	>15,000	>30	20 points
Tier 4	X	X	>40	>20,000	>40	30 points
Tier 5	Gross square footage >50,000 sq. ft.					60 points

The project's tier is determined by any project attribute crossing that tier's threshold.

¹ "On-site employees" is a total count of all employees physically present at the proposed project location at least 3 days a week.

Enforcement

- **TDM plans must be registered with Licenses and Assessments**
- TDM plans must be registered with the Division of Assessments and Licenses at the end of or immediately after construction (through accel).
 - Registration will cost \$150, and is required annually for the first 3 years, then every 3 years assuming good standing (compliance with TDM plan).
 - The same TDM plan provided during permit review can be used for registration.



CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission
Questions

March 15, 2024

Special Presentation: TDM

Transportation Demand Management Policy Update: Seeking Final Approval

March 15, 2024

Public Comment

Dear Cleveland Planning Commission,

I'd like to express my concerns about the Transportation Demand Management (TDM) Policy Update: Seeking Final Approval, Presenter: Matt Moss, Staff Planner, listed on your agenda for tomorrow.

The TDM Standards are described in this document attached. They allow developers to waive parking minimums by providing alternatives that, alarmingly, don't necessarily improve transit. While the options described in the TDM Standards are comprehensive, they call upon several already overburdened City Departments and Staff: City Planning, Building and Housing, PETBot, Division of Licenses and Assessments, etc. I wonders how any of these options will get implemented and enforced when currently, the City can't even hold landlords and developers accountable for what's already mandated by law or by their own promises: including following the tree preservation ordinance, building maintenance, sidewalk ordinance, providing required green screening and landscaping (piazza) etc.

Living in a neighborhood where I've experienced both an over demand for parking and the City's inability to enforce codes (see photo of no green screening for Uptown's parking garage), I have grave concerns that this legislation promises too much and the burden of developments not having to provide parking, will get placed upon the existing residents and businesses. If you decide to go ahead with this legislation, I'd encourage you to create a penalty or clawback in cases where landlord/developers are not following through with the terms of their TOD/TDM agreements.

Thank you for your consideration,

Laura Cyrocki

Cleveland City Planning Commission

Conditional Use Permit: Pedestrian Retail Overlay District



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 15, 2024

Conditional Use Permit: Pedestrian Retail Overlay District

For PPN# 008-10-005

Address: 3121 West 25th Street

Per Section 343.23(e)(2)

B. Driveways across a public sidewalk

C. Building with an interior side yard more than four (4) feet in width

E. Residential use within forty (40) feet of pedestrian retail space

Presenter: Xavier Bay, Staff Planner

March 15, 2024

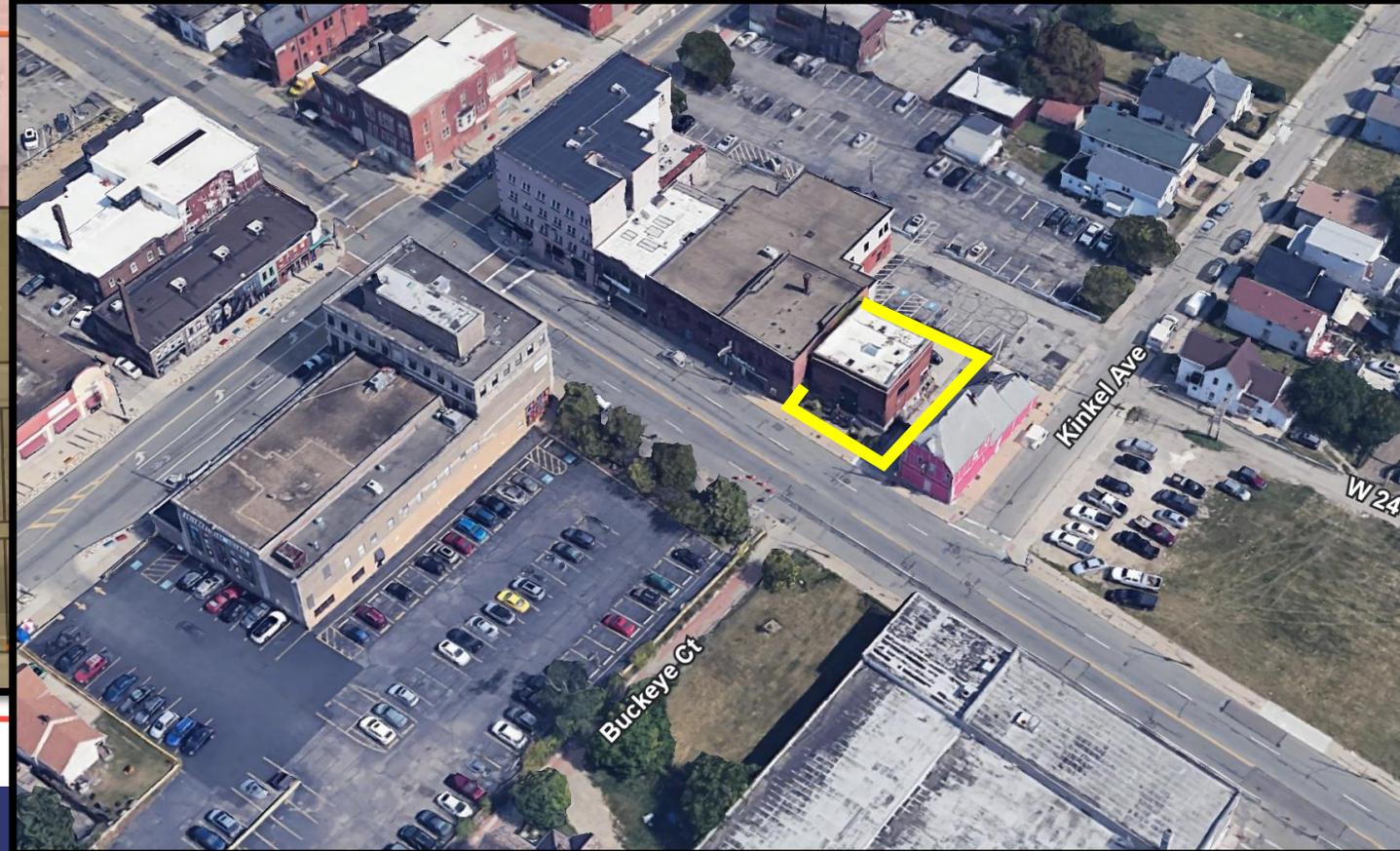
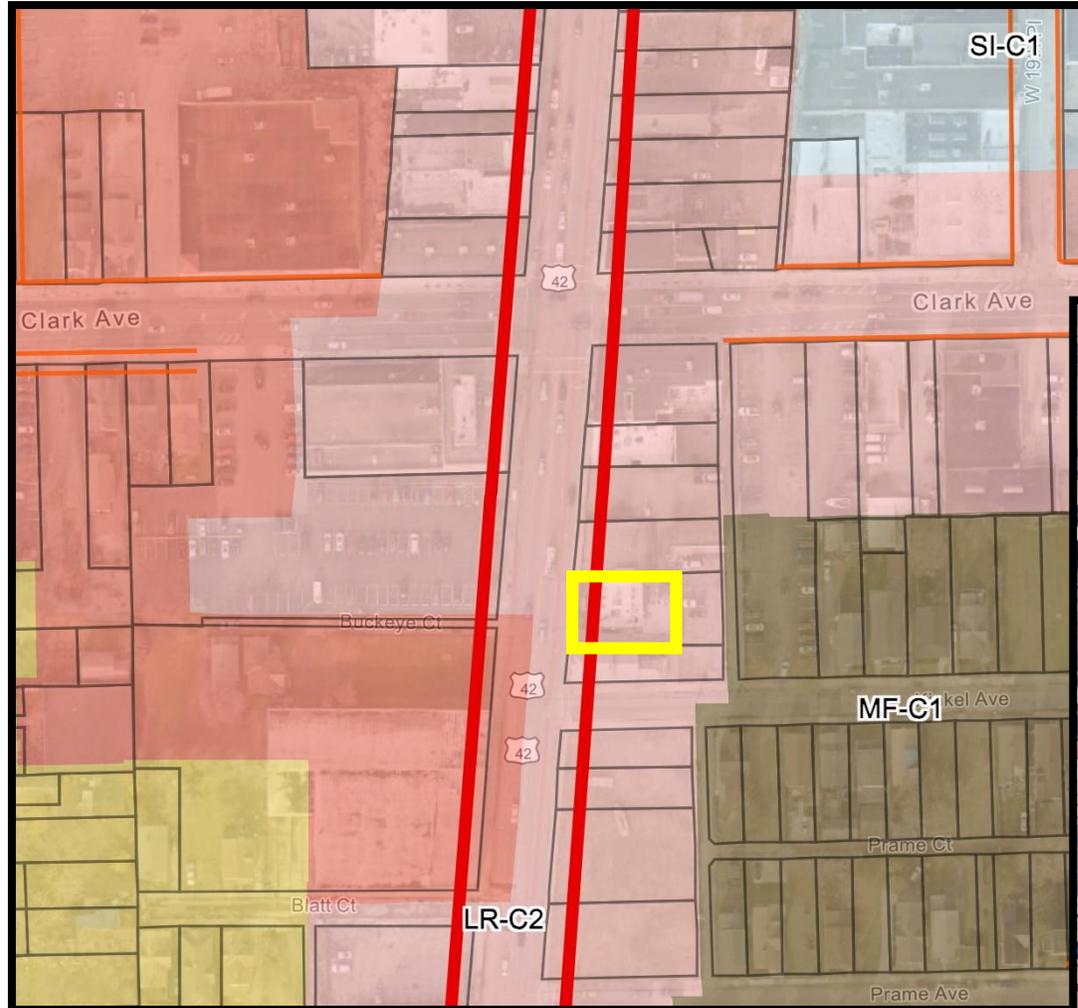
3121 West 25th Street
City Planning Commission Hearing
March 15, 2024



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Current Zoning & Location

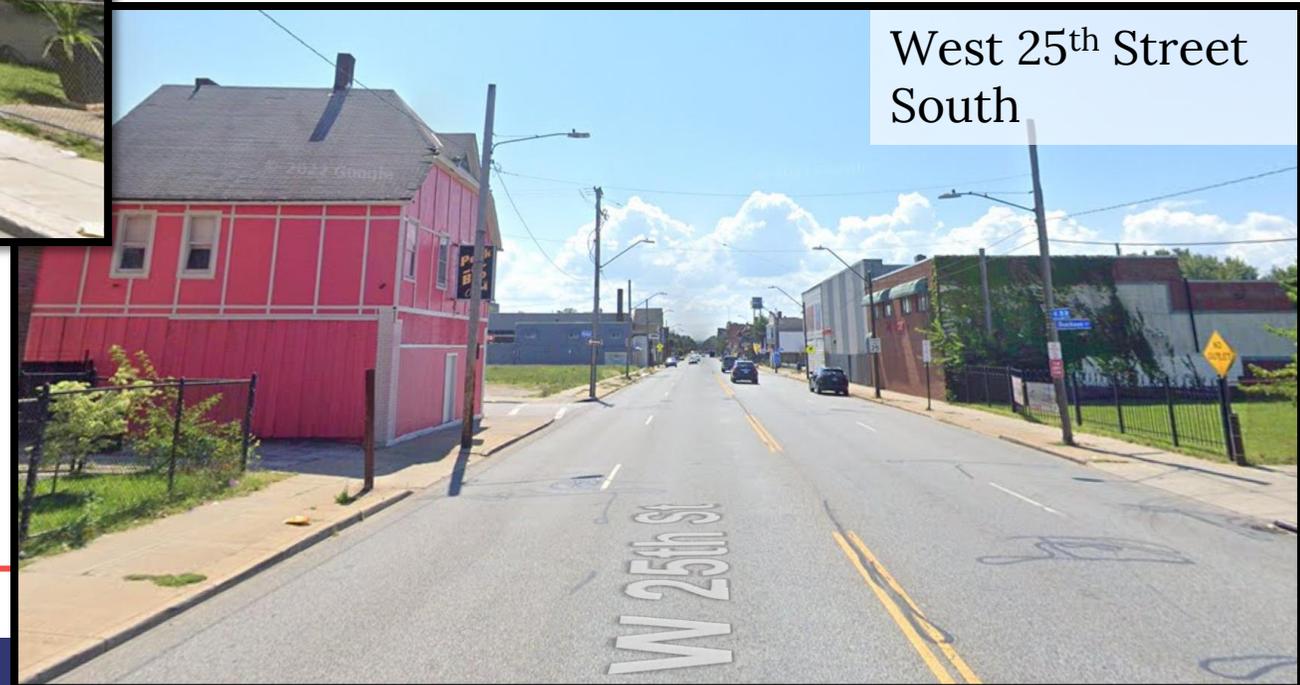


Pedestrian Retail Overlay (PRO) Conditional Use

West 25th Street
North



West 25th Street
South



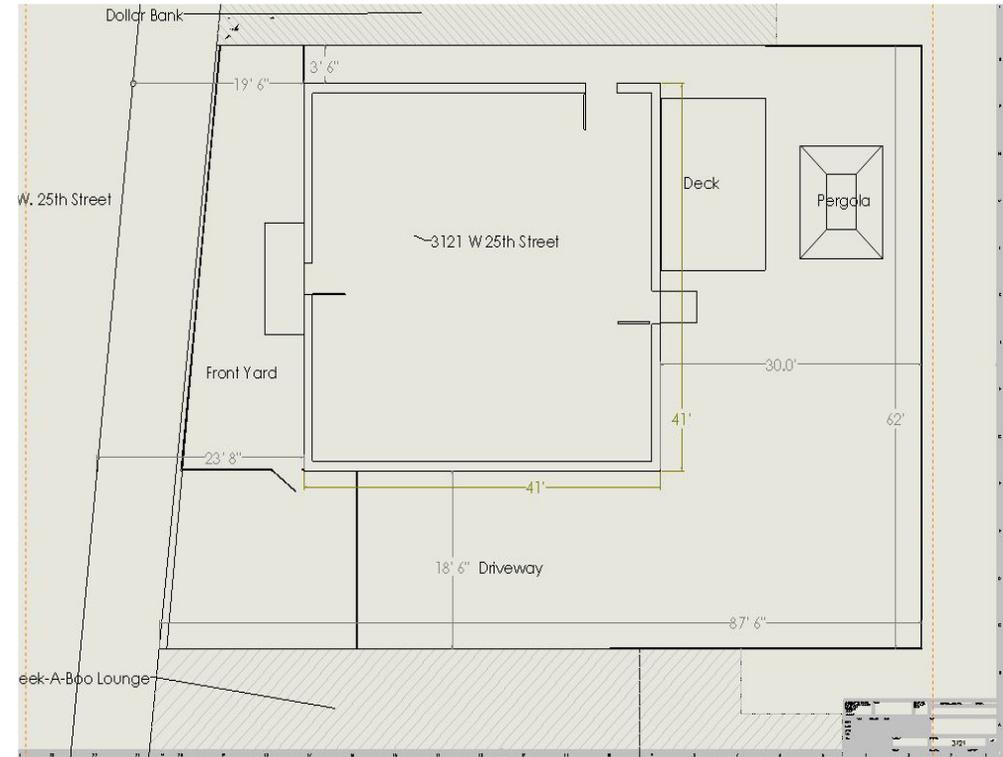
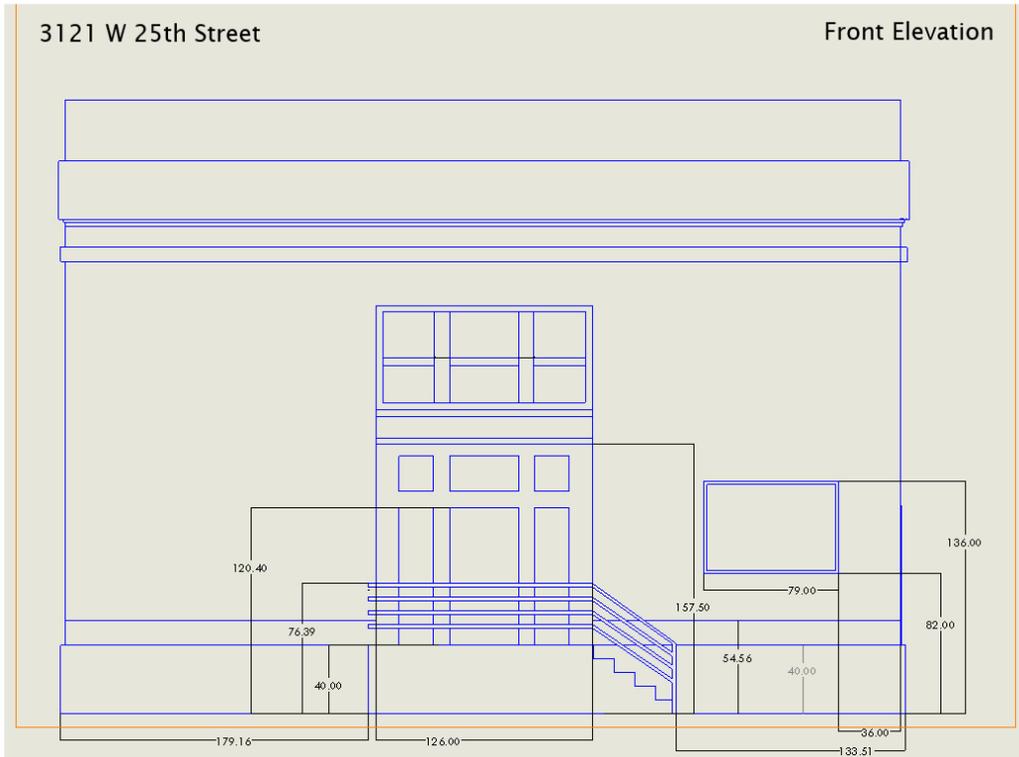
Proposal

To improve and adaptively reuse vacant structure as single family residential home.



Proposal

To improve and adaptively reuse vacant structure as single family residential home.



Conditional Use Criteria for Residential Use



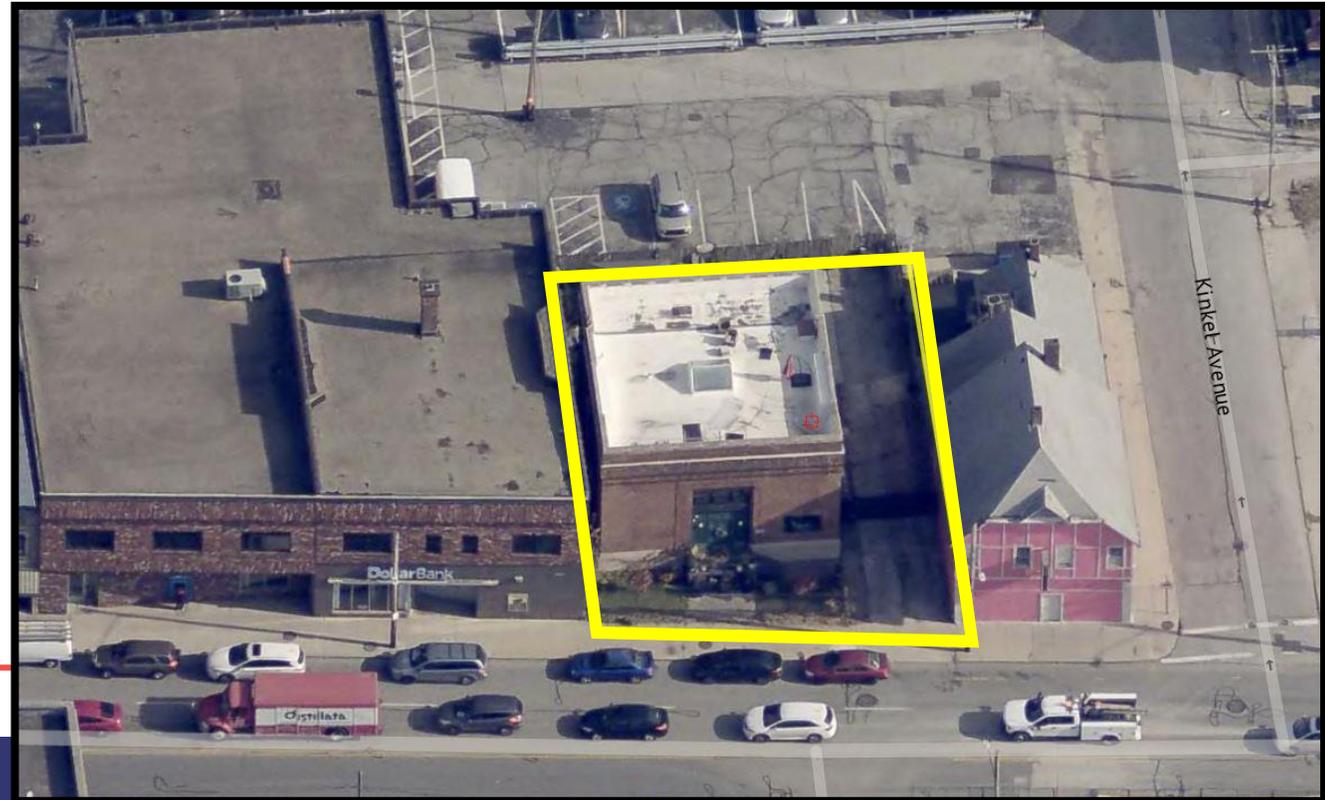
C. Residential, Institutional, and Non-Retail Office Uses - one (1) or more of the following apply:

- The subject building space was designed specifically for the type of use proposed (Non-retail office space, residential amenity spaces)
- Denial of the application for conditional use would result in long term vacancy of subject property, as demonstrated by applicant
- The proposed use is needed in the immediate area & suitable alternative locations are unavailable **[§343.23(e)(2)(C)]**

Pedestrian Retail Overlay Conditional Uses & Criteria (343.23 (e) (2)(E)

E. A Building with an interior side yard more than (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage:

- The subject building will be occupied by residential units which require the greater side yard area to allow for desirable levels of light and air



Pedestrian Retail Overlay Conditional Uses

[§343.23(e)(2)(B,C,E)] Conditional Uses

B.) Driveway Across Public Sidewalk

C.) Residential, Institutional, and Non-Retail Office Uses

E.) A Building with an Interior Side Yard More Than Four (4) Feet in Width

[§343.23(f)(2)(B,C,E)] Criteria to meet

- The size, shape or layout of the subject property does not permit placement of the parking, loading or driveway in a more suitable location.
- It has been demonstrated by the applicant that placement of the parking, loading or driveway in an allowed location would jeopardize the continued occupancy of the subject property by uses suited to the PRO District.
- The subject building space was designed specifically for the type of use proposed (Non-retail office space, residential amenity spaces)
- Denial of the application for conditional use would result in long term vacancy of subject property, as demonstrated by applicant
- The proposed use is needed in the immediate area & suitable alternative locations are unavailable
- In the case of an interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage, the subject building will be occupied by residential units which require the greater side yard area to allow for desirable levels of light and air.



Bank

Peek-a-Boo Club













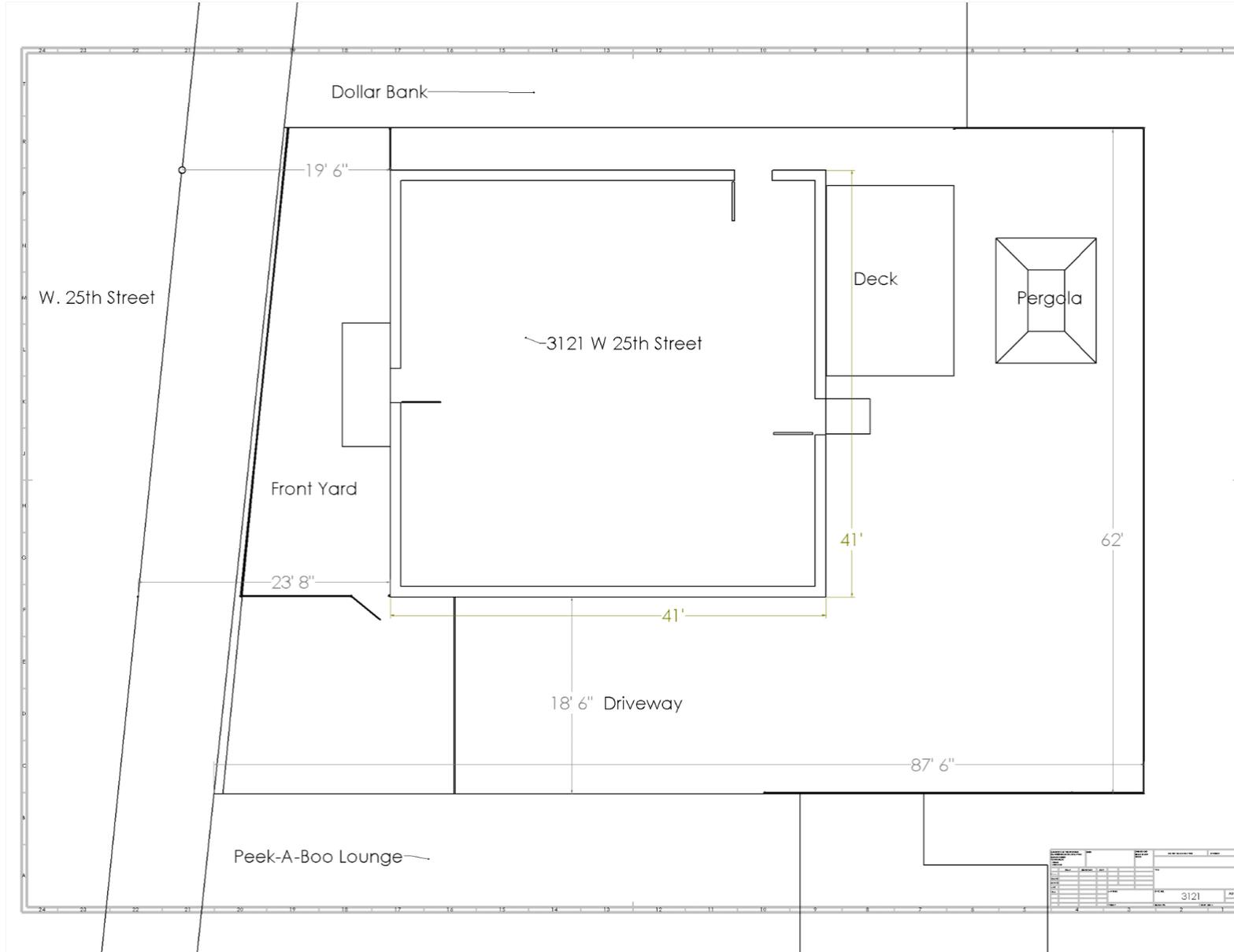
W 25TH ST US-42

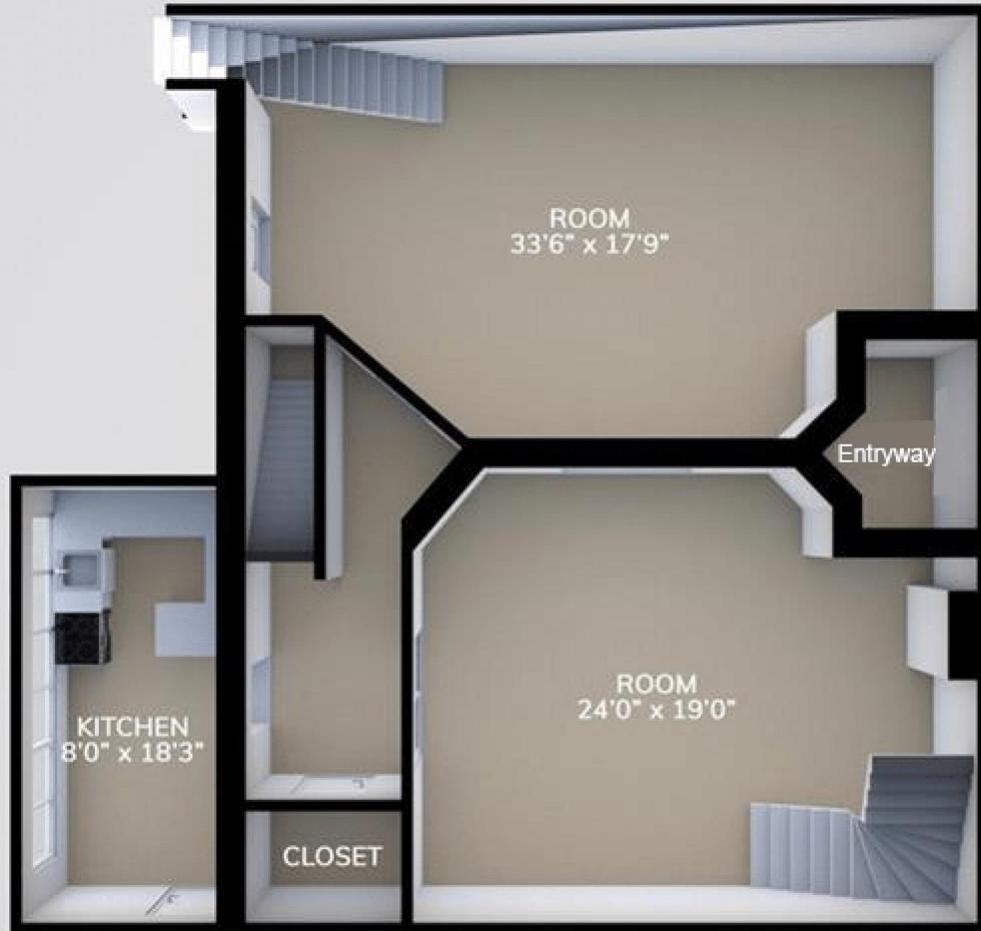
00810005

00810106

00810006







3121 W 25th

Ground Floor



3121 W 25th

Second Floor



Cleveland City Planning Commission

Lot Consolidations/Splits



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 15, 2024

Lot Consolidations/Splits

For PPN# 007-08-021

March 15, 2024

Address: 2108 West 32nd Street

Presenter: Michael Horton, Horton Harper Architects



Site Vicinity Map

Scale: NTS 

2108 W. 32nd Street - Lot Split Proposal

Cleveland, Ohio
2.21.2024



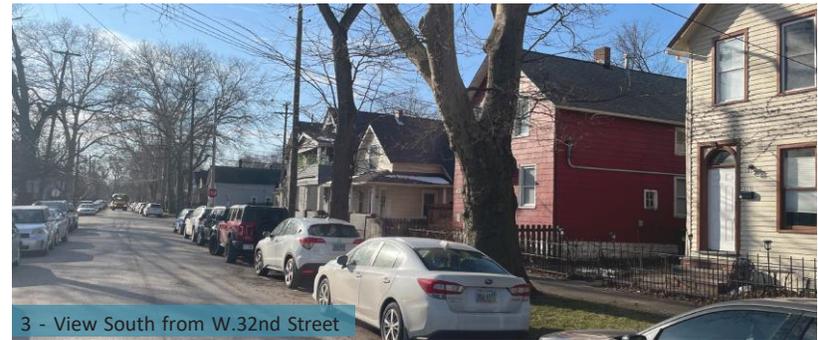
Site Aerial
Scale: NTS



1 - View North from W.32nd Street



2 - View West from W.32nd Street



3 - View South from W.32nd Street

Neighborhood Context

2108 W. 32nd Street - Lot Split Proposal
Cleveland, Ohio
2.21.2024



Site Aerial

Scale: NTS 



4 - View North from W.33rd Place



5 - View East from W.33rd Place

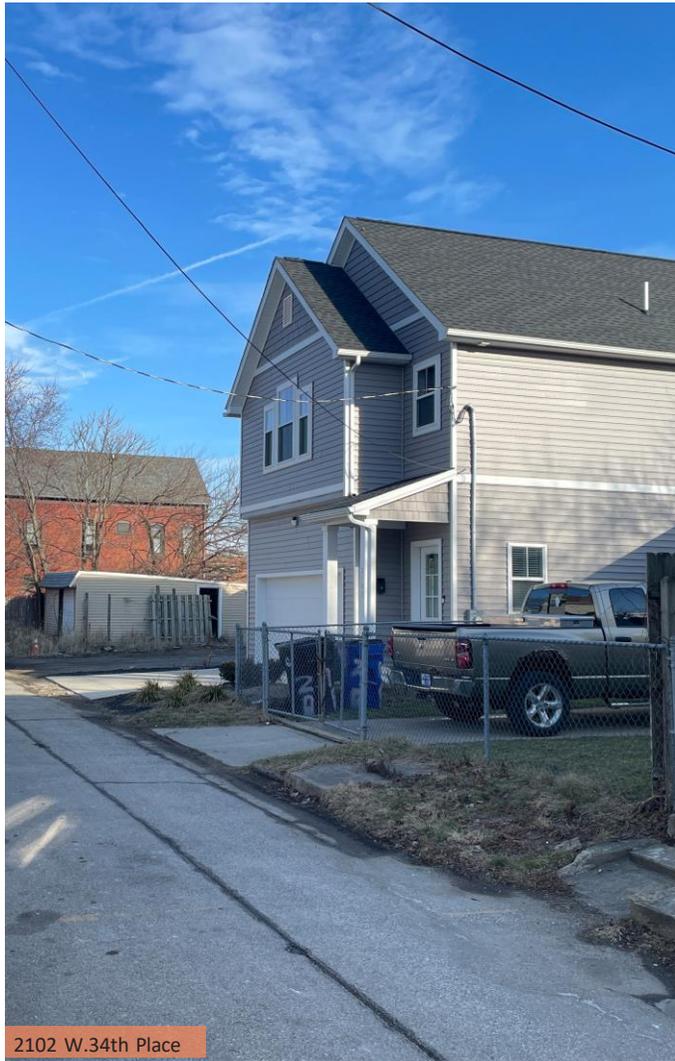


6 - View South from W.33rd Place

Neighborhood Context

2108 W. 32nd Street - Lot Split Proposal

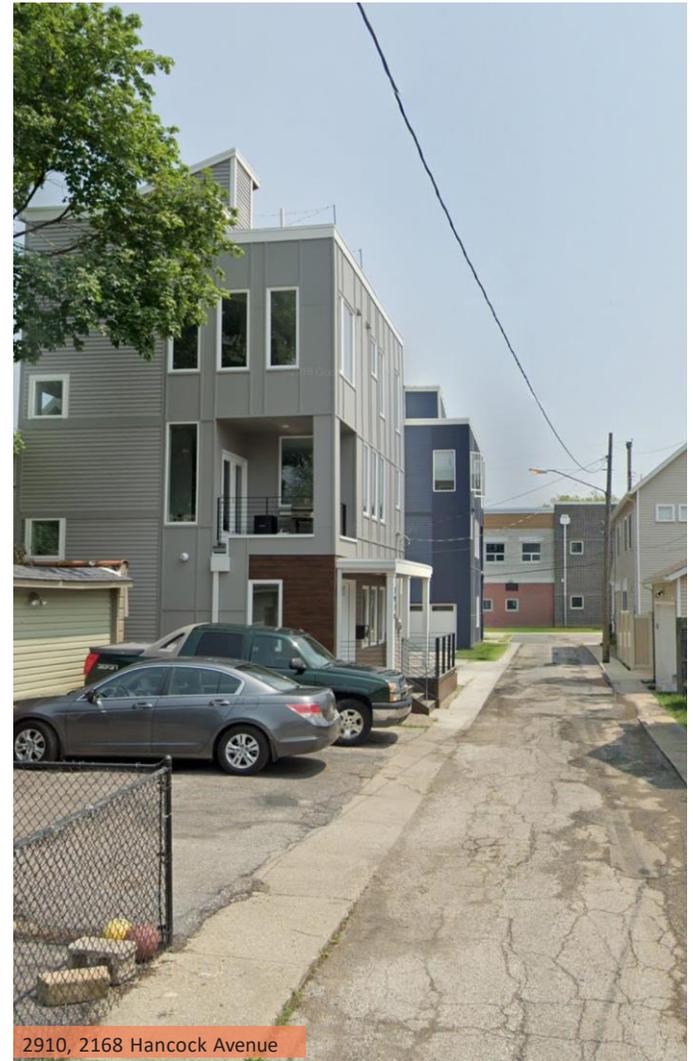
Cleveland, Ohio
2.21.2024



2102 W.34th Place



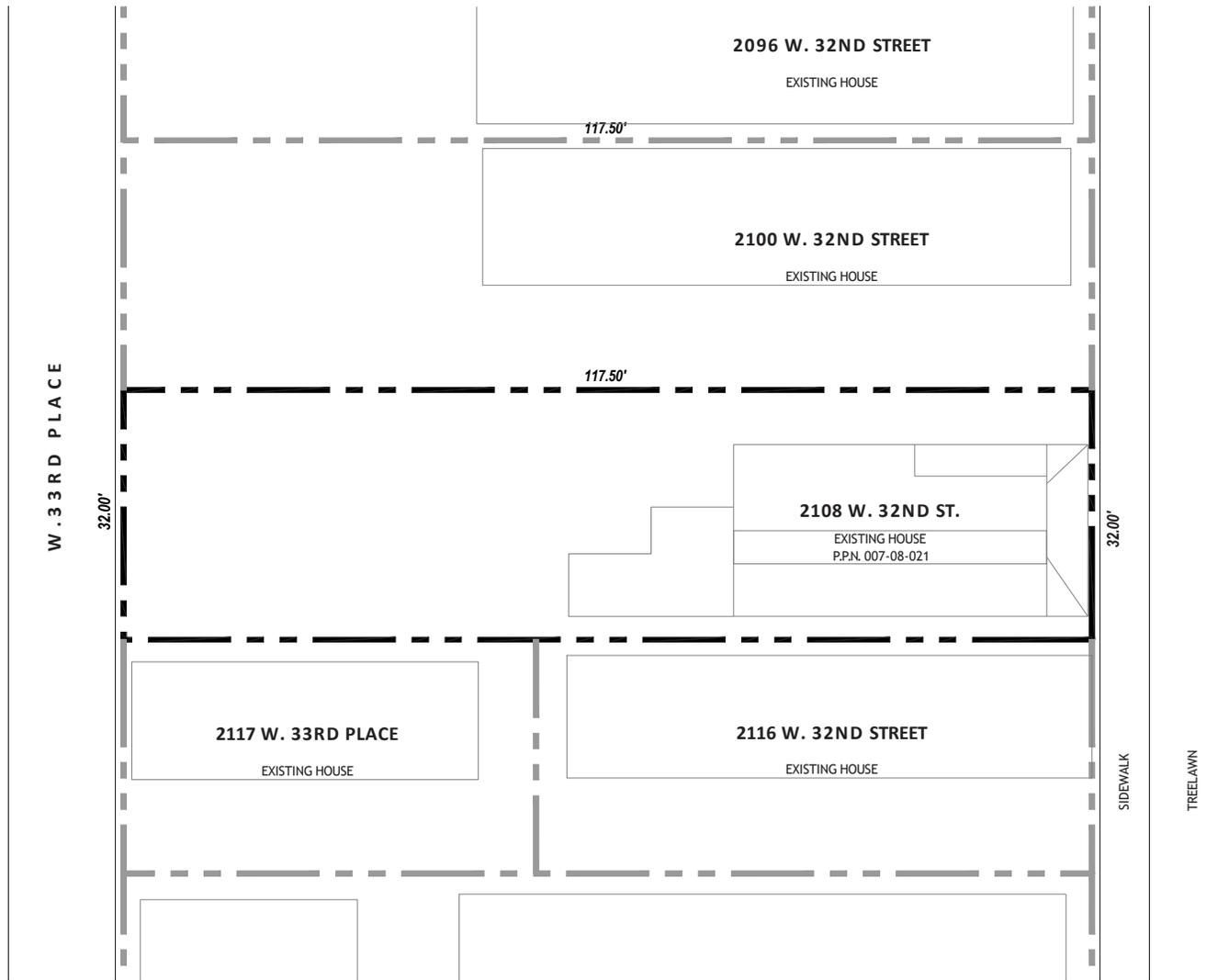
2059, 2061, 2069 W.34th Place



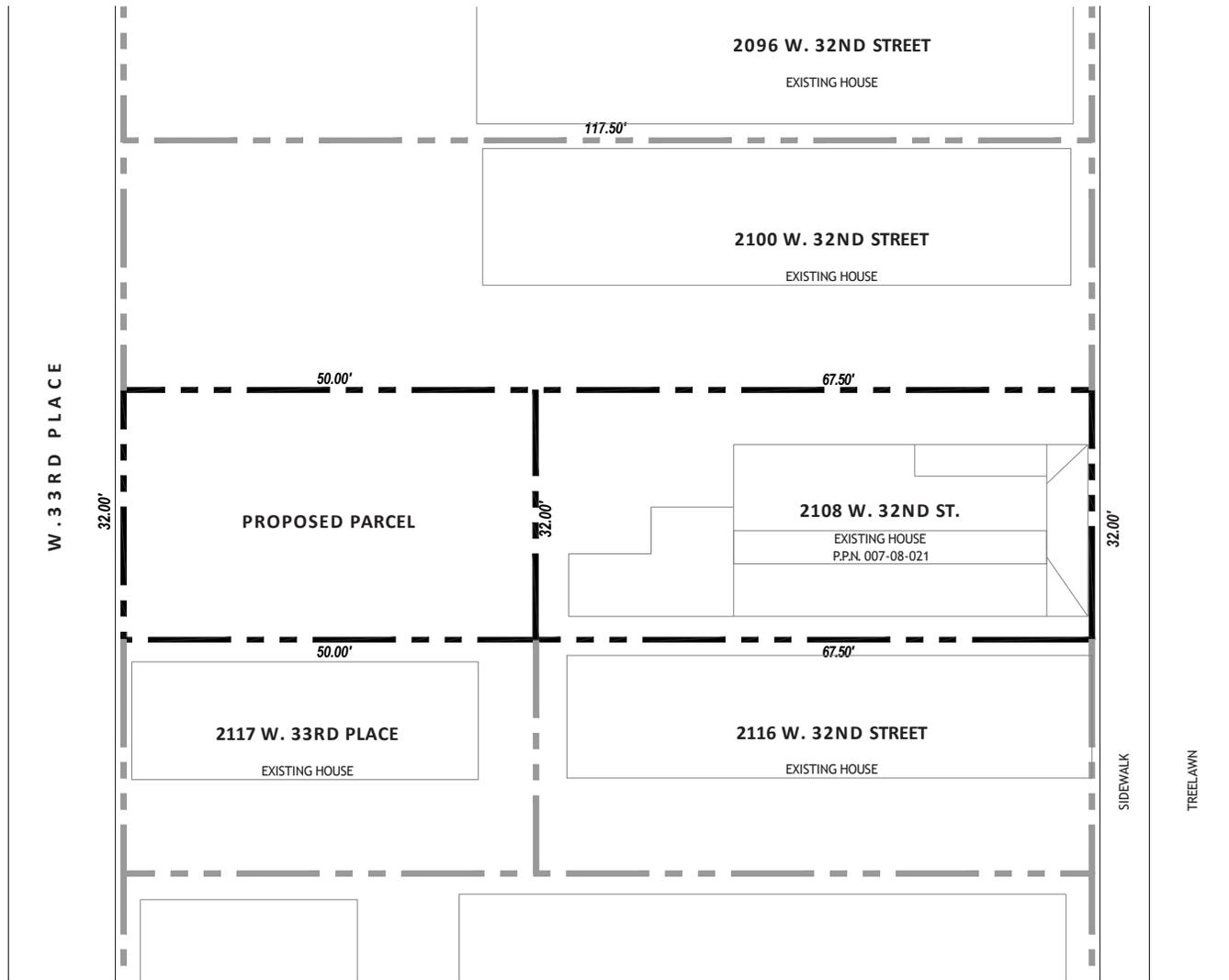
2910, 2168 Hancock Avenue

Neighborhood Precedent

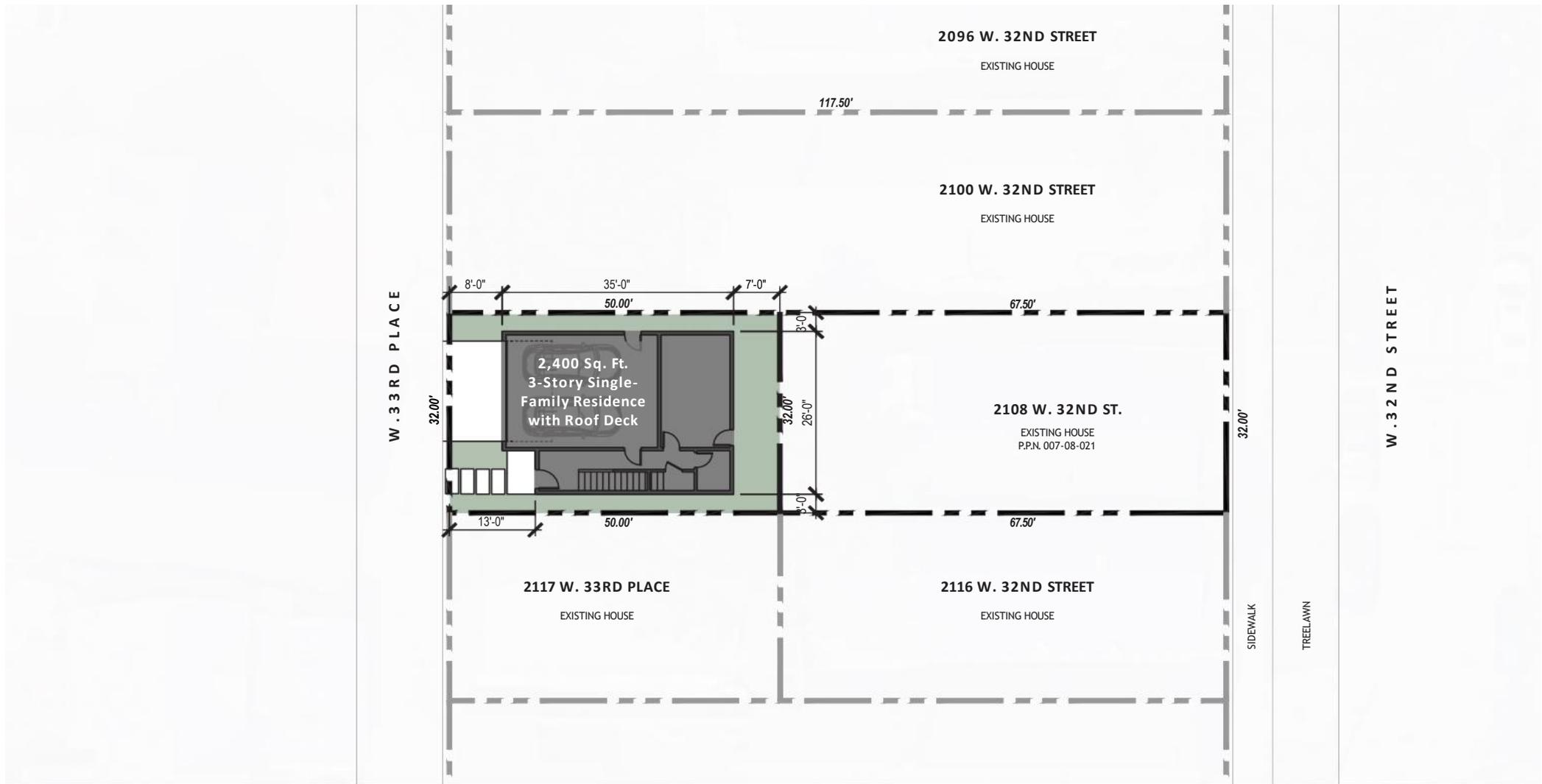
2108 W. 32nd Street - Lot Split Proposal
Cleveland, Ohio
2.21.2024



Existing Parcel Plan
Scale: 1/16" = 1'-0" 



Proposed Parcel Plan
 Scale: 1/16" = 1'-0" 



Proposed Parcel Plan with Floor Plan

Scale: 1/16" = 1'-0" 

2108 W. 32nd Street - Lot Split Proposal

Cleveland, Ohio
2.21.2024

Cleveland City Planning Commission

Downtown | Flats Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 15, 2024

DF2024-002 – Flats East Bank Old River Road Redevelopment: Seeking Schematic Design Approval

Project Addresses: 1198, 1204, & 1220 Old River Road

Project Representative: William Lewis, Bowen+

March 15, 2024

Note: the Planning Commission granted this item Conceptual Approval with Conditions on January 19, 2024. Incorporating the DRAC's comments.

Bowen⁺

DATE: February 29, 2024
TO: City of Cleveland Planning
FROM: William Lewis
RE: Flats East Bank Old River Road Redevelopment

Project Summary:

This Old River Road redevelopment project consists of a new indoor/outdoor riverfront dining and family entertainment venue encompassing lots 1198, 1204, and 1220 along the west side of Old River Road. The southernmost building located at 1220 Old River Road, is an existing three-story Italianate structure originally constructed in 1870 and is listed as a contributing structure within the Old River Road Historic District. The structure will be preserved and renovated to incorporate multi-level dining and elevated outdoor patio. The middle building on lot 1204 is a non-historic warehouse structure constructed in the latter half of the 20th century which will be removed in its entirety to provide for an outdoor dining garden extending from the street to the river's edge. The structure of the existing building on lot 1198 will be maintained and reskinned with contemporary elements evoking the forms and materials of the surrounding architecture. This new building will house a multi-level fine dining restaurant with elevated outdoor patio. Additional patio seating will be provided along the sidewalk adjacent to Old River Road. New hardscape, landscape, and seating elements will be provided and maintained by the Owner. The project will employ approximately 100 workers during peak operating hours comprised of restaurant managers, bartenders, barbacks, servers, cooks, hostesses, and security across the venue. Parking for the public will be available on-street and throughout the various surrounding lots. Valet service will be provided for the new fine dining restaurant. The current project schedule has the venue opening in phases. The main garden patio along with the first-floor restaurant in the south building will be the first venue to open. The shell of the North building which houses the restrooms for the patio will also need to be complete at initial opening. Fit out of the fine dining restaurant and third floor bar in the South building will be completed at a later date. Demolition is scheduled to begin this summer with construction to follow immediately upon plan approval.



Downtown/Flats Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: City Hall Room 514, 601 Lakeside Avenue

Case Number: DF 2024-002

Meeting Date: 03/7/2024

Project Name: Flats East Bank Old River Road Redevelopment

Project Address: 1198, 1204, 1220 Old River Road

Contact Person: William Lewis

Architect/Contractor: Richard L Bowen+ Associates, Inc.

General Description: Commercial rehabilitation & New construction

Motion by Design Review Committee:

Approved with Conditions

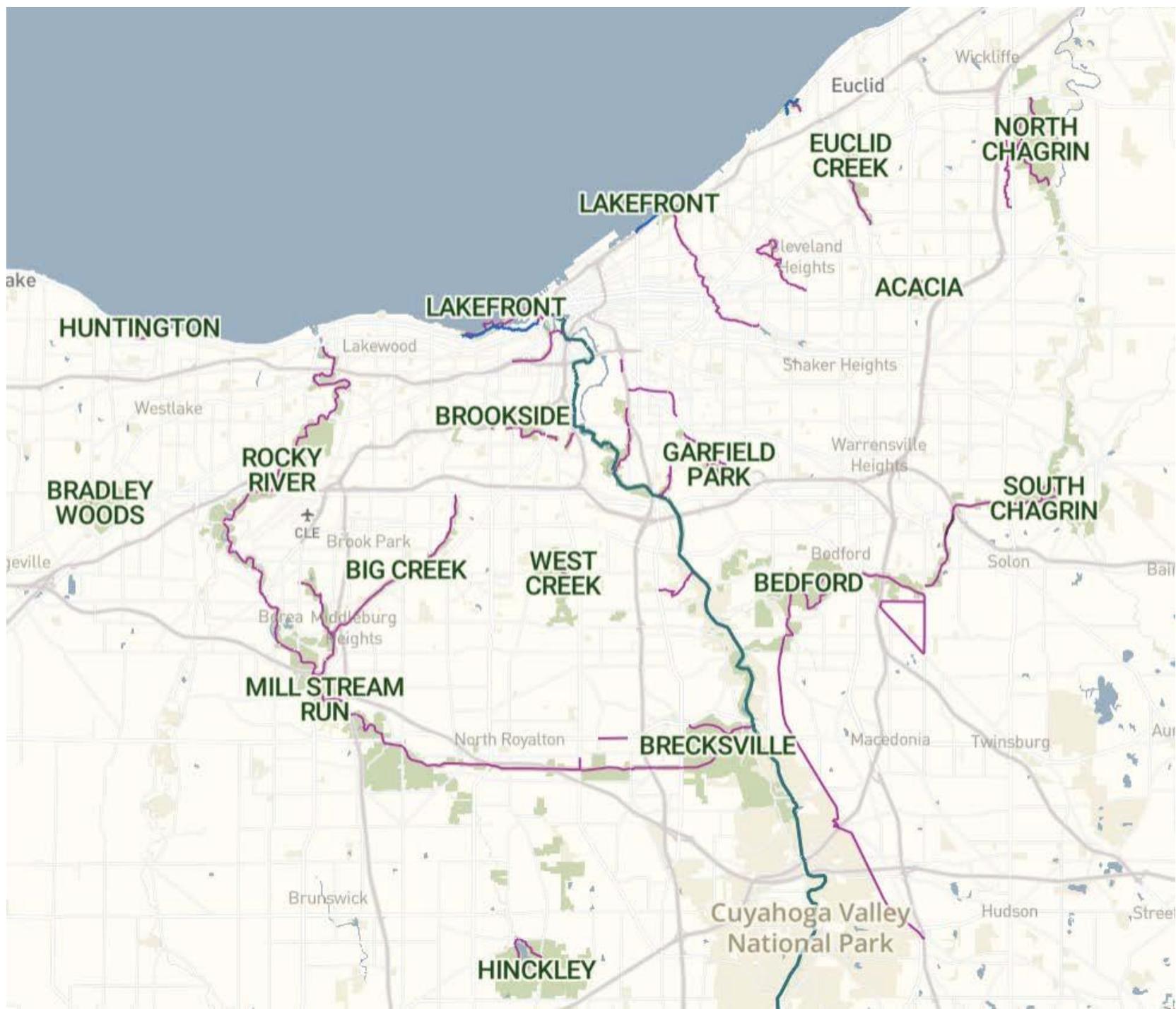
Approve: Yablonsky, Bialosky, Bogart, Brown, Pesarchick, Schwartzberg, Soltis

Disapprove:

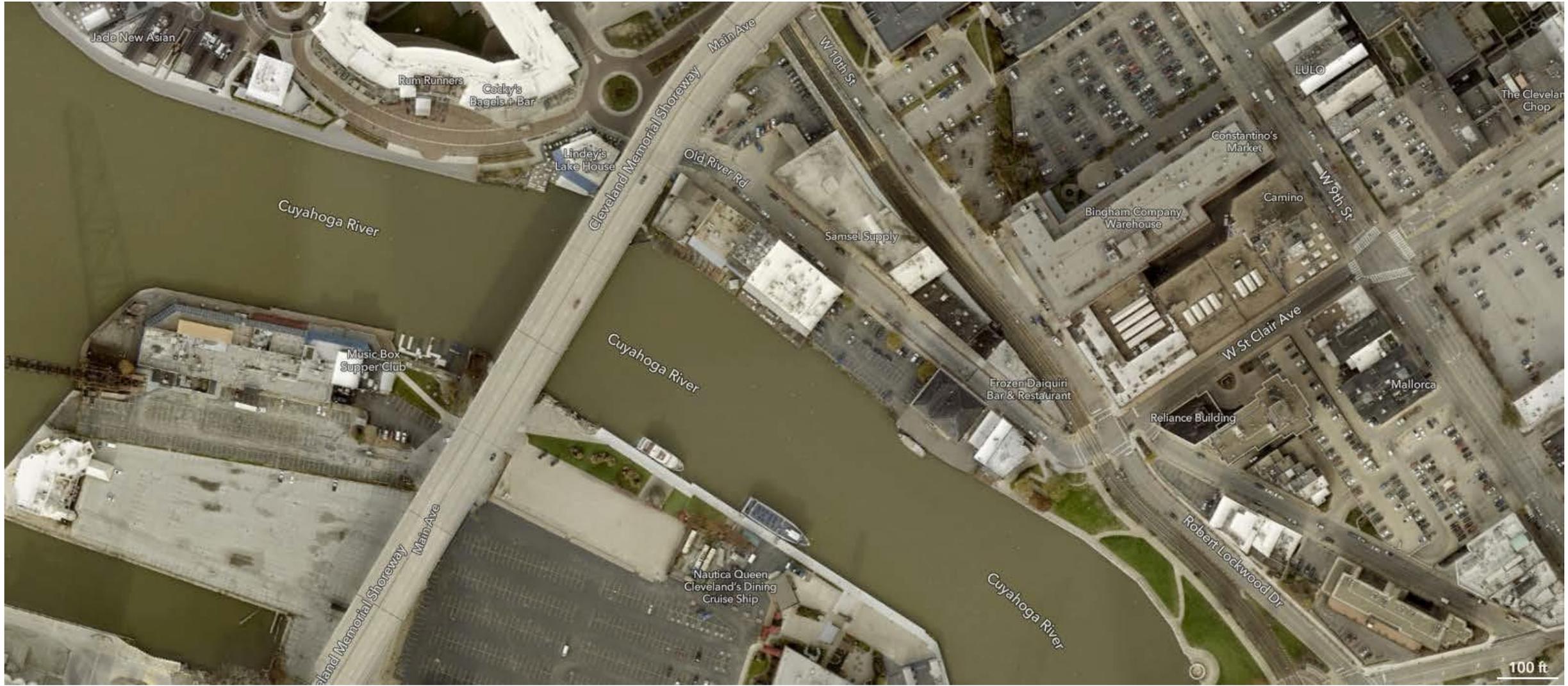
Abstain:

Non-Voting Members:

-
- Schematic approval of project excluding streetscape & landscape in order to develop more clearly defined lighting, wider pedestrian passage, and streetscape/landscape plan.
 - In lieu of requiring a public access easement parallel to the Dock Line of the Cuyahoga River on and across the subject property, property owner shall provide a letter of commitment to & support for the development of publicly accessible riverfront boardwalk within the Cuyahoga River west of the established Dock Line along the frontage of the subject properties.
 - At the applicant's discretion, access points to the future riverfront boardwalk from the subject property may be sought and is highly encouraged.







Jade New Asian

Rum Runners

Cocky's Bagels & Bar

Lindley's Lake House

Cuyahoga River

Cleveland Memorial Shoreway
Main Ave

Old River Rd

W 10th St

Samsel Supply

Bingham Company Warehouse

Constantino's Market

LULO

The Cleveland Chop

Camino

W 9th St

Music Box Supper Club

Cuyahoga River

Frozen Daiquiri Bar & Restaurant

W St Clair Ave

Mallorca

Reliance Building

Nautica Queen
Cleveland's Dining
Cruise Ship

Robert Lockwood Dr

Cuyahoga River

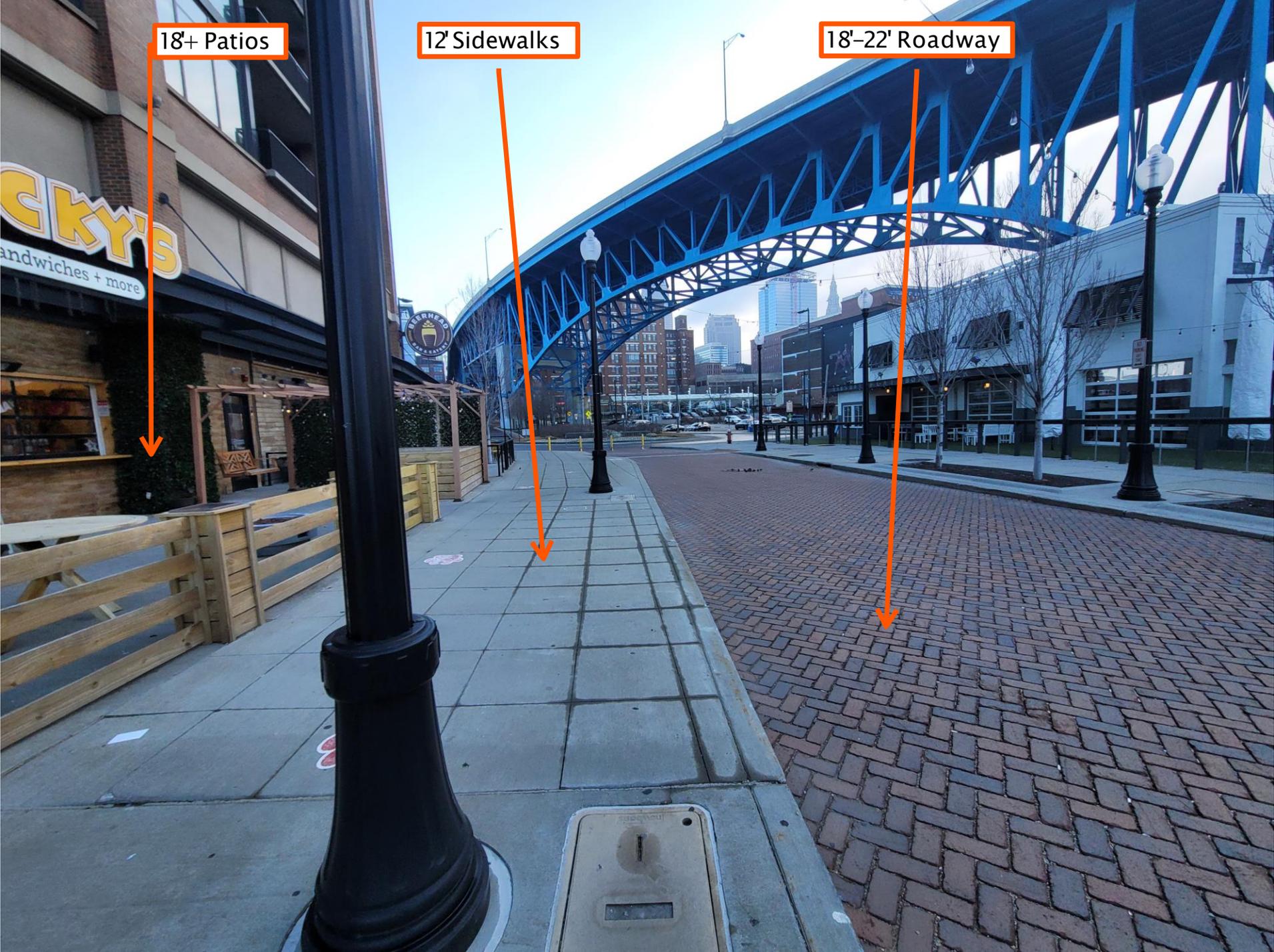
100 ft



18+ Patios

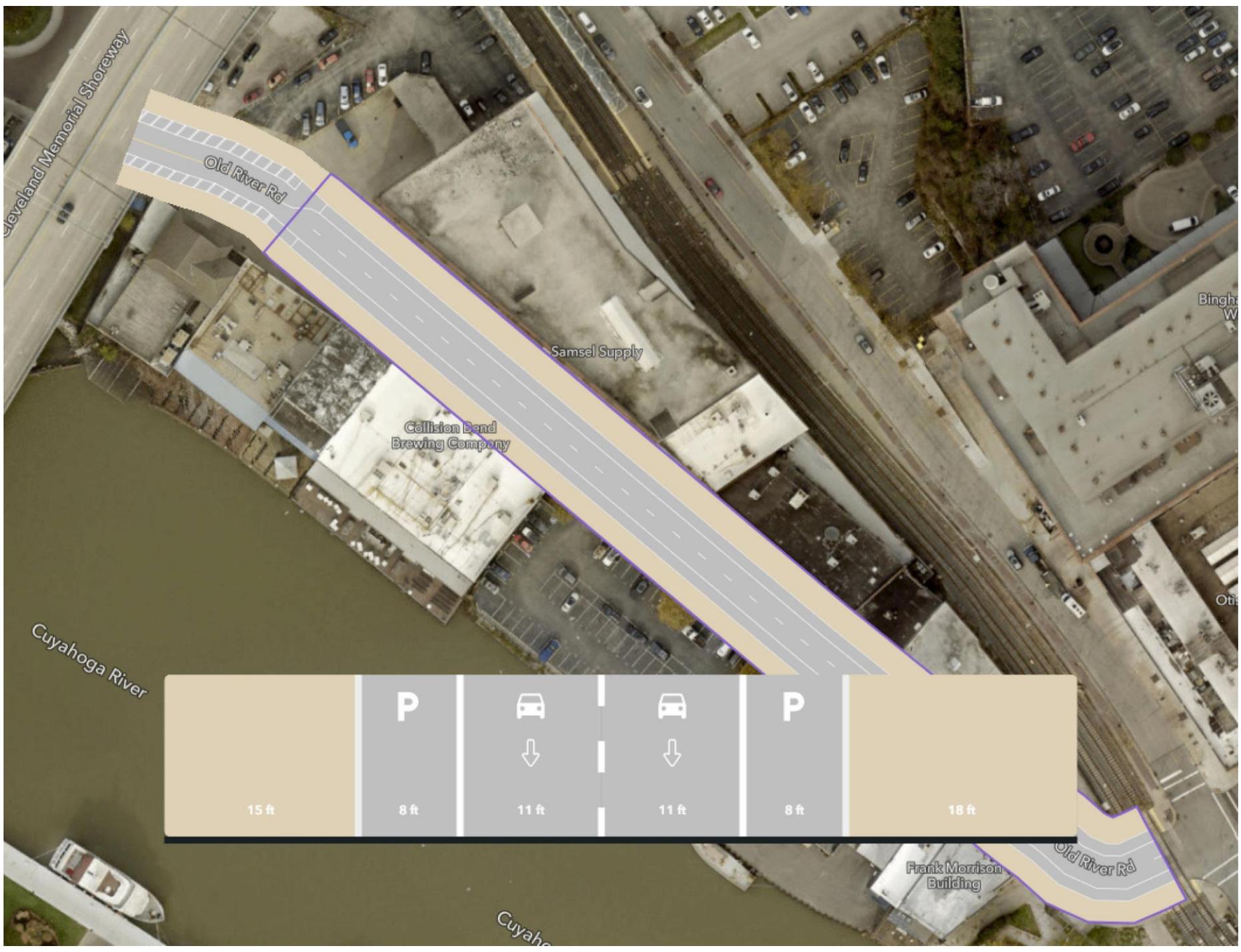
12' Sidewalks

18'-22' Roadway









Cleveland Memorial Shoreway

Old River Rd

Samsel Supply

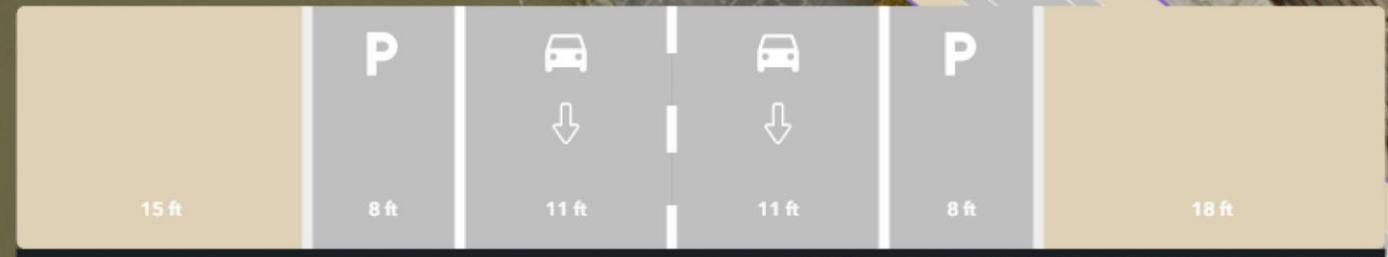
Collision Bend
Brewing Company

Cuyahoga River

Frank Morrison
Building

Old River Rd

Cuyahoga







Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 15, 2024

DF2024-006 – Proposed Partial Demolition of a 2 ½-Story Industrial Building; Proposed Demolition of a 1-Story Industrial Building; Proposed Partial Demolition of a 3-Story Commercial Building; and Proposed Removal of Wood Decking behind all three buildings: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

March 15, 2024

Project Addresses: 1198, 1204, and 1220 Old River Road

Project Representative: William Lewis, Bowen+

Ward 3- Councilmember McCormack

SPA: Downtown

Bowen⁺

DATE: February 29, 2024
TO: City of Cleveland Planning
FROM: William Lewis
RE: Flats East Bank Old River Road Redevelopment - Demolition

Project Summary:

Scope consists of selective demolition of the existing buildings on lots 1198, 1204, and 1220 along the west side of Old River Road to accommodate the Old River Road redevelopment project. The wood framed rear wall of the southernmost building on lot 1220, reconstructed after a fire, will be removed to accommodate the new design. The balance of the structure will be preserved and renovated to incorporate multi-level dining and elevated outdoor patio.

The middle building on lot 1204 will be demolished in its entirety, including concrete floor slab and footings, to accommodate an outdoor dining garden extending from the street to the river's edge. The existing structure is in poor condition and not able to be re-purposed in the proposed design.

The non-loadbearing masonry walls and second story wood framed structure of the northernmost building on lot 1198 will be demolished. The walls have been cut into and patched multiple times over the life of the structure and are in generally poor condition. The wood framed second story apartment is not the best use for the property and not able to be salvaged for re-use in the proposed design. The ground level poured concrete structural frame and foundations are in good condition and are currently planned to remain and be re-skinned for a new 2-story restaurant. The wood decking on the existing patios behind all three buildings is in poor condition and will be removed, with the steel framing and foundations remaining in place to support the new patio design.



SITE PLAN



03.11.24



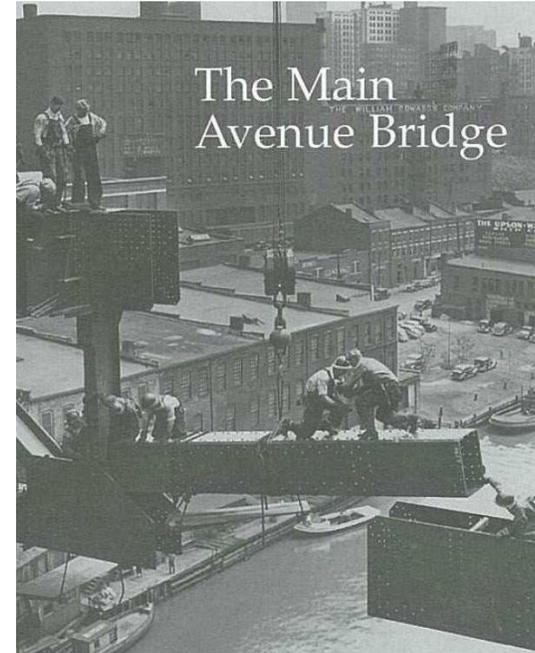
DEMO PLAN



03.11.24



VIEW FROM RIVER C. 1903
THE HAUSHEER AND SONS BUILDING



VIEW FROM RIVER C. 1939 - THE HAUSHEER AND SONS BUILDING



VIEW FROM RIVER C. 1920
THE HAUSHEER AND SONS BUILDING

HISTORIC PHOTOS



VIEW FROM RIVER C. 1060S - THE HAUSHEER AND SONS BUILDING

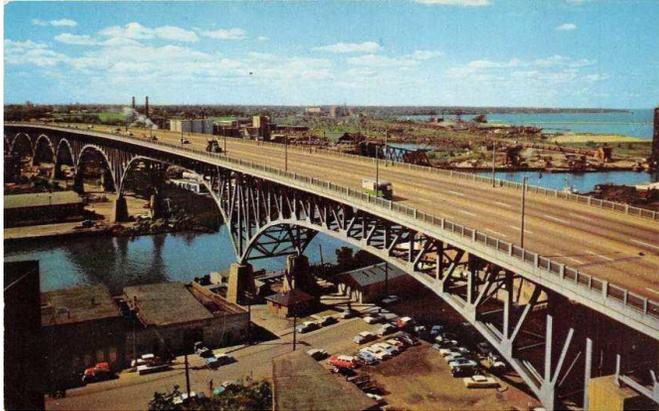


VIEW FROM RIVER C. 1060S - THE HAUSHEER AND SONS BUILDING

HISTORIC PHOTOS



VIEW FROM BRIDGE C. 1939



VIEW FROM BRIDGE C. 1962



VIEW FROM BRIDGE C. 1940

HISTORIC PHOTOS



EAST FACADE - ENLARGED



EAST FACADE - TO BE REMOVED IN ENTIRETY



NORTH FACADE - TO BE REMOVED IN ENTIRETY



WEST FACADE - TO BE REMOVED IN ENTIRETY



SECOND FLOOR WOOD FRAMED APARTMENT - TO BE REMOVED IN ENTIRETY



SECOND FLOOR WOOD FRAMED APARTMENT - TO BE REMOVED IN ENTIRETY



NON-LOADBEARING WALLS - TO BE REMOVED IN ENTIRETY CONCRETE STRUCTURE - TO REMAIN

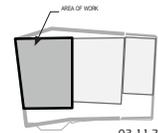


NON-LOADBEARING WALLS - TO BE REMOVED IN ENTIRETY CONCRETE STRUCTURE - TO REMAIN



NON-LOADBEARING WALLS - TO BE REMOVED IN ENTIRETY CONCRETE STRUCTURE - TO REMAIN

BUILDING A - NORTH



03.11.24



EAST FACADE - TO BE REMOVED IN ENTIRETY



EAST FACADE - TO BE REMOVED IN ENTIRETY WEST FACADE - TO BE REMOVED IN ENTIRETY

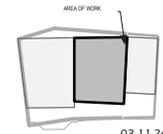


INTERIORELEMENTS AND STRUCTURE - TO BE REMOVED IN ENTIRETY



INTERIORELEMENTS AND STRUCTURE - TO BE REMOVED IN ENTIRETY

BUILDING B



03.11.24



HISTORICAL EAST FACADE - TO REMAIN AND BE RESTORED



WEST FACADE - NEW CONSTRUCTION - TO BE REMOVED IN ENTIRETY



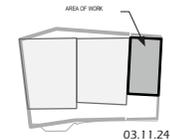
NORTH FACADE - TO REMAIN AND BE RESTORED



WEST FACADE INTERIOR - NEW CONSTRUCTION TO BE REMOVED IN ENTIRETY. ALL HISTORICAL ELEMENTS: STRUCTURE, DECK, CEILINGS AND FLOORS TO REMAIN.



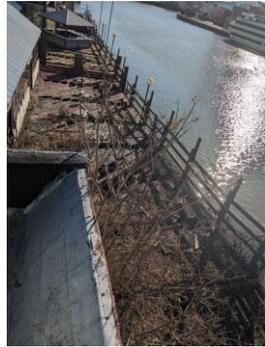
BUILDING C - HISTORIC



03.11.24



EXISTING WOOD DECKING TO BE REMOVED. STEEL BEAMS AND FOOTINGS TO REMAIN.



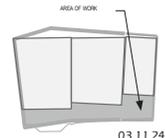
EXISTING WOOD DECKING TO BE REMOVED. STEEL BEAMS AND FOOTINGS TO REMAIN.



EXISTING WOOD DECKING TO BE REMOVED. STEEL BEAMS AND FOOTINGS TO REMAIN.



DECK



03.11.24



PROPOSED RE-USE

03.11.24



Downtown/Flats Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: City Hall Room 514, 601 Lakeside Avenue

Case Number: DF 2024-006 **Meeting Date:** 03/7/2024

Project Name: Flats East Bank Old River Road Demolition

Project Address: 1198, 1204, 1220 Old River Road

Contact Person: William Lewis

Architect/Contractor: Richard L Bowen+ Associates, Inc.

General Description: Selective demolition of 3 buildings

Motion by Design Review Committee:

Approved with Conditions

Approve: Yablonsky, Bialosky, Bogart, Brown, Pesarchick, Schwartzberg, Soltis

Disapprove:

Abstain:

Non-Voting Members:

-
- selective demo final plans to be submitted and reviewed by staff

 - satisfactory demonstration of financing & timing to be confirmed with City to ensure demo only proceeds if and when larger development project proceeds. Development to take place promptly upon demo.

 - Protected pedestrian access to be maintained throughout demo & construction

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 15, 2024

Cleveland City Planning Commission

Central Southeast Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 15, 2024

CSE2024-007 – RTA Station Renovation: Seeking Schematic Design Approval

March 15, 2024

Project Location: East 79th Street and Hillside Road

Project Representative: Kyle Hulewat, Bowen+



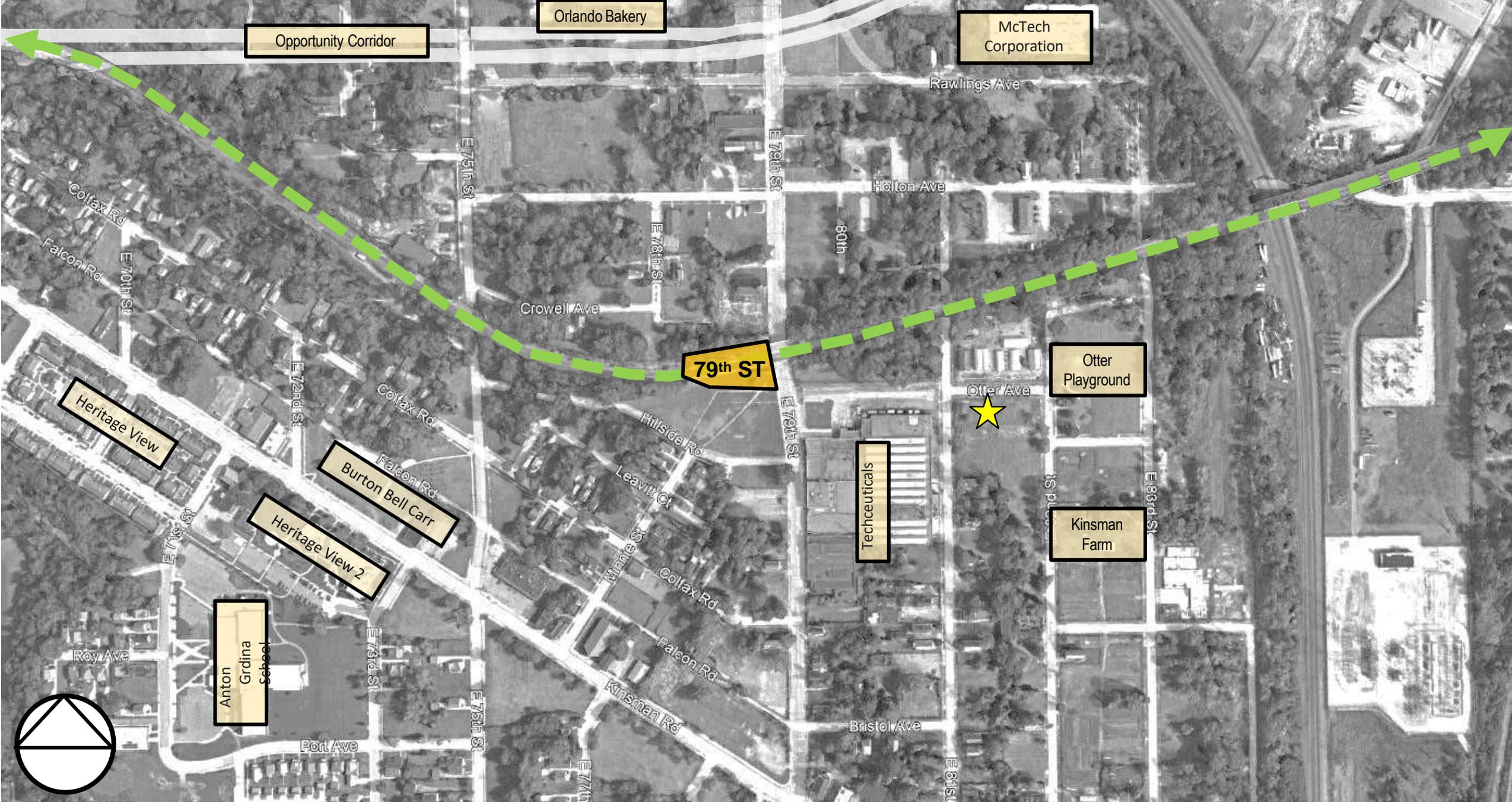
GCRTA 79TH ST. GREEN & BLUE LINE STATION

CENTRAL SOUTHEAST REGIONAL DESIGN REVIEW
2/27/2024



RTA 79TH ST. GREEN & BLUE LINE STATION
SITE ANALYSIS





Opportunity Corridor

Orlando Bakery

McTech Corporation

79th ST

Otter Playground

Kinsman Farm

Techceuticals

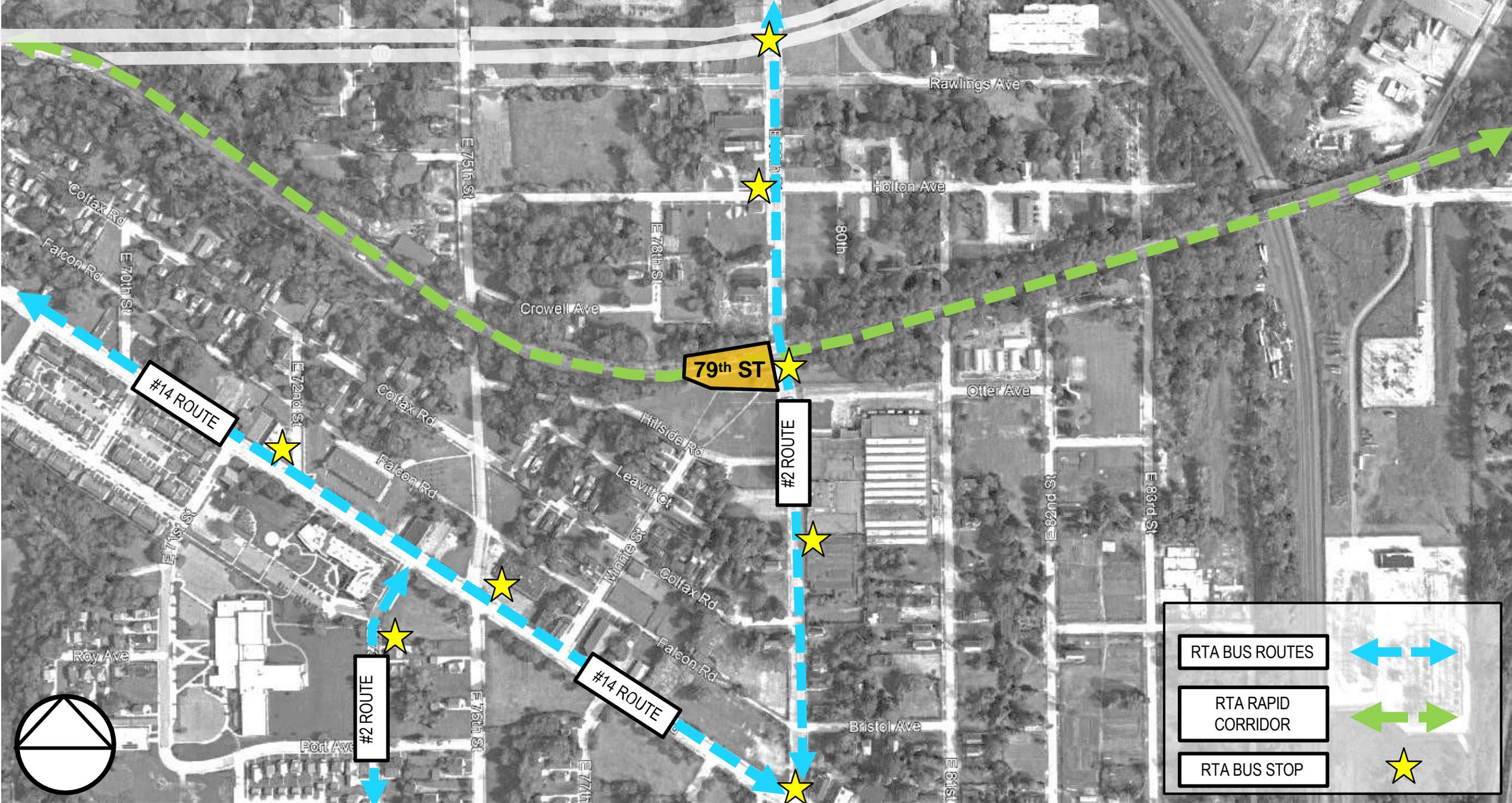
Anton Grdina School

Heritage View

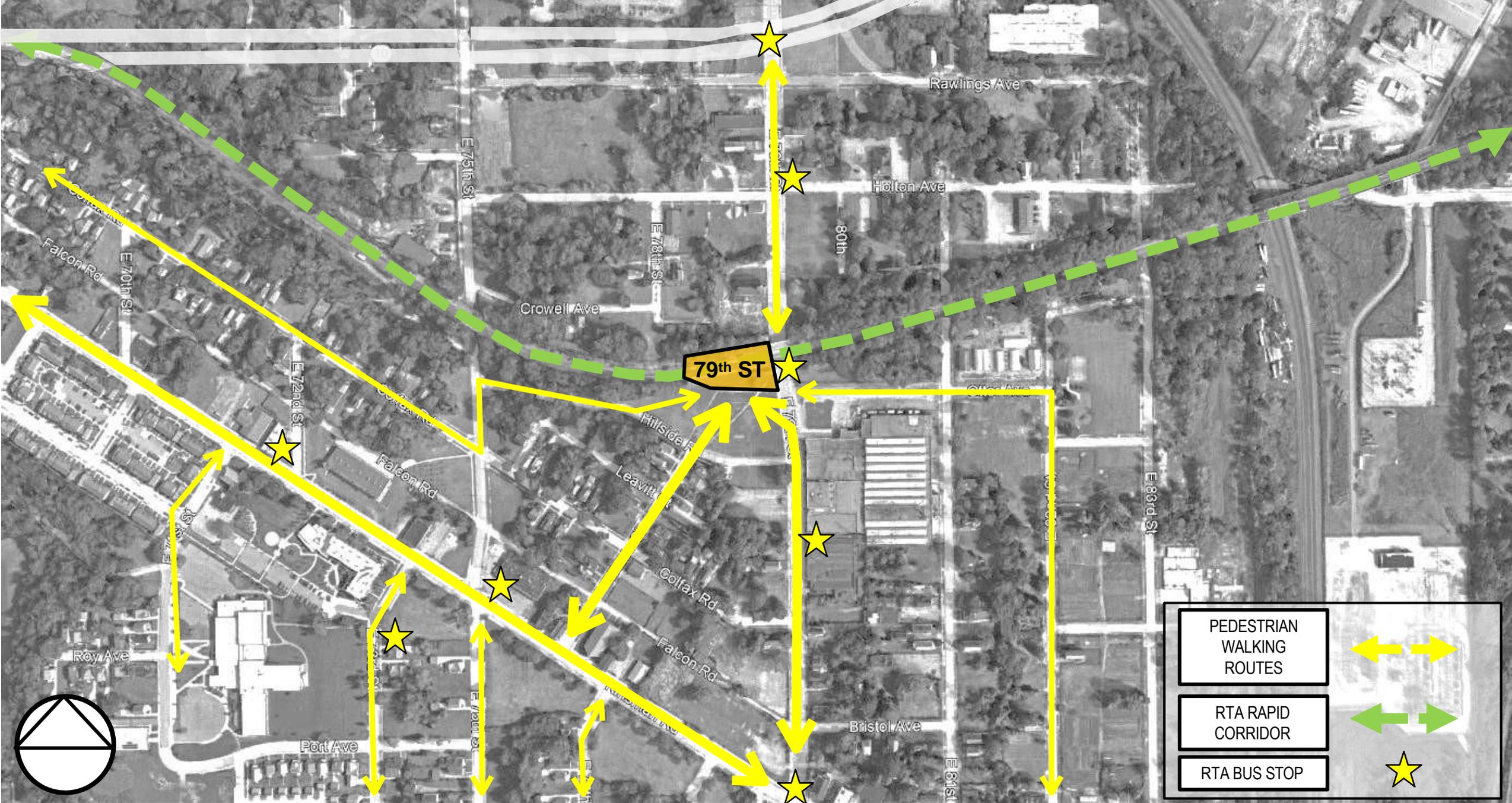
Burton Bell Carr

Heritage View 2

79th ST STATION OVERALL SITE AERIAL



79th ST STATION TRANSIT ACCESS



PEDESTRIAN WALKING ROUTES	
RTA RAPID CORRIDOR	
RTA BUS STOP	

79TH ST STATION PEDESTRIAN ACCESS



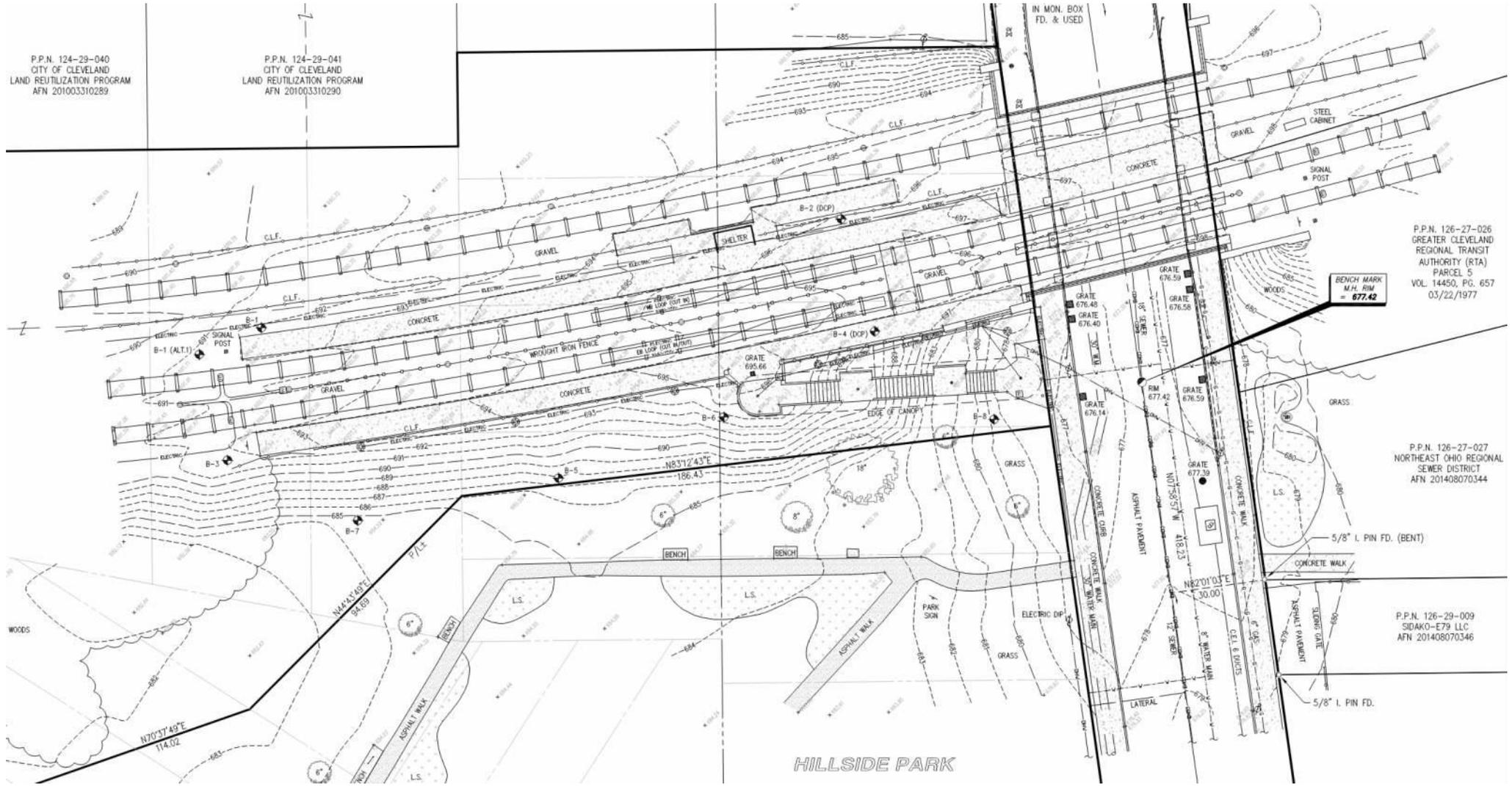
PEDESTRIAN WALKING ROUTES	← →
RTA RAPID CORRIDOR	← →
RTA BUS STOP	★

79TH ST STATION SITE ANALYSIS

RTA 79TH ST. GREEN & BLUE LINE STATION
EXISTING CONDITIONS



SYMBOL LEGEND	
	POWER POLE
	LIGHT POLE
	GAS VALVE
	CATCH BASIN - ROUND
	CATCH BASIN - SQUARE
	C.E.I. VAULT
	SIGN
	HYDRANT
	WATER VALVE
	LIGHT POLE ON CONC. BASE
	12" POLE ON CONC. BASE
	ELECTRIC BOX
	IMPEDANCE POND
	CONCRETE BOLLARD
	O.B.T. MANHOLE
	MANHOLE



TOPOGRAPHIC SURVEY









CAUTION
Train Crossing
Lock Both Ways

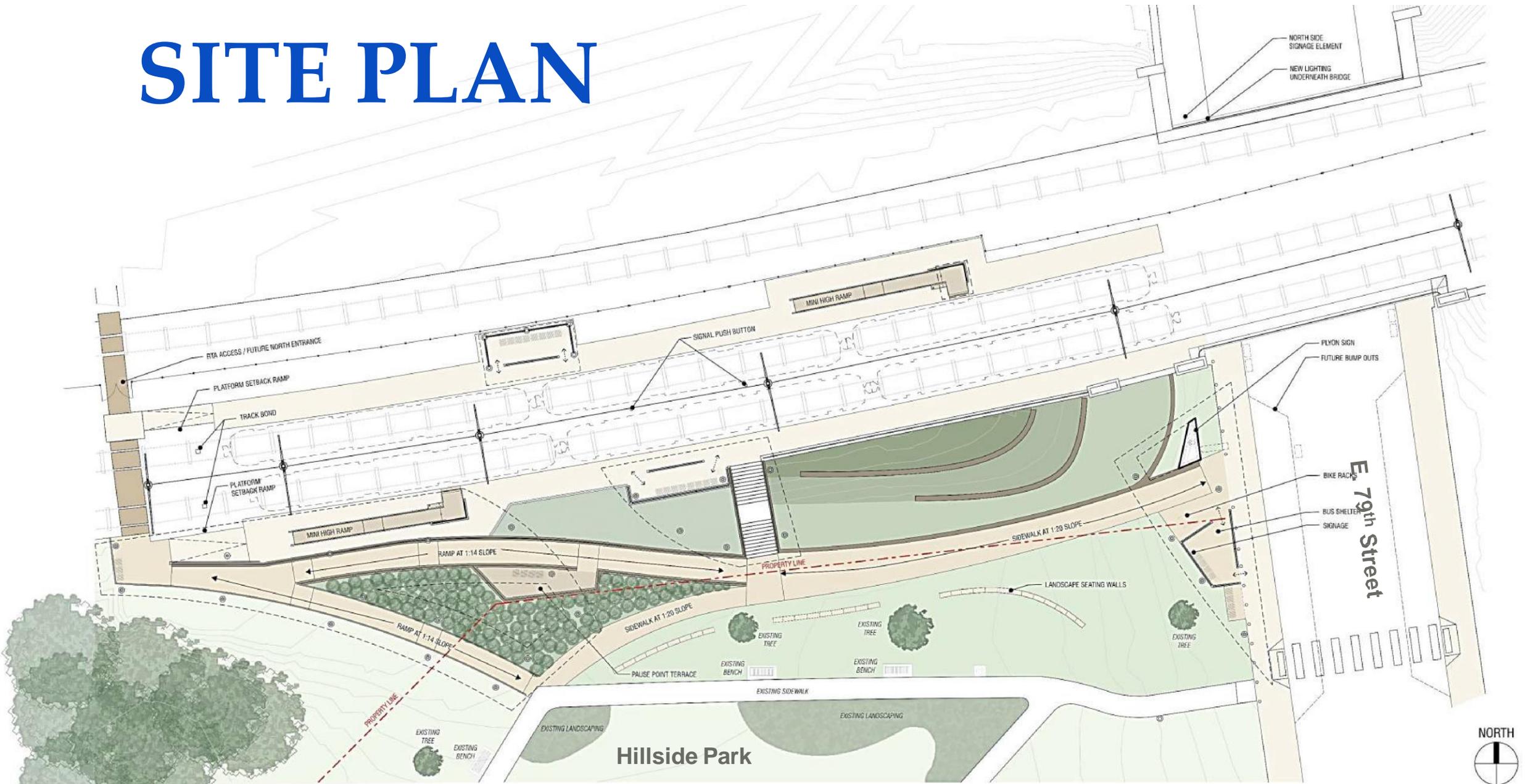




RTA 79TH ST. GREEN & BLUE LINE STATION
SITE PLAN



SITE PLAN

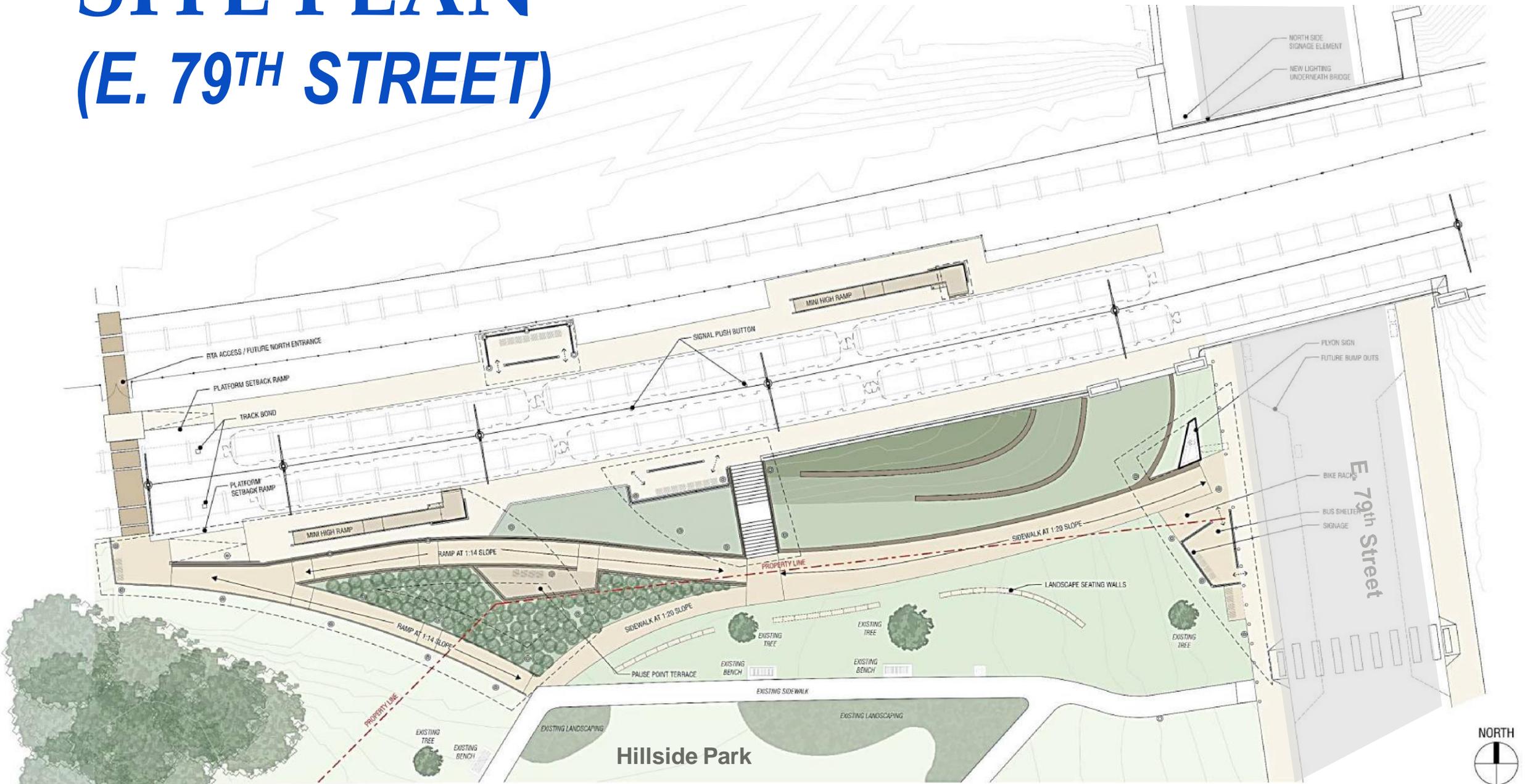


Hillside Park

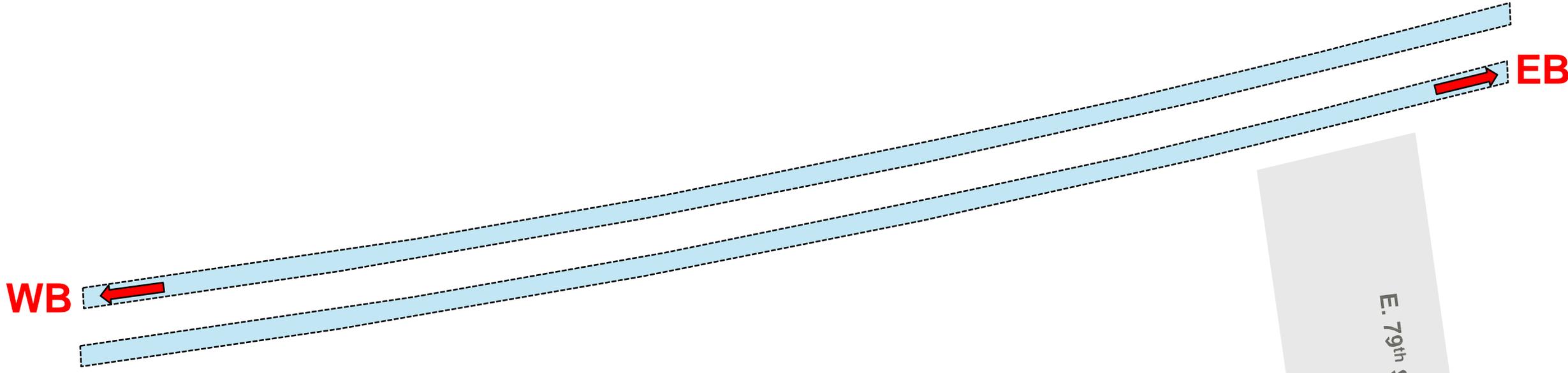
E 79th Street



SITE PLAN (E. 79TH STREET)

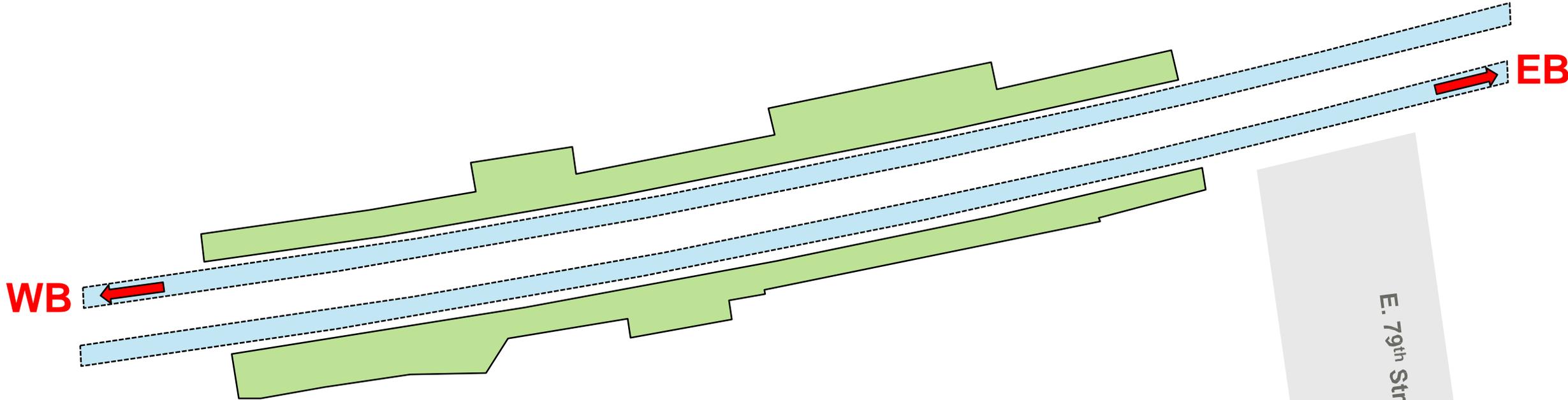


SITE PLAN (RTA TRACKS)



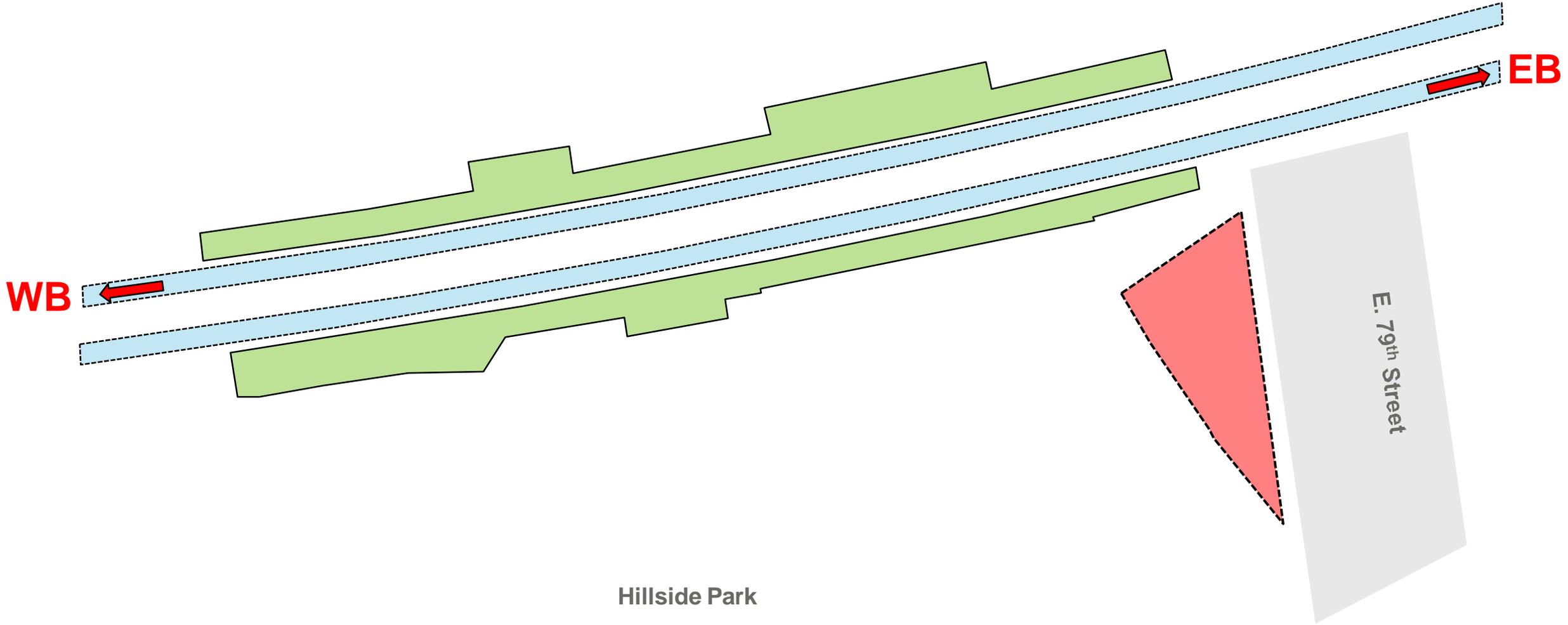
Hillside Park

SITE PLAN (RTA PLATFORMS)



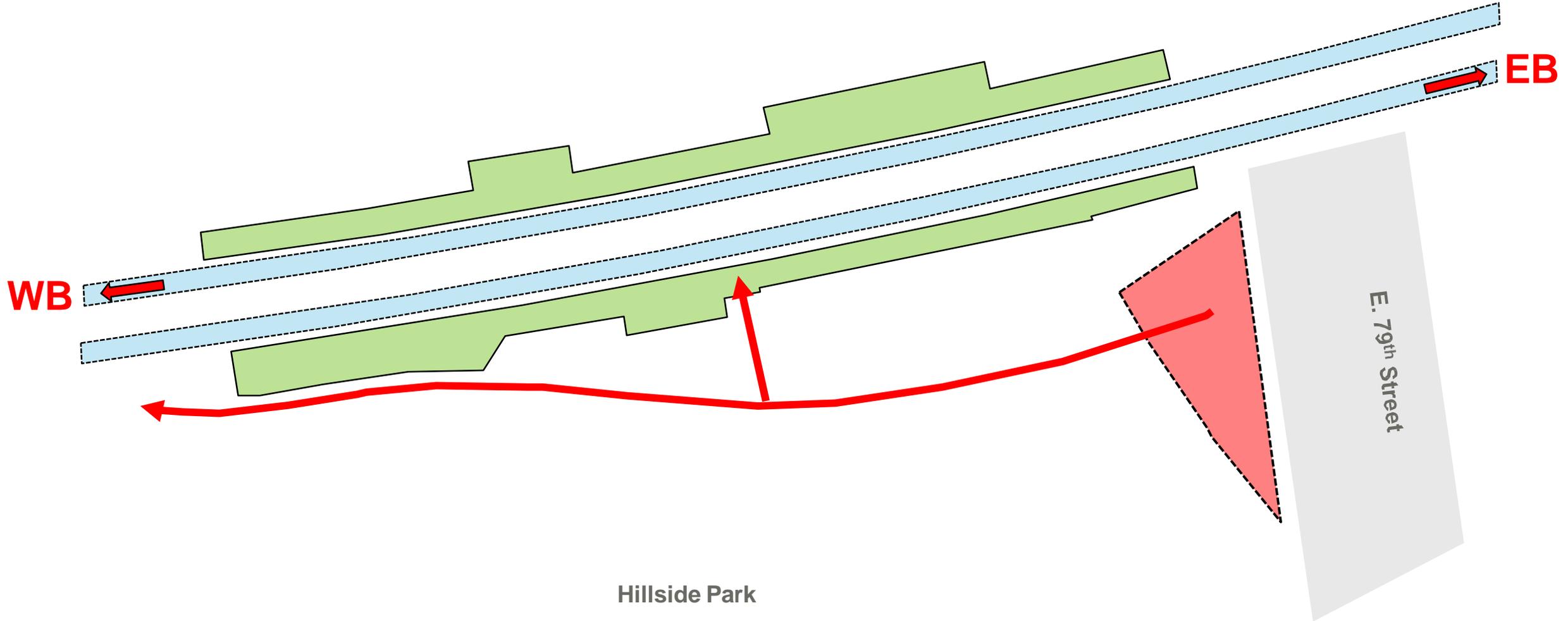
Hillside Park

SITE PLAN (RTA HEADHOUSE)



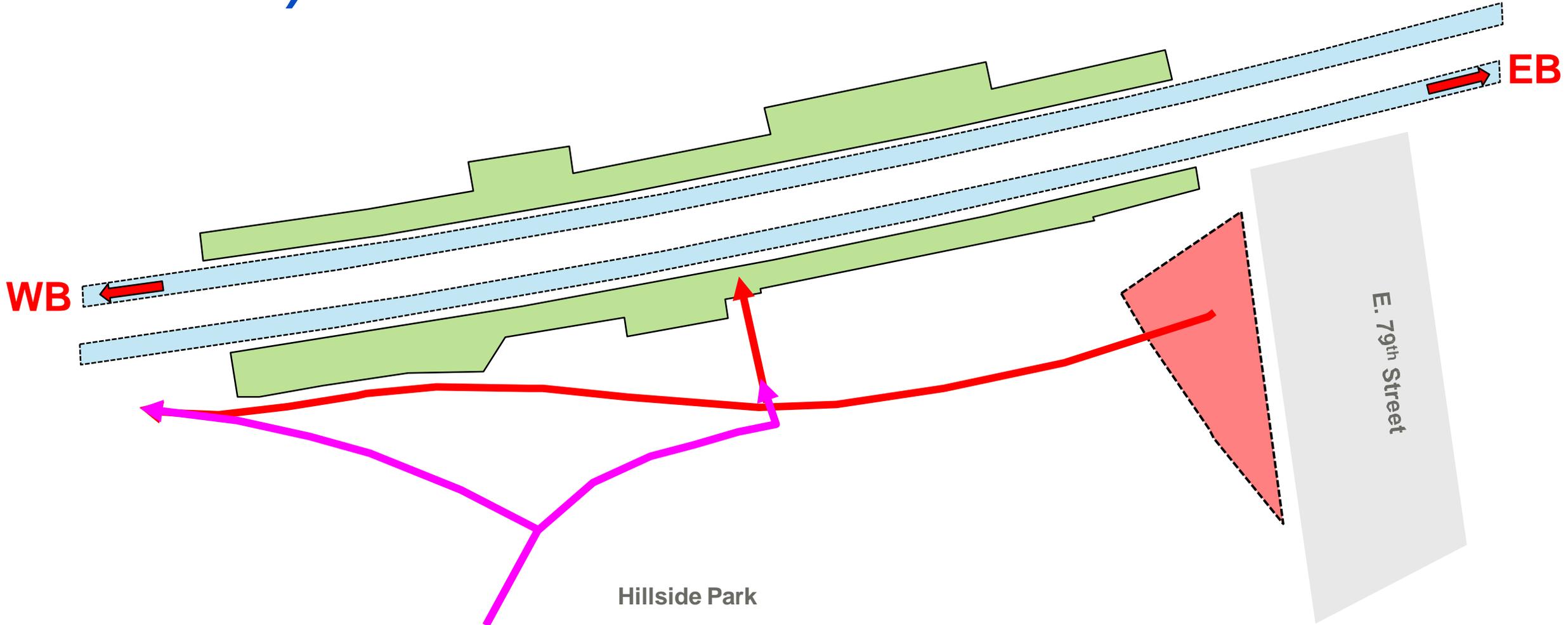
SITE PLAN

(RAMPS TO PLATFORM FROM E.79TH)



SITE PLAN

(RAMPS TO PLATFORM FROM HILLSIDE PARK)

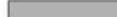


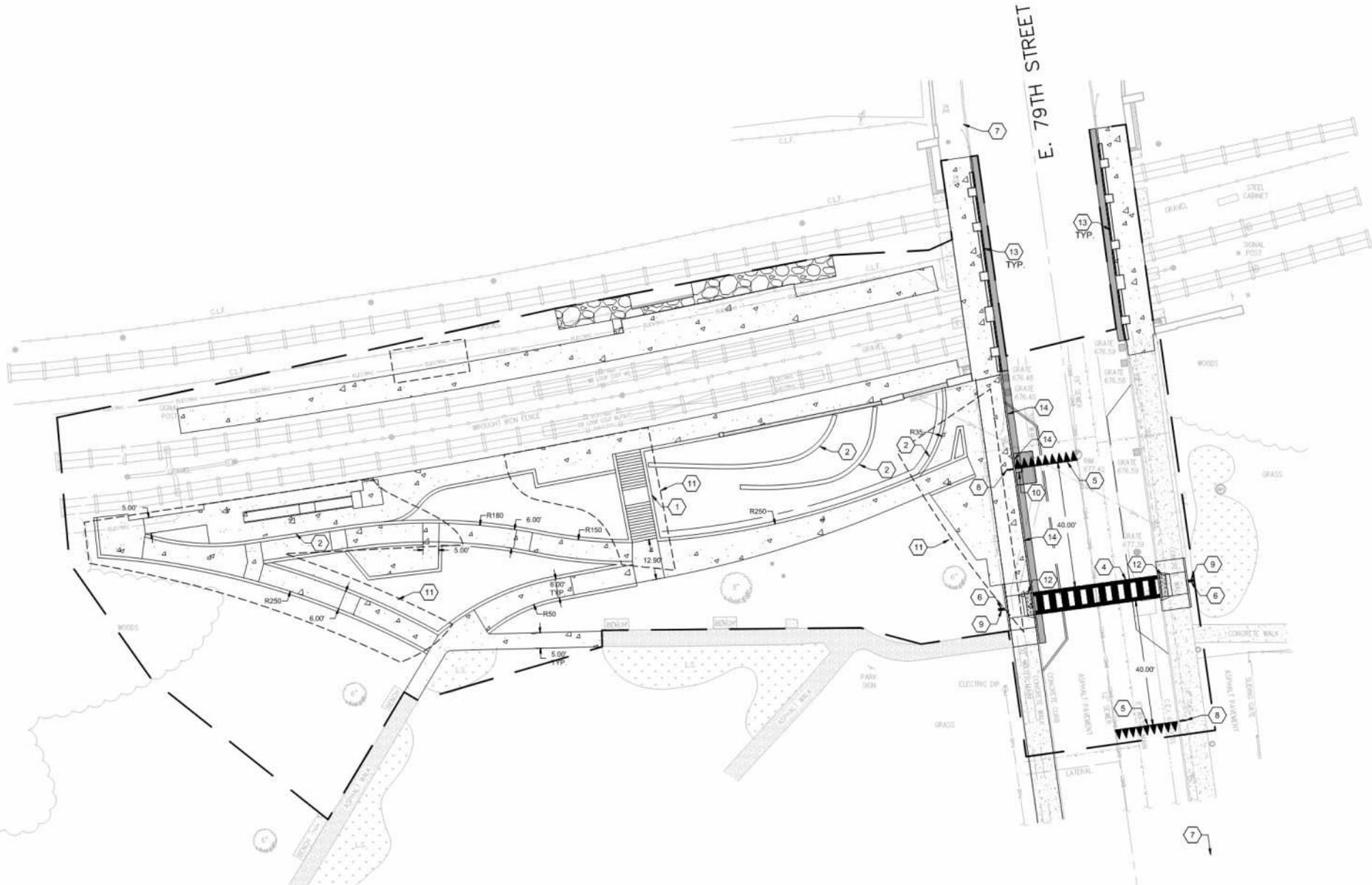
RTA 79TH ST. GREEN & BLUE LINE STATION
SCHEMATIC DESIGN



Bowen⁺

LEGEND

-  CONSTRUCTION LIMITS
-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED CONCRETE SIDEWALK
-  PROPOSED GRAVEL BALLAST

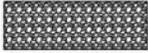


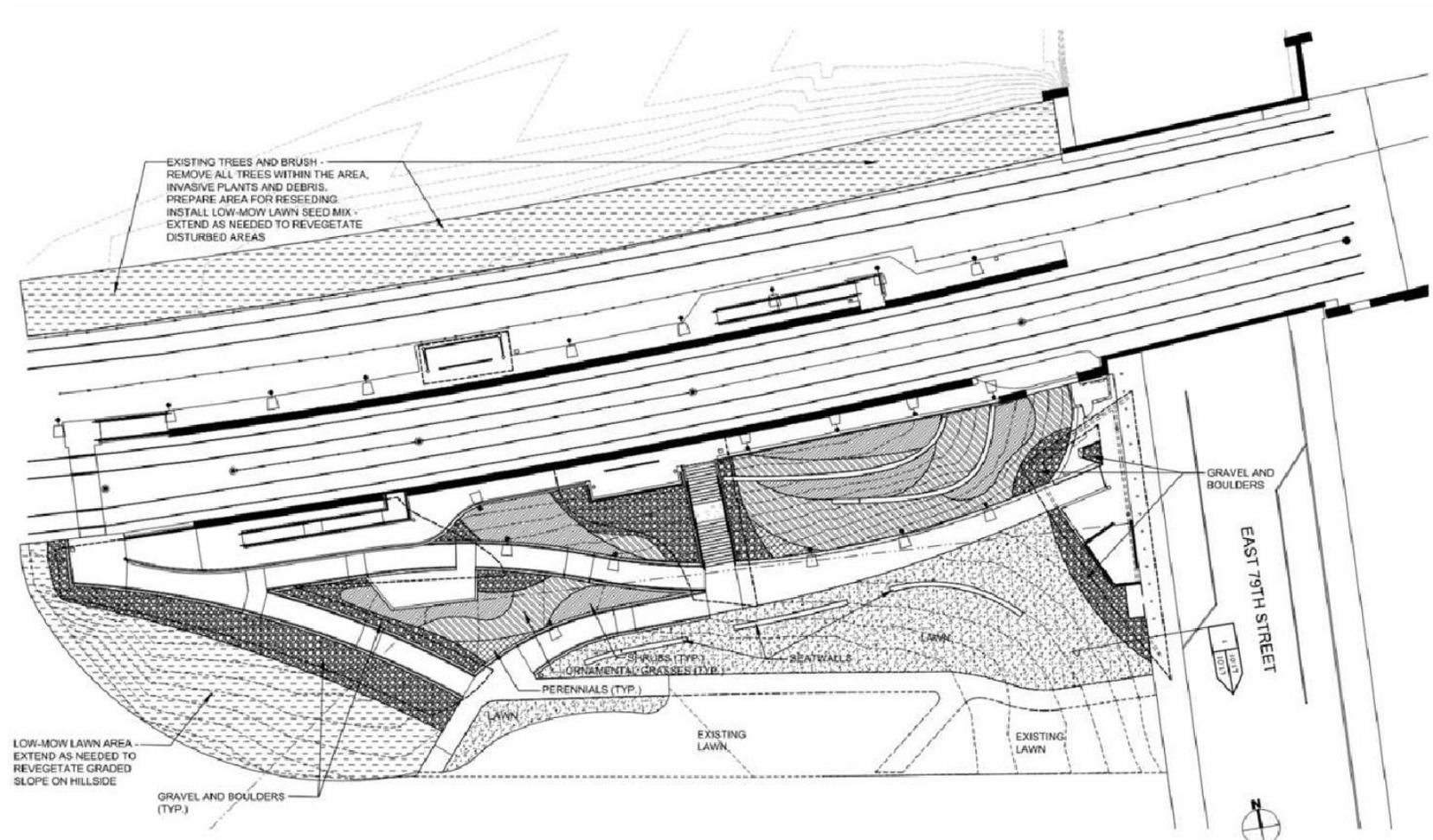
DRAWING NOTES

1. REFER TO ARCHITECTURAL PLANS FOR CANOPY
2. REFER TO STRUCTURAL PLANS FOR WALL DETAILS
3. CURB RAMP, REFER TO CLEVELAND STANDARD CONSTRUCTION TYPE CR-6
4. SOLID WHITE LADDER STYLE CROSSWALK, REFER TO CUYAHOGA ENGINEER STANDARD DRAWING TCD-1C
5. SOLID WHITE CROSSWALK YIELD LINE, BASE=24", HEIGHT=36", REFER TO CUYAHOGA ENGINEER STANDARD DRAWING TCD-1C
6. SIGNS PER CUYAHOGA COUNTY STANDARD DRAWING TCD-1C
W11-2 CROSSWALK
W16-7PL HERE (POINTING LEFT TO CROSSWALK)
7. SIGNS PER CUYAHOGA COUNTY STANDARD DRAWING TCD-1C
W11-2 CROSSWALK
W16-9P AHEAD
8. SIGN
R1-5A YIELD TO PEDESTRIANS HERE
9. SIGNS PER CUYAHOGA COUNTY STANDARD DRAWING TCD-1C
W11-2 CROSSWALK
W16-7PR HERE (POINTING RIGHT TO CROSSWALK)
10. PROPOSED RECTANGULAR FRAME AND GRATE REPLACEMENT REFER TO CUYAHOGA COUNTY ENGINEER STD. DRAWING CB-3C
11. PROPOSED OVERHEAD CANOPY
12. PROPOSED DETECTABLE WARNING
13. PROPOSED CONCRETE BARRIER, REFER TO DETAIL C5.0
14. PROPOSED CONCRETE CURB



LEGEND

-  GRAVEL AND BOULDERS - 4" LAYER OF WASHED RIVERSTONE OVER ENGINEERING FABRIC AND WITH METAL EDGING. BOULDERS TO BE SANDSTONE BOULDERS IN CLUSTER SET IN THE GRAVEL AREAS. BOULDERS TO BE MIN. 18" TALL X 24" WIDE X 30" DEPTH. MIN. 30 BOULDERS
-  SHRUBS
-  ORNAMENTAL GRASSES
-  PERENNIALS
-  LAWN - MOWED
-  LOW-MOW LAWN MIX WITH COVER GRASS



PLANTING PLAN



PLANTING PALATE

Shrubs



Aronia



Comptonia



Fothergilla



Hydrangea



Ilex



Physocarpus



Potentilla



Rhus

Ornamental Grasses



Andropogon



Deschampsia



Panicum

Perennials



Acruncus



Aster



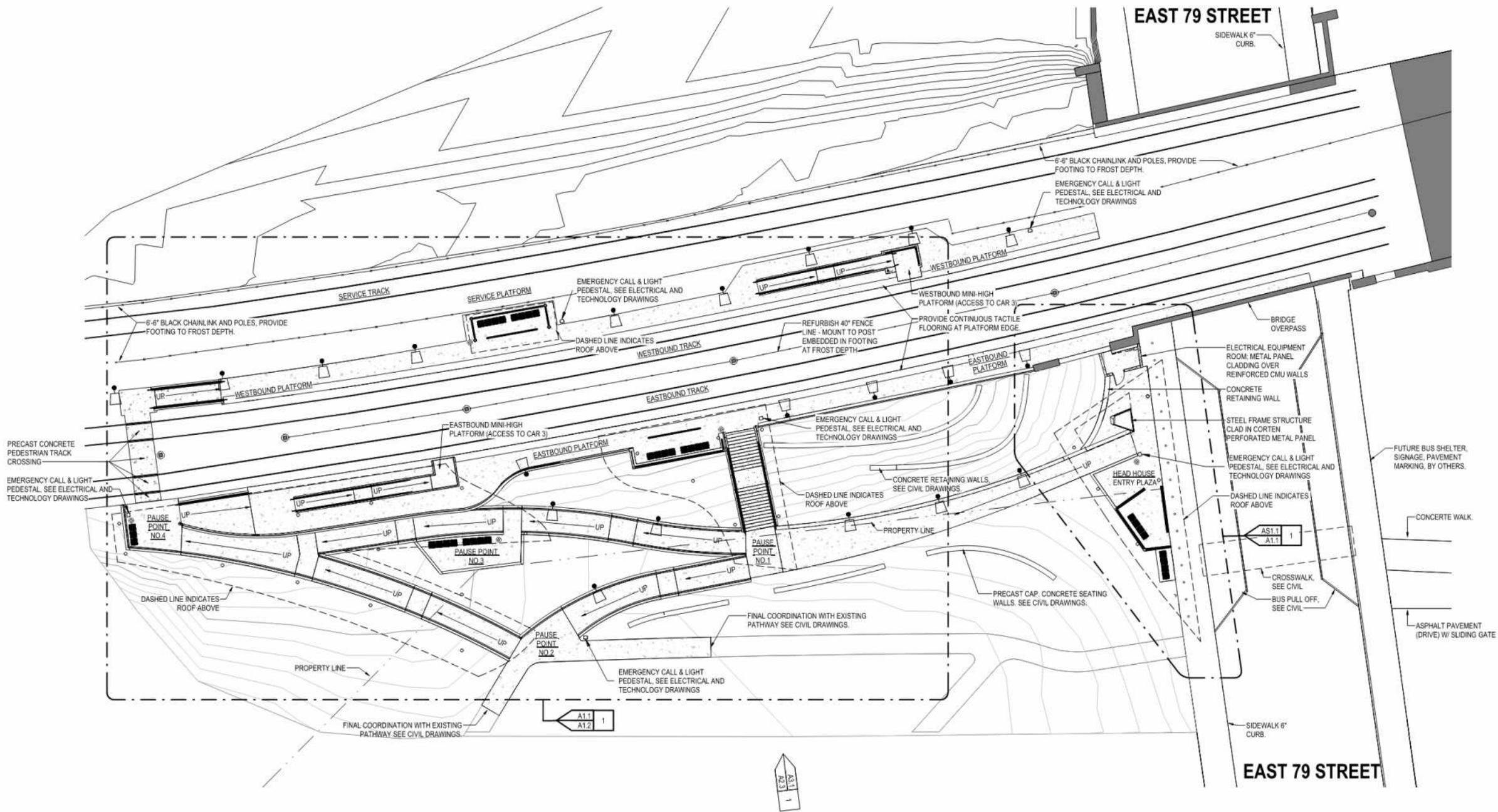
Echinacea



Nepeta



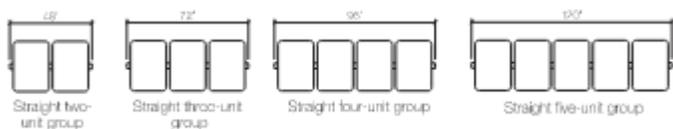
Rudbeckia



landscapeforms®

PLEXUS

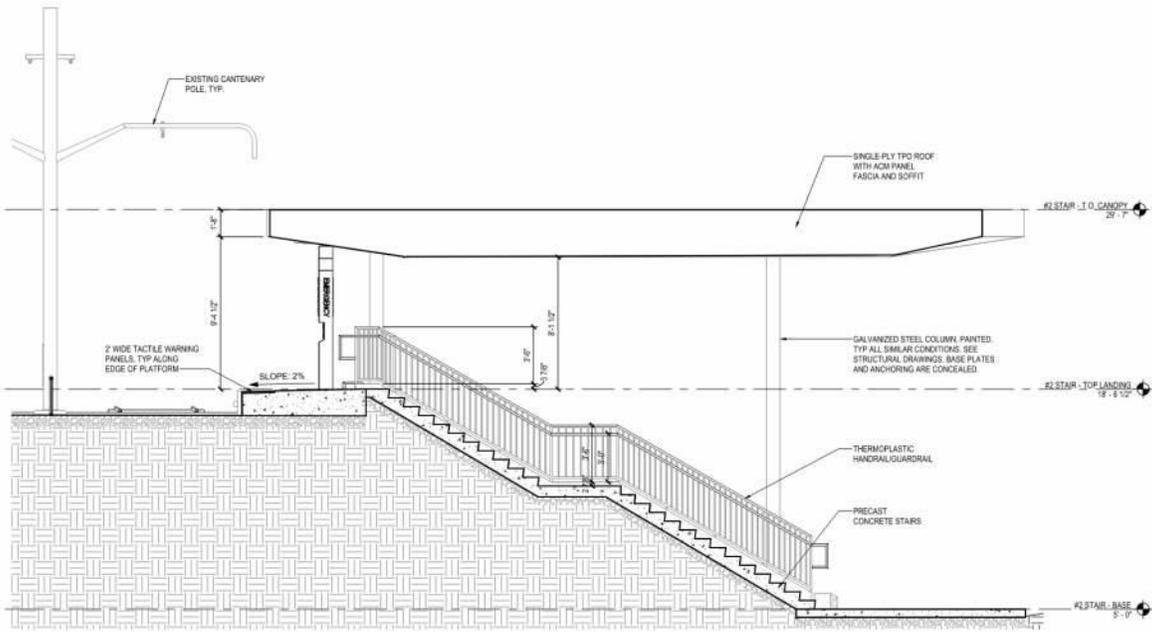
BENCHES



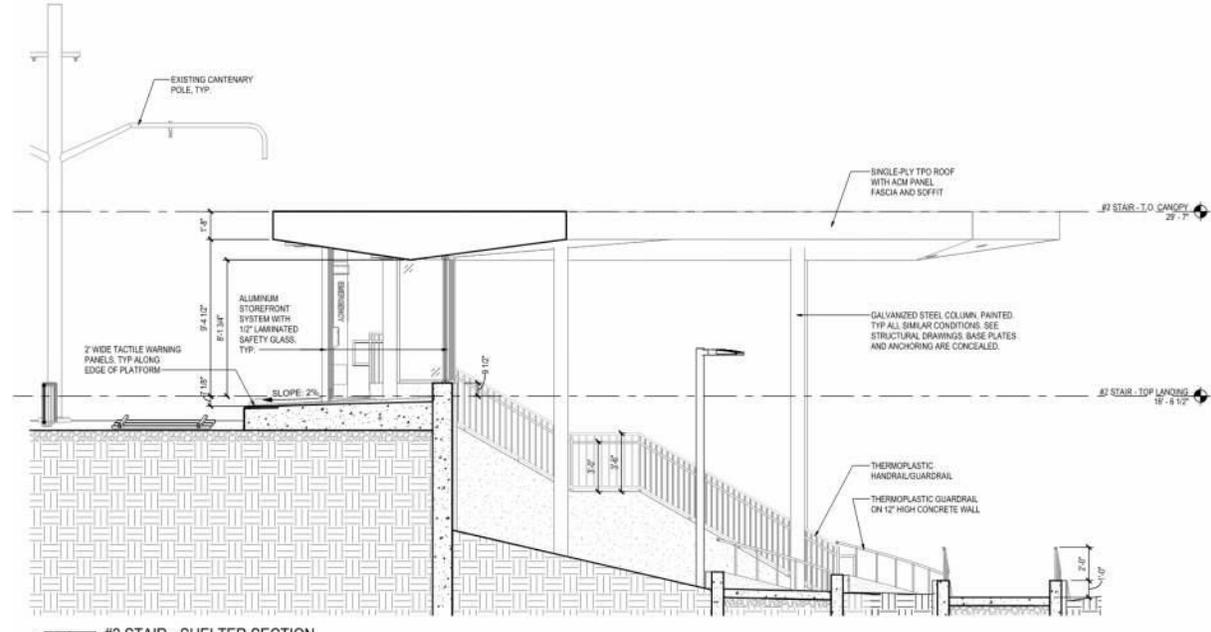
LITTER RECEPTACLES



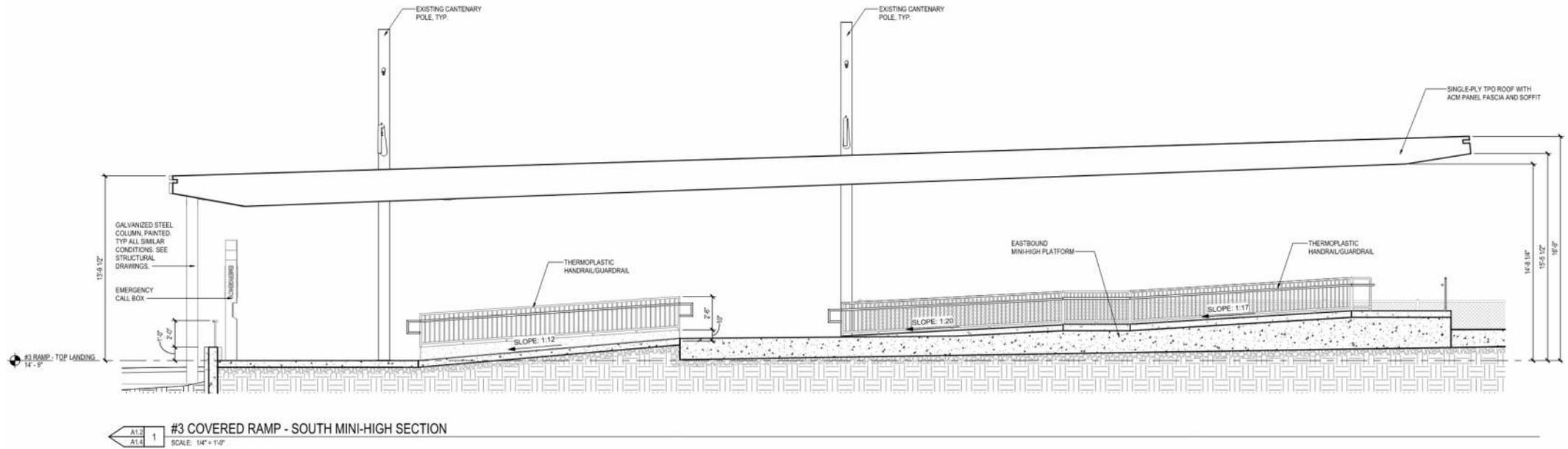
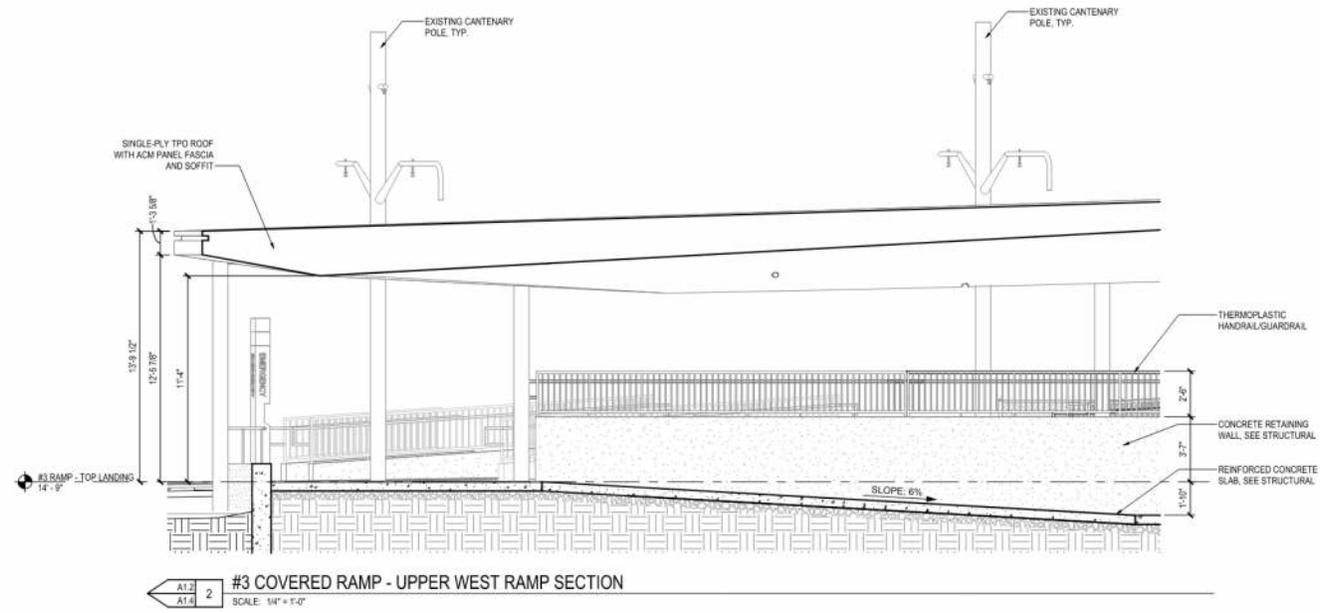
Top open
20" x 36" x 30 Gal.

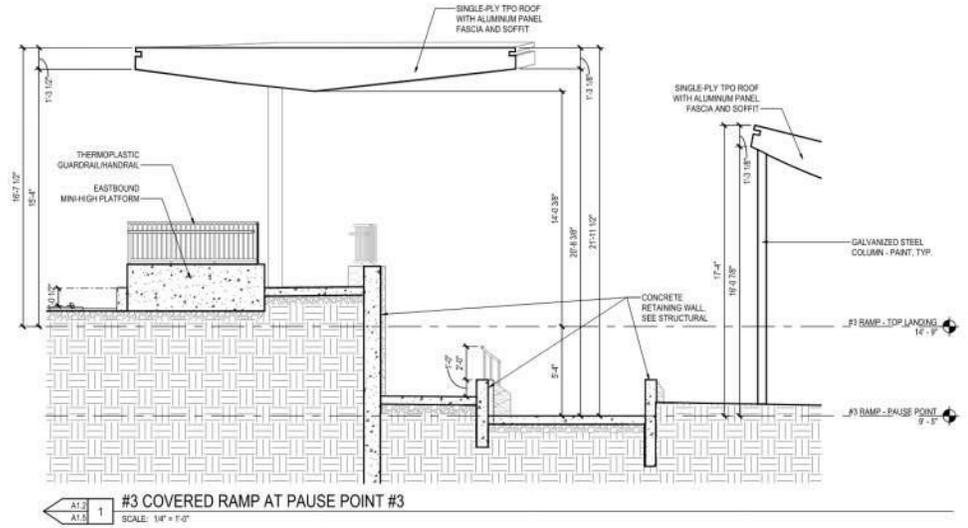


A1.2 3 #2 STAIR SECTION
A1.3 SCALE: 1/4" = 1'-0"

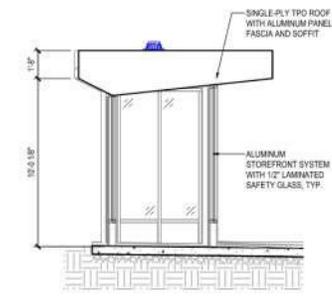


A1.2 2 #2 STAIR - SHELTER SECTION
A1.3 SCALE: 1/4" = 1'-0"

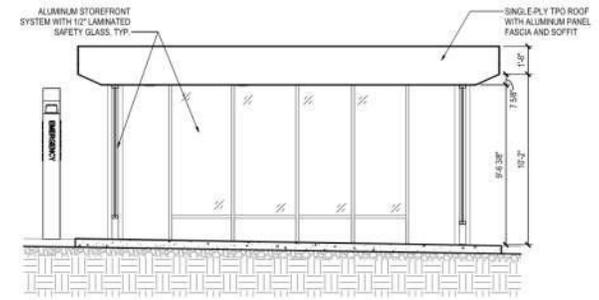




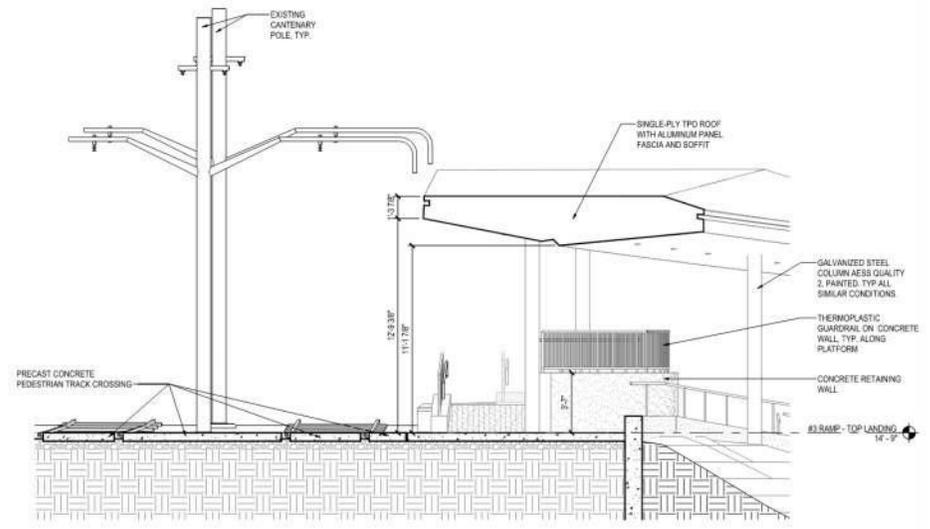
#3 COVERED RAMP AT PAUSE POINT #3
SCALE: 1/4" = 1'-0"



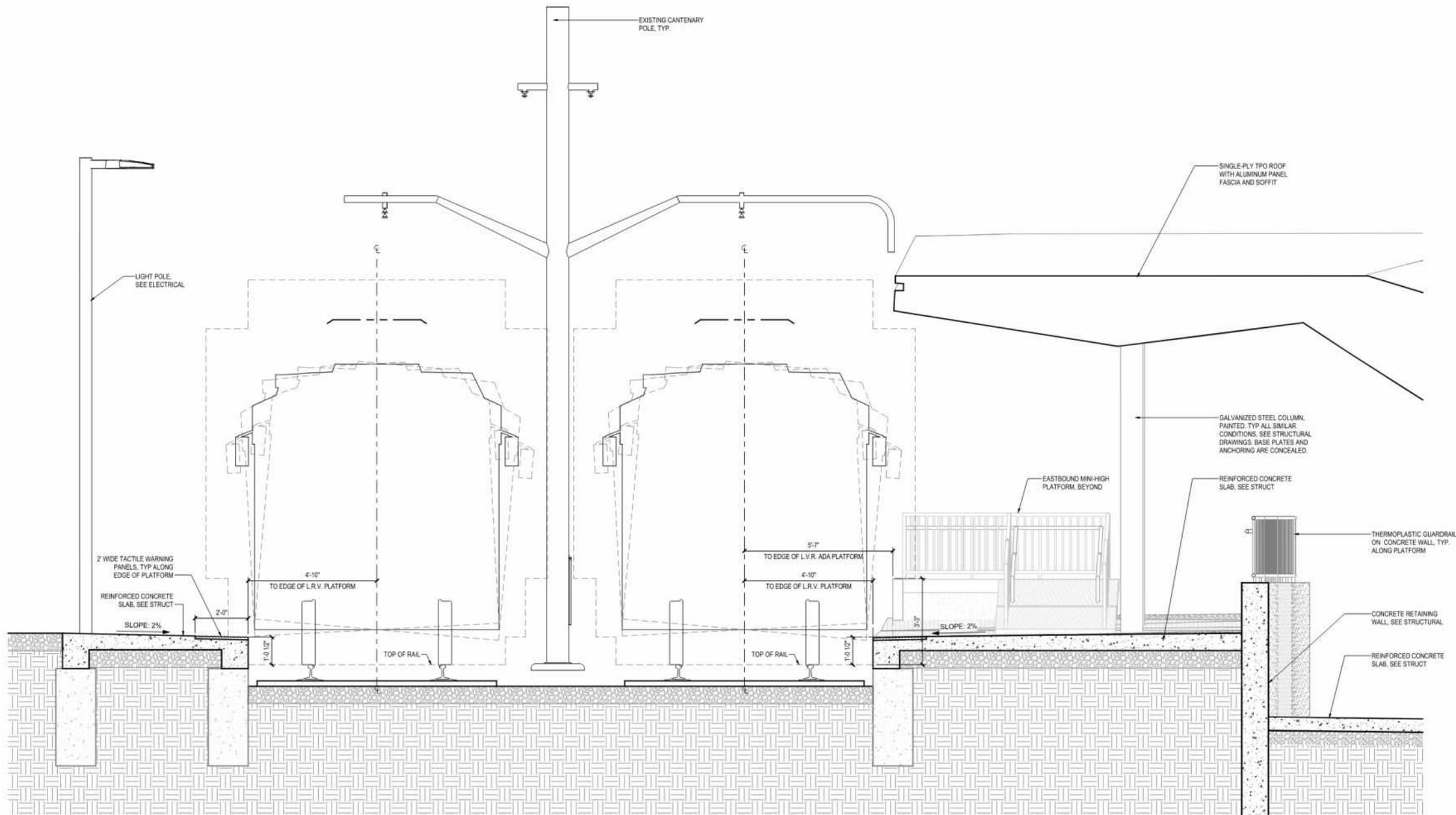
#4 WESTBOUND SHELTER SECTION
SCALE: 1/4" = 1'-0"



#4 WESTBOUND SHELTER - EAST/WEST SECTION
SCALE: 1/4" = 1'-0"

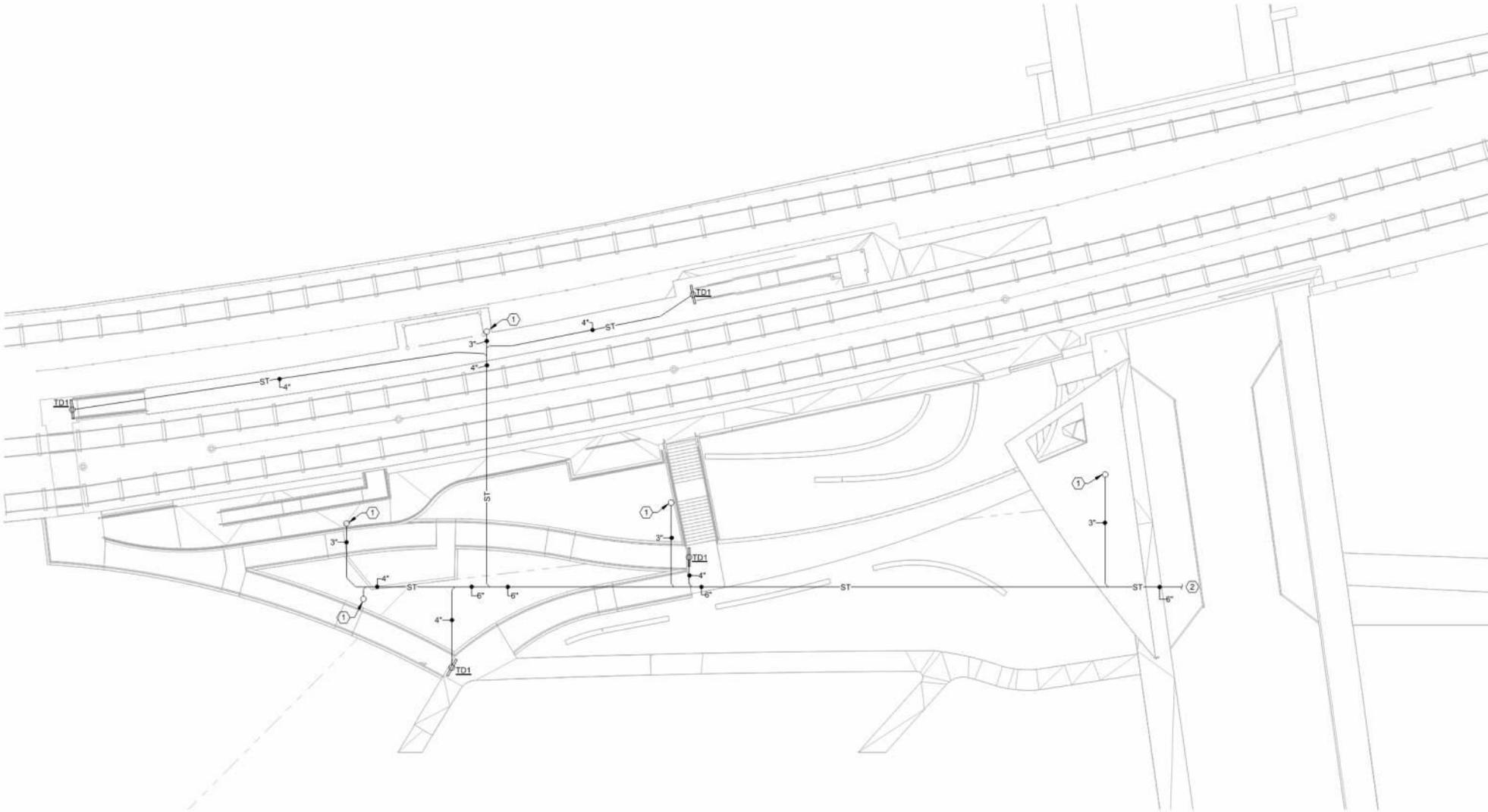


#3 COVERED RAMP AT LANDING
SCALE: 1/4" = 1'-0"



SHEET KEYNOTES

- 1. 3" ST LEADER UP THROUGH SLAB. REFER TO SHEET PS1.2 FOR CONTINUATION.
- 2. REFER TO SITE UTILITY PLAN FOR CONTINUATION.

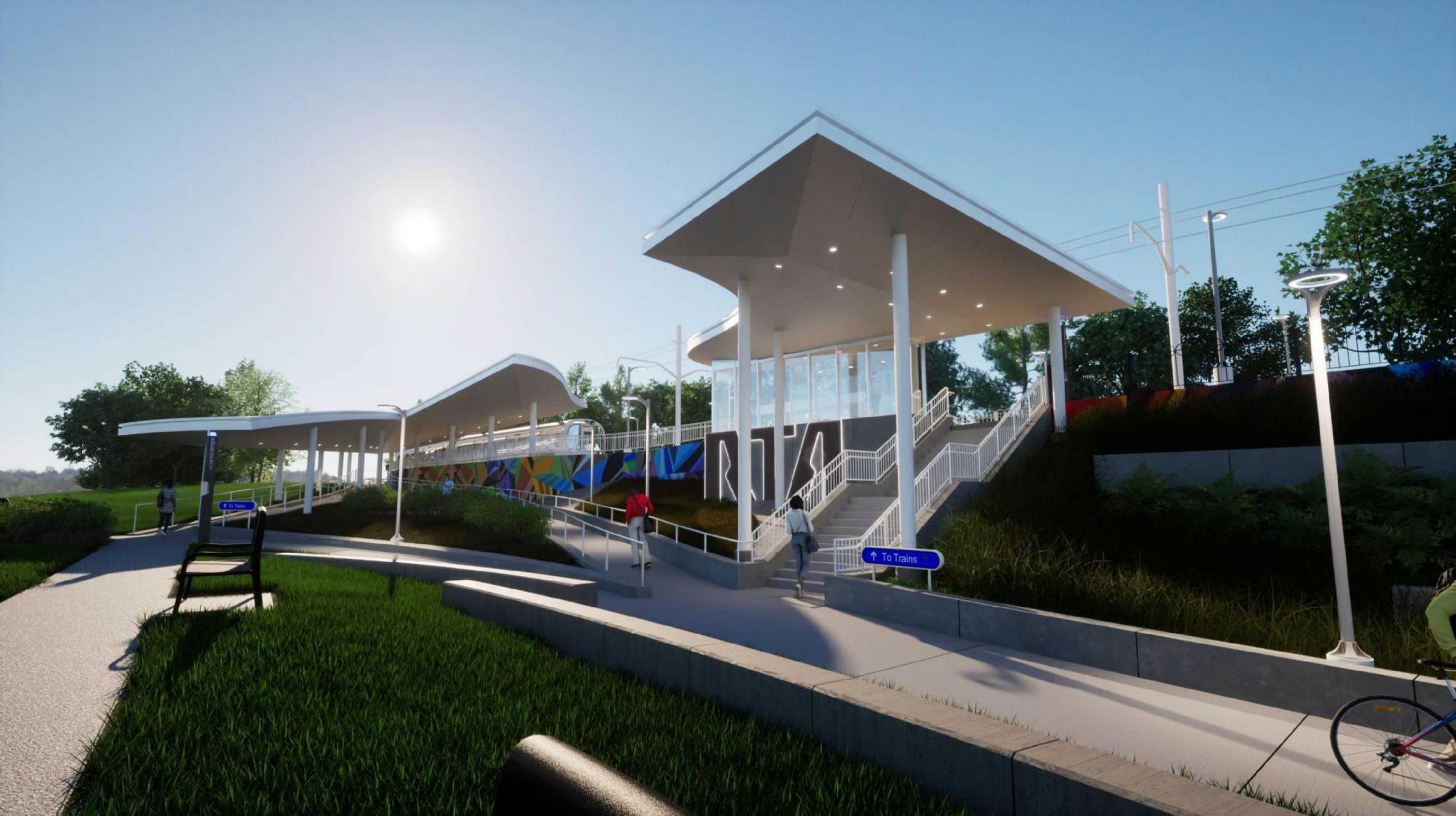


RTA 79TH ST. GREEN & BLUE LINE STATION
RENDERINGS



















↑ To Trains ↑









RTA

E 79
E 79TH

Line 74







RTA

↑ To Trains

E 79
ST

Line 71



ATA

↑ To Trains

E79
TH

RTA 79TH ST. GREEN & BLUE LINE STATION
3-D ANIMATED SITE TOUR



Bowen⁺

City Planning Commission

Central Southeast Design Review Case Detail Report

Project Information

Central Southeast CASE # CSE 2024-007

Project Name: **RTA E. 79th Green & Blue Line Station Renovation**

Address: **E. 79th & Otter Ave**

Contact: **Kyle Hulewat**

Company: **GCRTA**

Owner/Rep: **GCRTA**

Architect/Contractor: **Bowen**

Phone: **2163773877**

Email: **khulewat@RLBA.com**

General Description: **RTA is renovating the E. 79th station to be more pedestrian friendly, add more integrated public space, while implementing ADA friendly and green space.**

Notes:

ACTIONS/APPROVALS/DISAPPROVALS

Action (Not Final)	
Action Date:	February 19, 2024
Committee:	Staff
Action Type:	Initial Plan Submission
Notes:	
Action (Final)	
Action Date:	February 27, 2024
Committee:	Local Design Review Committee
Action Type:	Schematic Approval W/Conditions
Conditions::	1st Motion: Hills, Approve Schematically w/ conditions; Make sure the lighting happens (commitment to installing the lighting under the bridge), look at canopy shapes for cohesiveness with each other and response to coverage over pedestrian ways, simplifying site circulation between headhouse and rapid transit station 2nd Motion: Khrys Ferrerger: Yes Hills: 1st Motion Weslian: Yes Khrys: 2nd Motion
Notes:	

City Planning Commission (Final)	
Action Date:	
Committee:	City Planning Commission
Action Type:	
Conditions:	

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 15, 2024

Cleveland City Planning Commission

Special Presentations – Public Art



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 15, 2024

Frederick Douglass Recreation Center Exterior Sculpture: Seeking Final Approval

March 15, 2024

Location: 15701 Miles Road

Presenter: Tarra Petras, Public Art Coordinator



CITY OF CLEVELAND

Mayor Justin M. Bibb

Public Art Program

March 15, 2024

Approval of Exterior Sculpture at Frederick Douglass
Recreation & Family Resource Center
15701 Miles Avenue

Tarra Petras, Public Art Project Coordinator

CITY of **CLEVELAND**

MAYOR JUSTIN M. BIBB

CITY PLANNING



Cleveland City Planning Commission

Exterior Artwork – *“The Watcher”* Sculpture
Artist: Darius Steward
For FINAL Approval



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 15, 2024



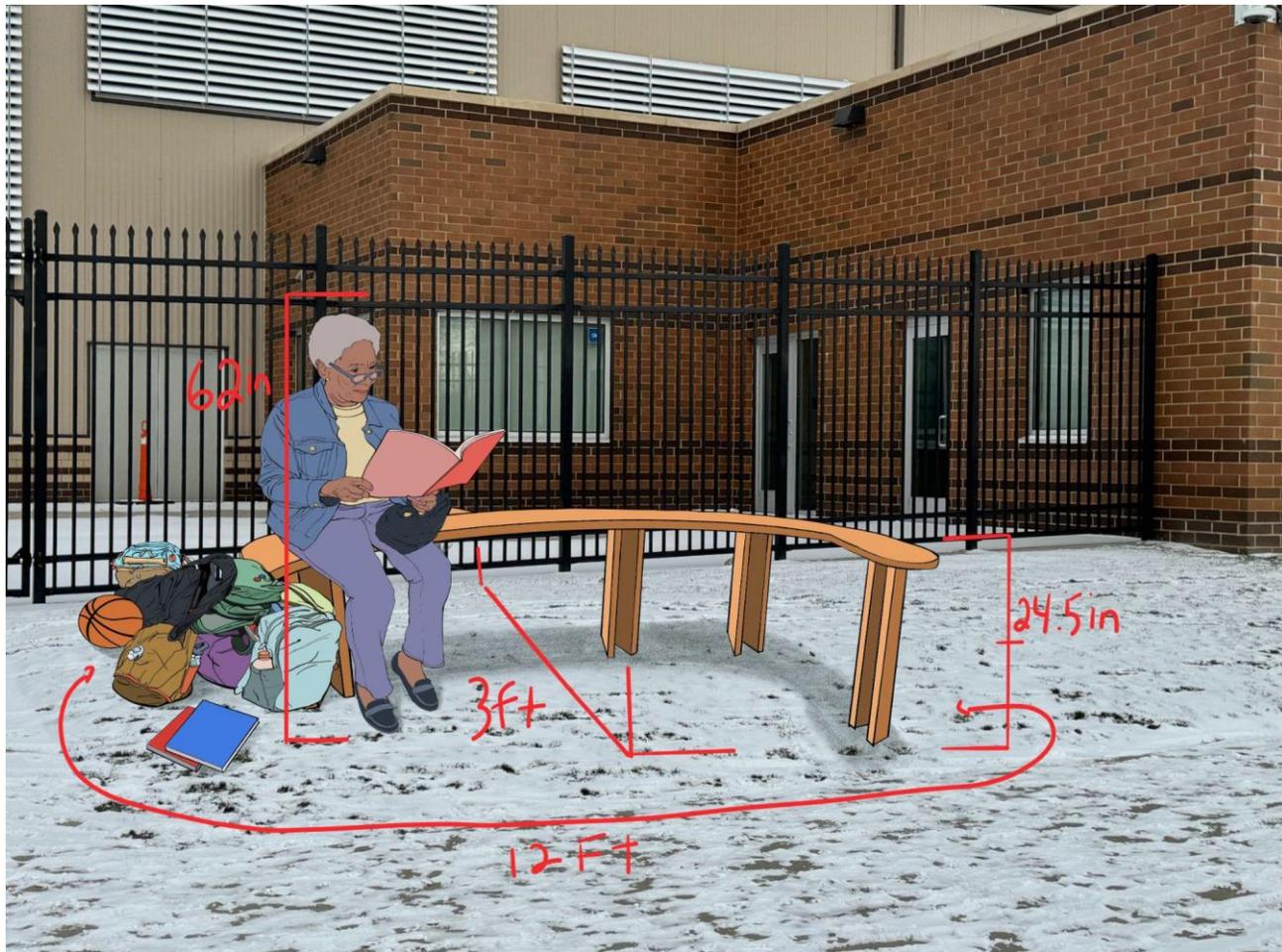


I imagined making a sculpture of a motherly figure overseeing kids playing happily. She's the trusted adult you'd feel at ease leaving your things with and talking to. Other adults also feel reassured when their kids are around her. Next to her on a bench, there's a pile of backpacks, representing how teens can leave their burdens behind and have a carefree time here. It's important for these teens to have a moment to let go of worries and stress. This sculpture symbolizes a safe and comforting space.

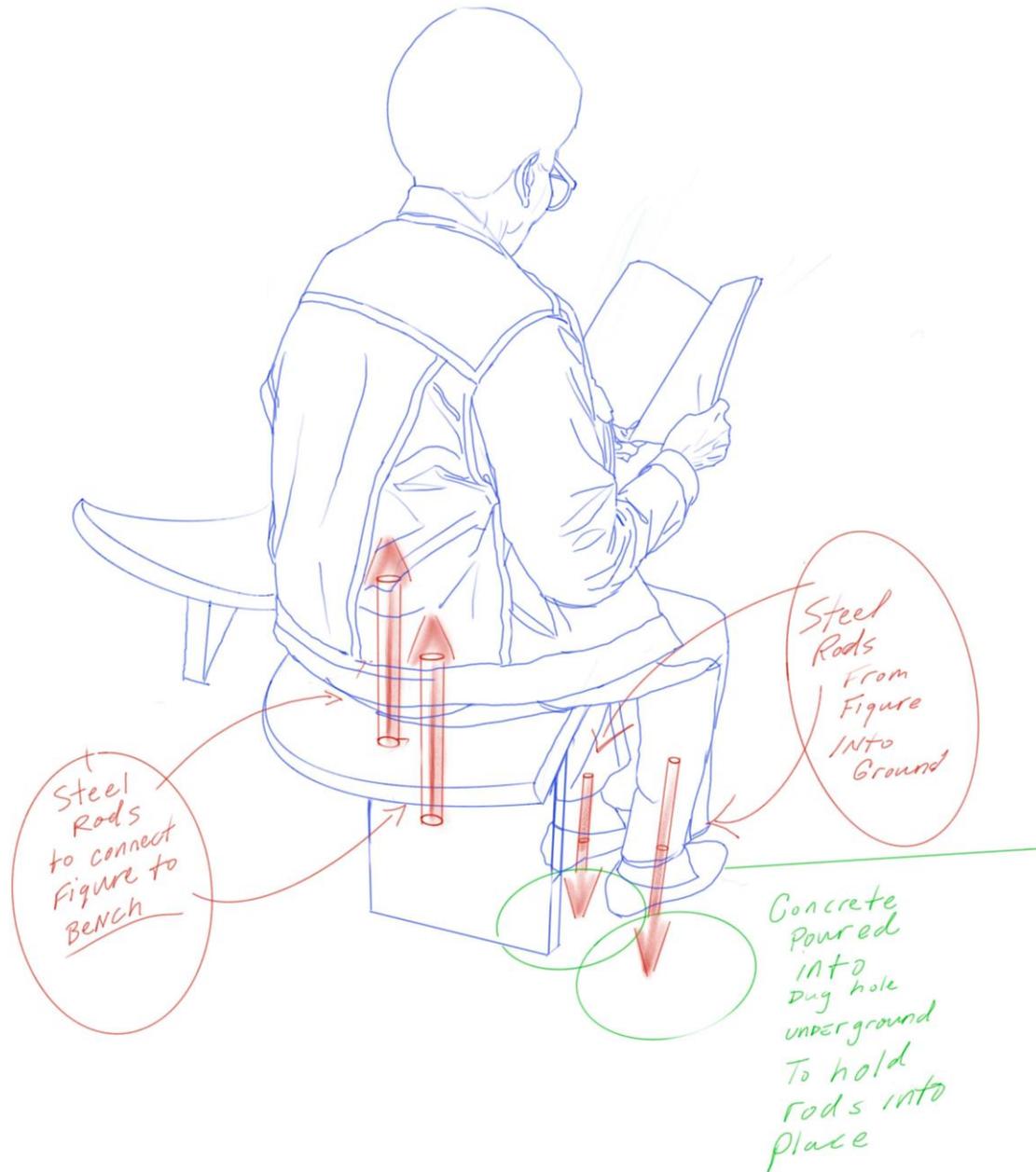


FDR Sculpture “*The Watcher*” Details

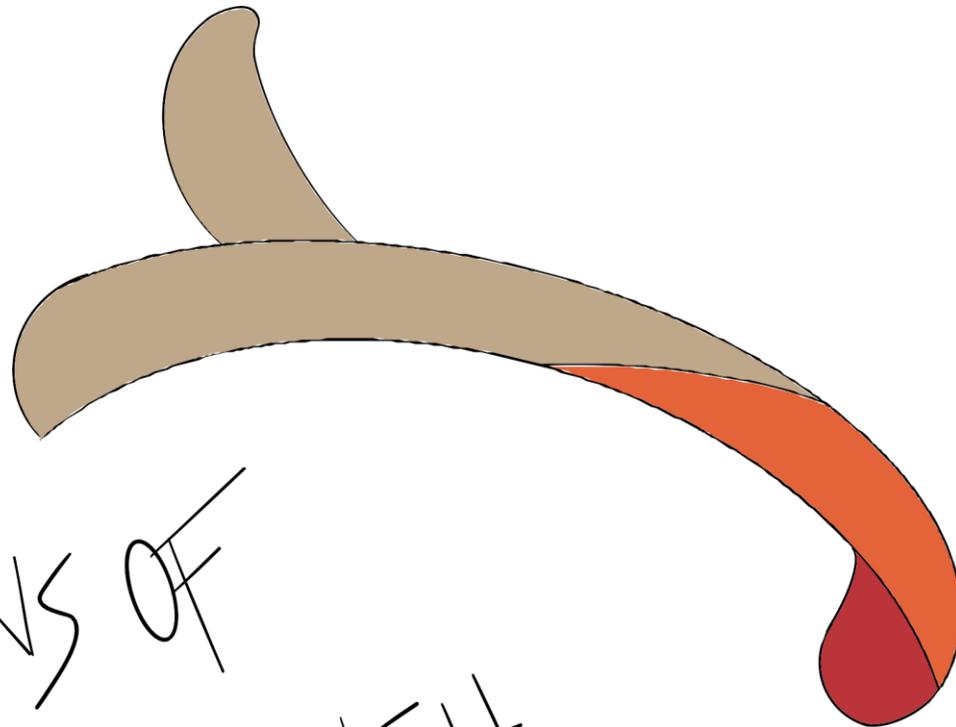
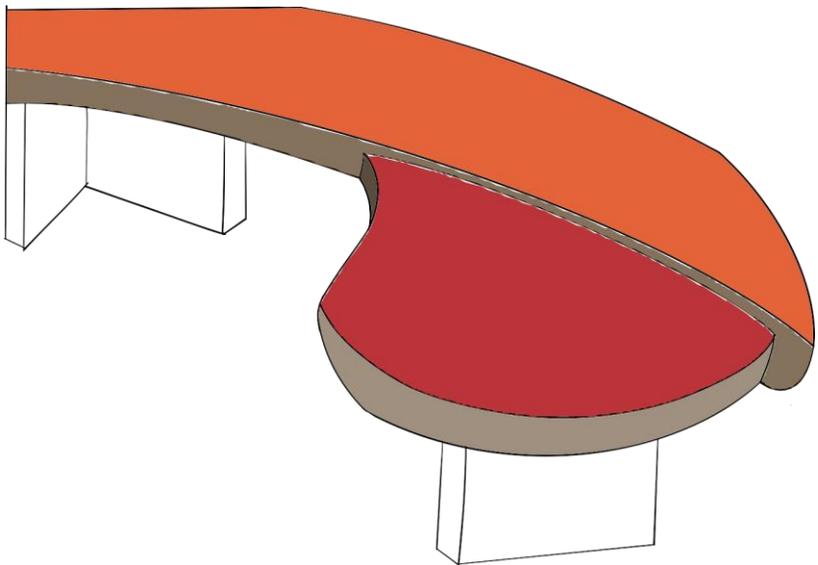
- **The approximate distance from the front entrance is 105 ft.**
- **The distance from the gate to the sculpture is 9 ft.**
- **The distance from the pool walkway to the sculpture is 22 ft.**
- **The distance from the side walkway to the sculpture is approximately 5 ft.**
- **The sculpture will be created out of fiberglass and epoxy, with a steel armature that has stainless steel mounting rods going into concrete footers. It will be painted with durable acrylic and varnished with strong weather-resistant clear coat. The bench will be enamel-painted stainless steel and mounted to concrete footers. Artist will be contacted if any maintenance may be needed in the future.**



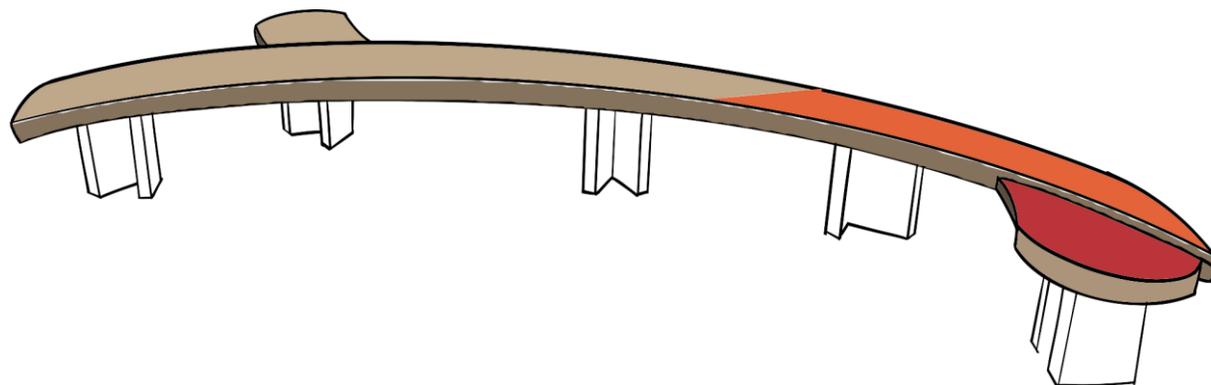
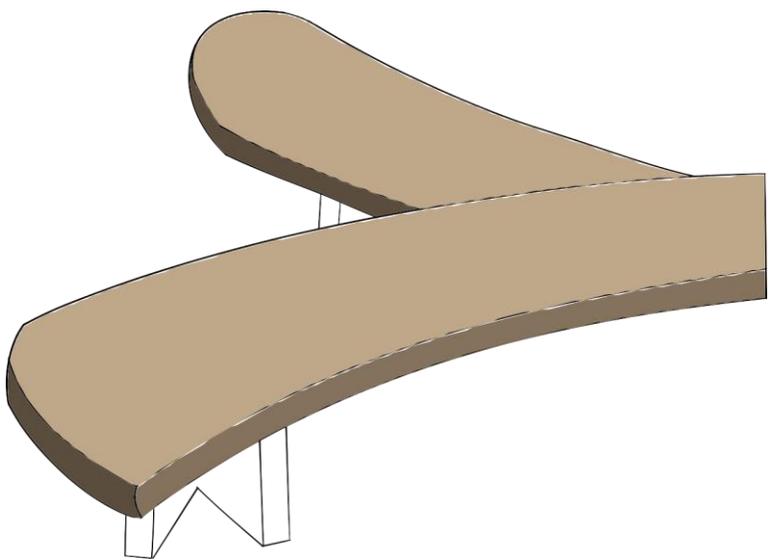
The bench size is approximately 18" H x 2' D x 10' W
The sculpture is approximately 62" H (about 38" from the bench height up)



Steel rods connect sculpture to concrete poured underground



VIEWS OF
THE BENCH



Public Art

Thank you!



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 15, 2024

NE2024-005 – St Clair-Superior DC Placemaking Public Art: Seeking Conceptual Approval of locations

March 15, 2024

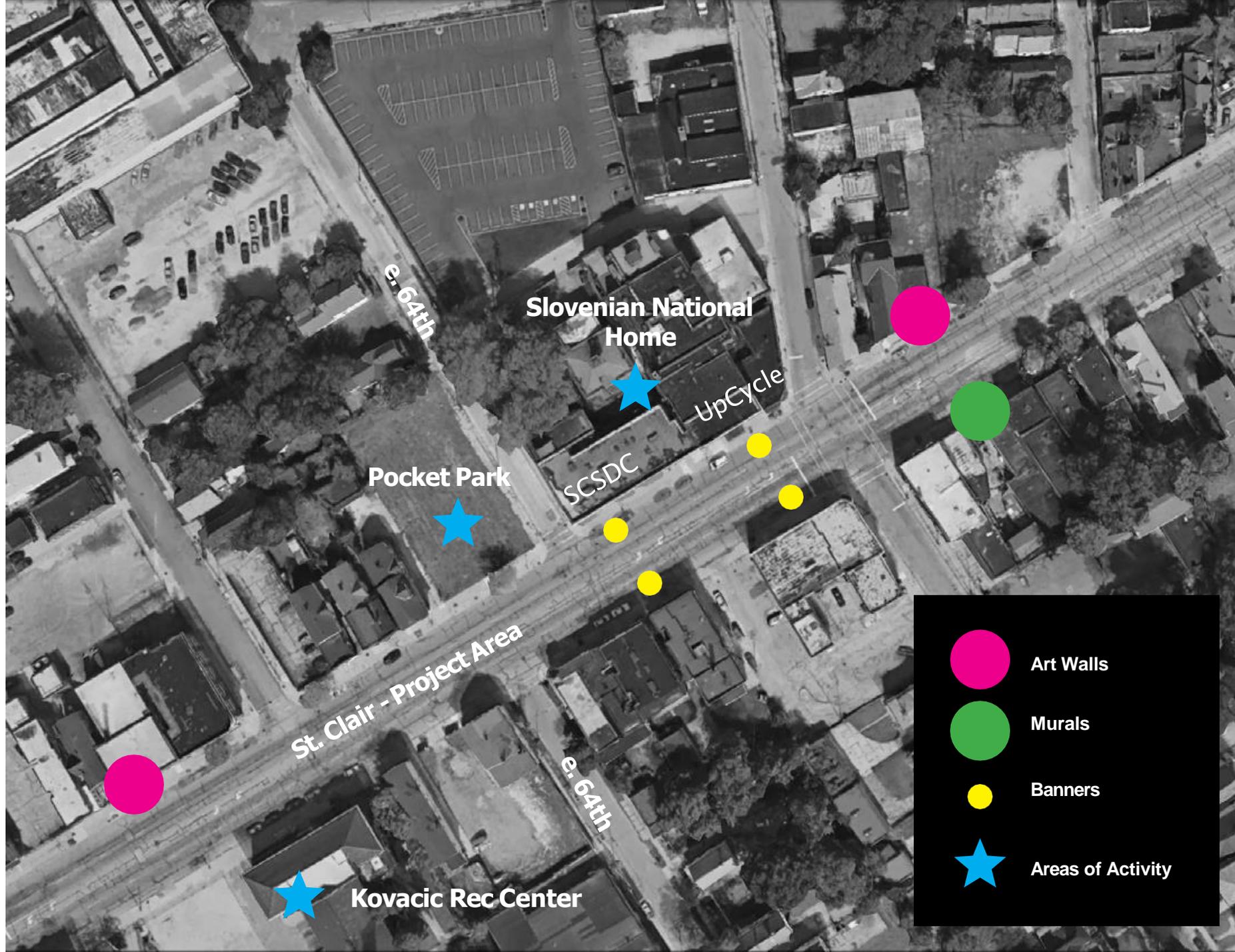
Locations: East 55th Street; St Clair Avenue; East 72nd Street

Presenter: Joe Lanzilotta, LAND Studio

stClair Superior

PLACEMAKING CONCEPTUAL APPROVAL

02.26.2024



Slovenian National Home

UpCycle

SCSDC

Pocket Park

St. Clair - Project Area

Kovacic Rec Center

-  Art Walls
-  Murals
-  Banners
-  Areas of Activity

Art Walls

(rotating outdoor galleries)

Art Wall Example at Public Square



Art Wall #1 Location: APPROVED



Art Wall #2 Location



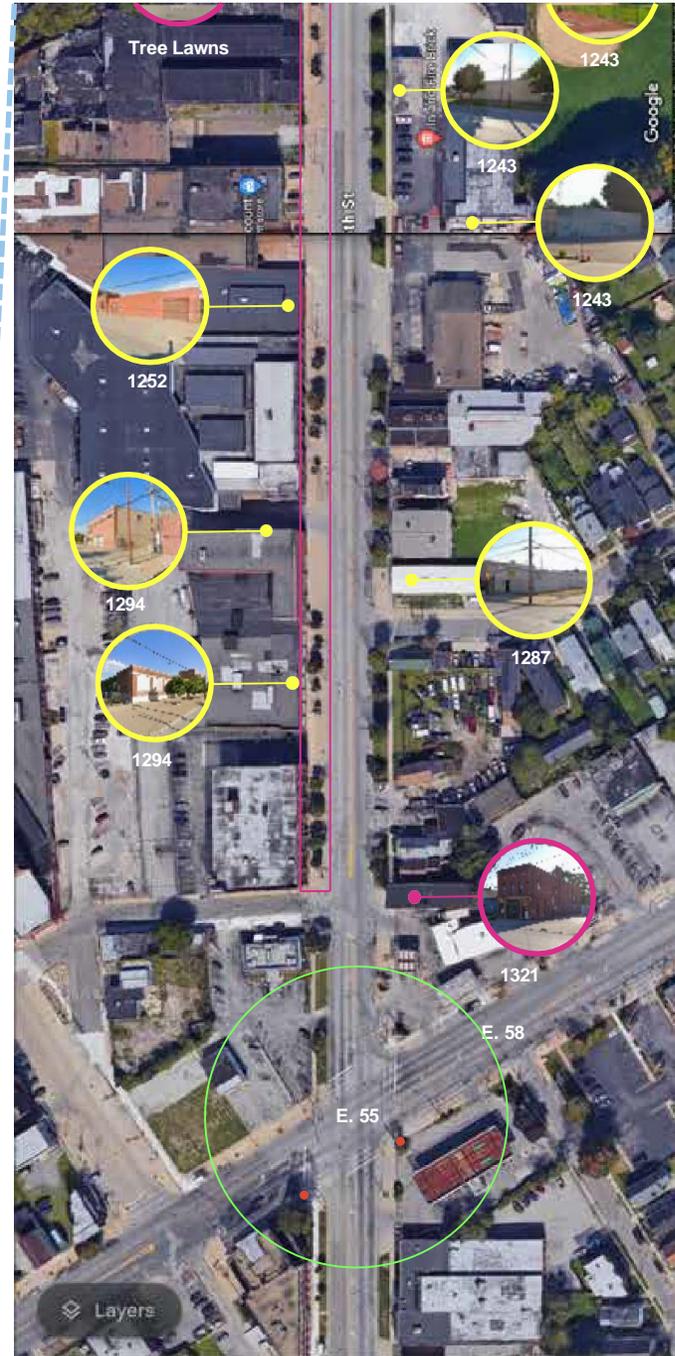
6225
St. Clair

Murals

(painted artwork)

E. 55th Map

-  Mural Sites
-  Other Opportunities



Potential Mural Location



1101
E. 55th

Potential Mural Location: 1101 E. 55th

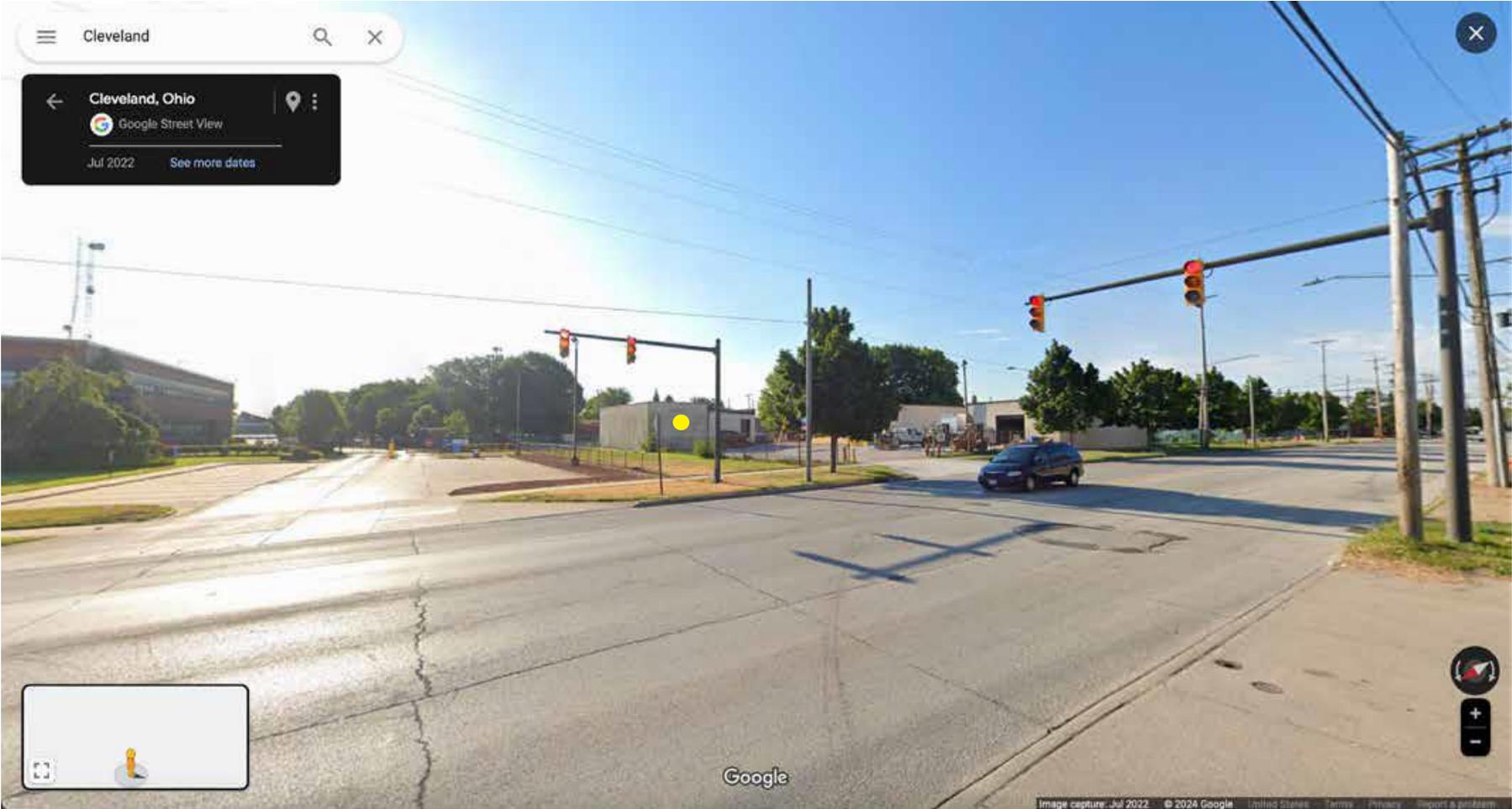


Potential Mural Location

1243 (a)
E. 55th

A photograph of a street scene. In the foreground, there is a concrete sidewalk and a grassy area. A fence runs across the middle ground. Behind the fence is a white brick building. A yellow outline highlights the building. The text "1243 (a) E. 55th" is overlaid on the building. In the background, there are trees and a blue sky with clouds. A traffic light pole is visible in the upper right corner.

Potential Mural Location: 1243 (a) E. 55th



Potential Mural Location



1243 (b)
E. 55th

Potential Mural Location: 1243 (b) E. 55th

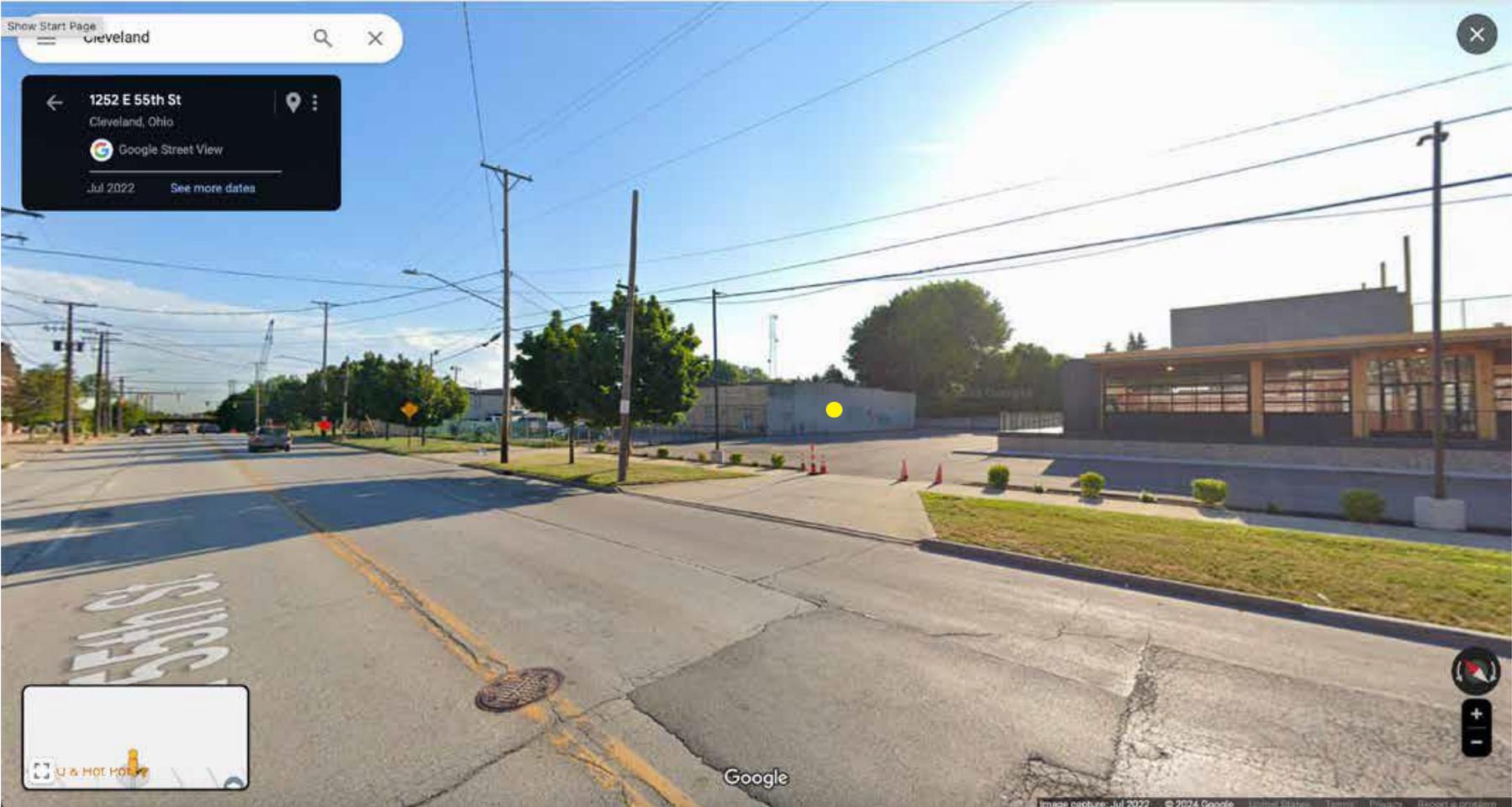


Potential Mural Location

1243 (c)
E. 55th

A photograph of a building wall with a yellow rectangular box highlighting a section of the wall. The wall has some graffiti. In the foreground, there are orange traffic cones on a paved area. A tall antenna tower is visible in the background.

Potential Mural Location: 1243 (c) E. 55th

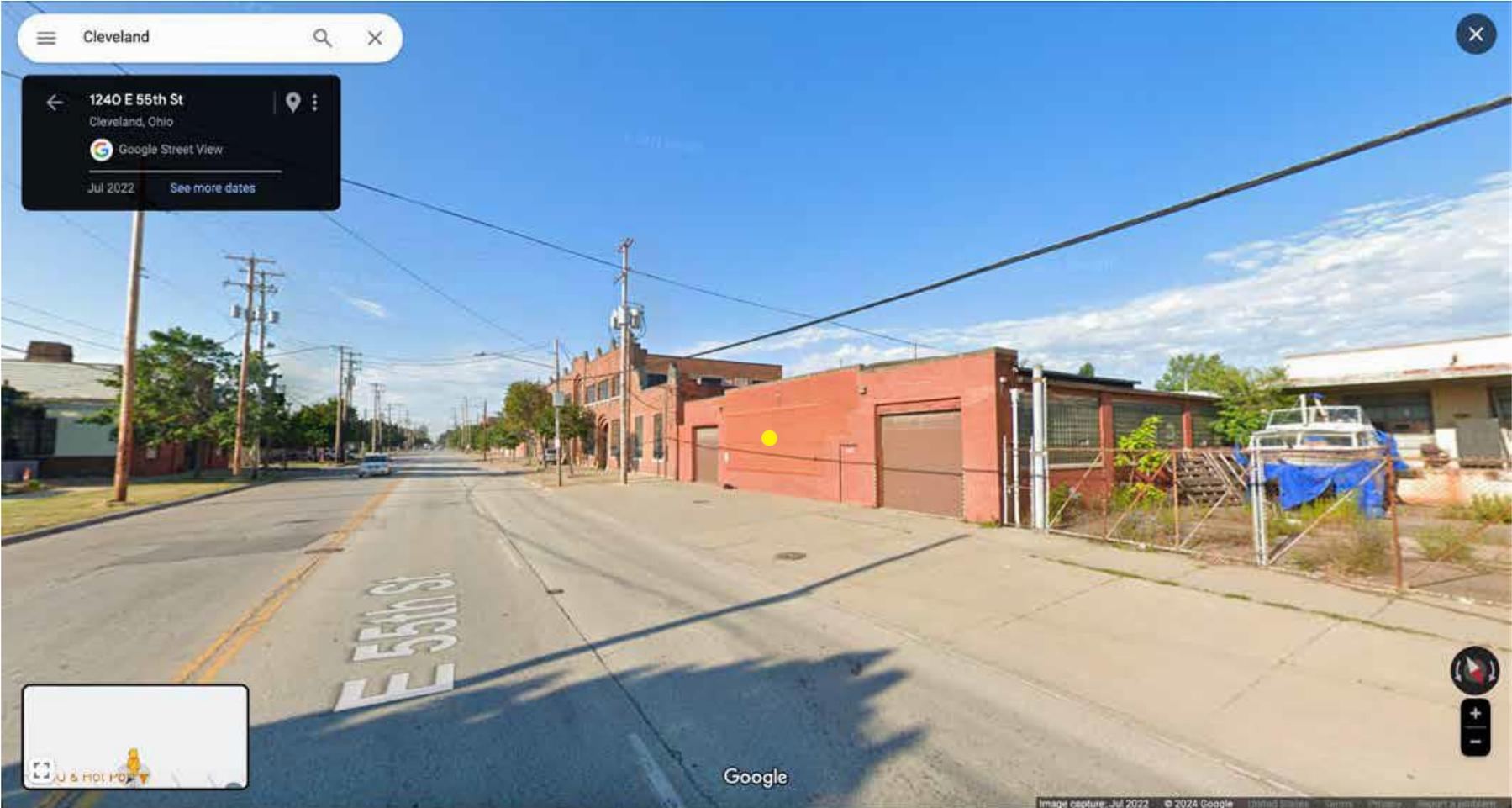


Potential Mural Location



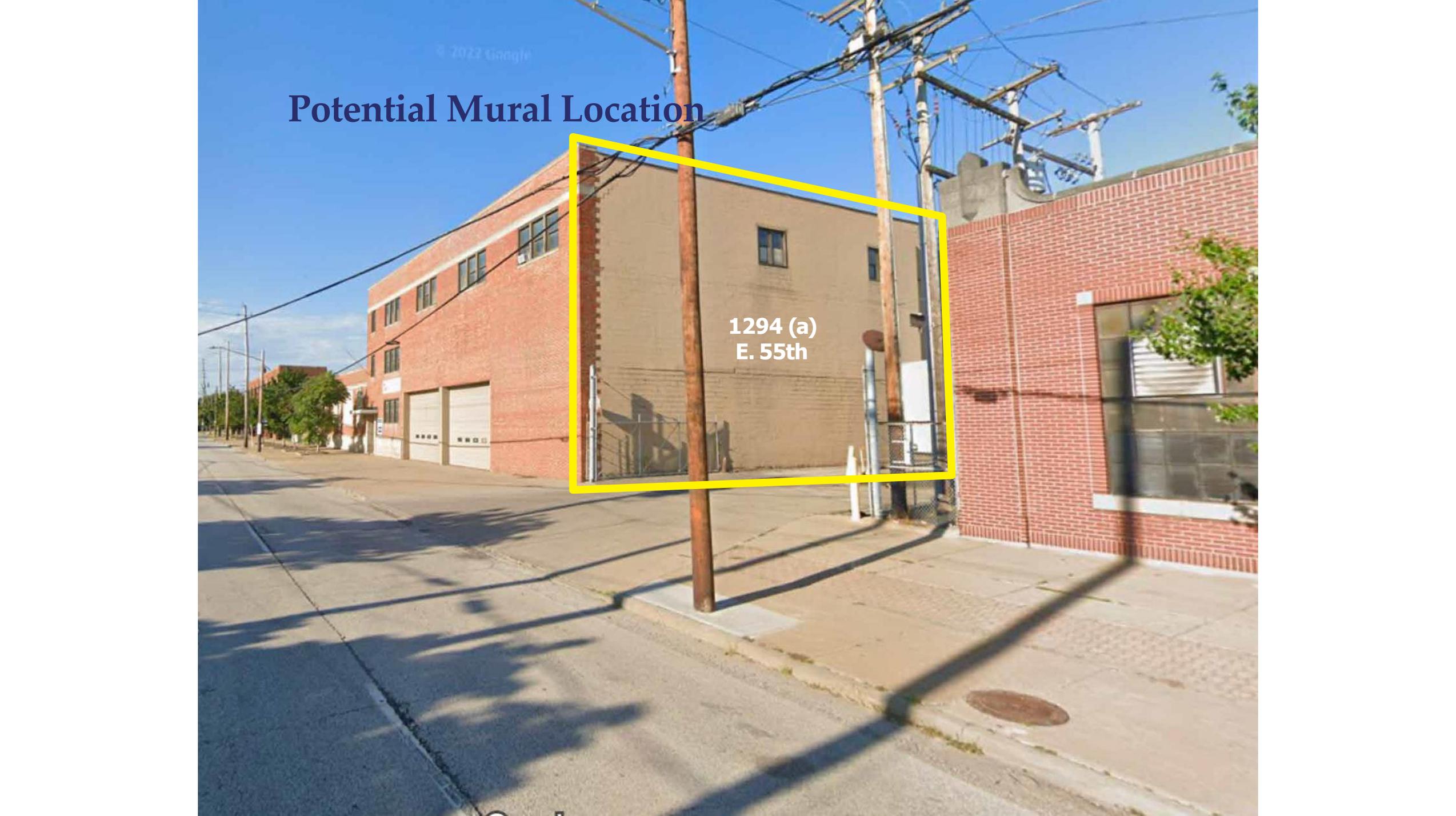
1252
E. 55th

Potential Mural Location: 1252 E. 55th



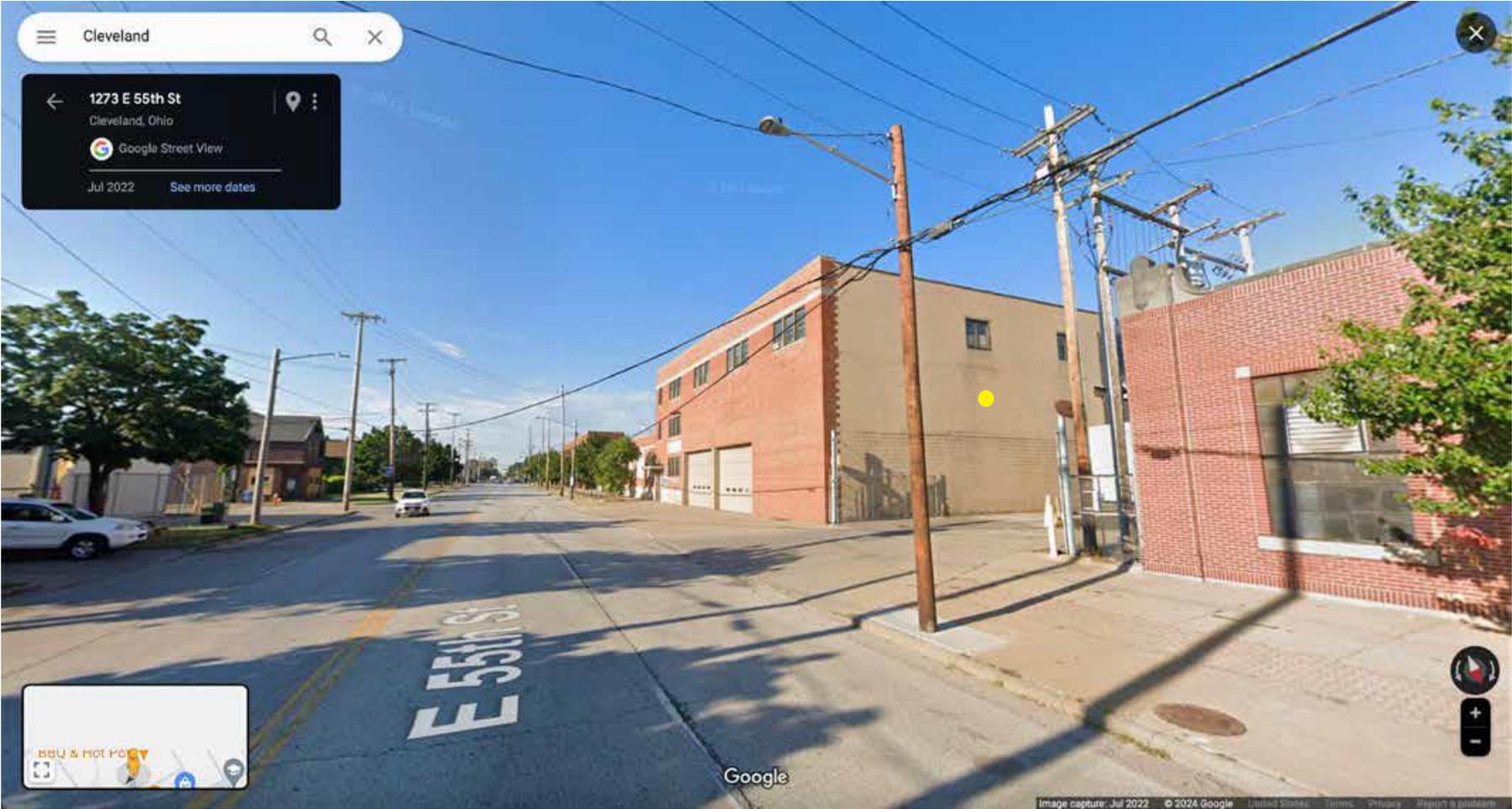
© 2023 Google

Potential Mural Location

A street-level photograph showing a corner of a brick building. A yellow rectangular box highlights a section of the building's facade, which is a mix of red brick and tan brick. The address "1294 (a) E. 55th" is printed in white text on the tan brick section. To the right is another red brick building with a window. In the foreground, there is a sidewalk, a utility pole with wires, and a manhole cover. The street is paved and has shadows cast across it.

1294 (a)
E. 55th

Potential Mural Location: 1294 (a) E. 55th



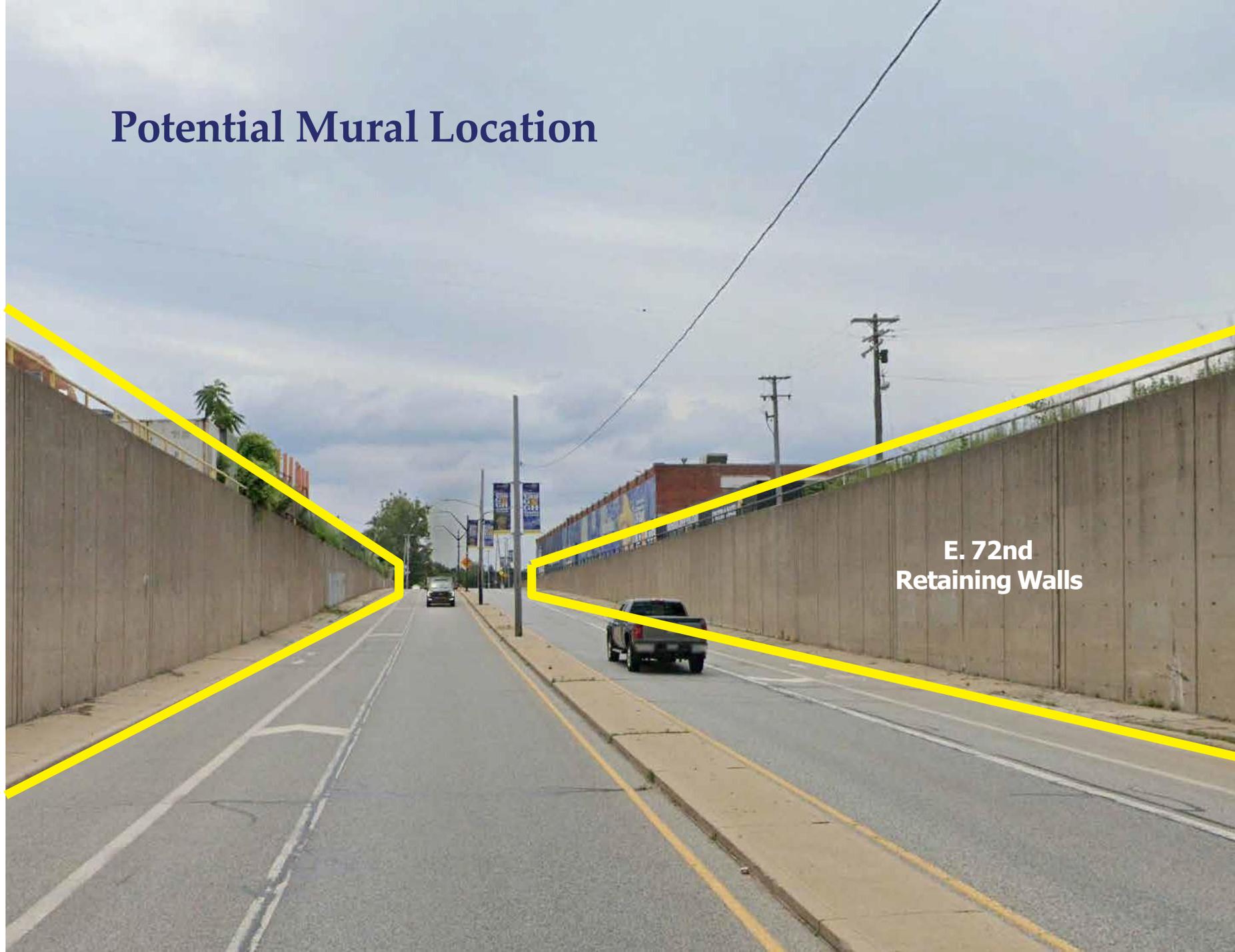
Potential Mural Location

3021 Google

**1294 (b)
E. 55th**



Potential Mural Location



E. 72nd
Retaining Walls

Potential Mural Location: E. 72nd Retaining Walls



THANK YOU!

www.land-studio.org
jlanzilotta@land-studio.org



Northeast Design Review Advisory Committee Meeting Motion and Report Form

Meeting Location: Virtual, 8:00 AM

Case Number: NE 2024-005

Meeting Date: 03/05/2024

Project Name: SCSDC Placemaking & Public Art

Ward #:

Project Address: 1101, 1243, 1252, 1294, 1287 E. 55th & E. 72nd North & 6225 St. Clair

Project Rep. : Joe Lanzilotta, LAND studio

Existing Use: Blank walls

Proposed Use: Mural and/or Banner location

Project Scope: Tentative mural and banner location approvals

Design Review Level Applied For:

Motion by Design Review Committee:

Approve (as presented) Approve (with stated conditions) Disapprove Table

Conditions:

Conceptual approval with stated conditions:

- Acceptance of the tentative/possible mural and banner locations, no acceptance of any designs
- Any of the face brick or stone is not to be painted
- Consider including some of the local talent and/or art schools being a resource for a design: Saint Martin de Porres High School, kids at Edward J. Kovacic Recreation Center, and Cleveland Institute of Art

Committee Action:

(1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)

Brown (C)	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.	Veider	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.
White	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.	Bandy-Zalatoris	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.
Farina	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Lukacsy-Love	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.		<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Nieswander 2 (VC)	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.		<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Reich	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.		

Applicant Signature & Date: _____ Virtual Meeting – No Signature Required

Cleveland City Planning Commission

Administrative Approvals



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 15, 2024

Ordinance No. 227-2024 (Introduced by Councilmembers McCormack, Hairston, Bishop and Griffin – by departmental request): Authorizing the Directors of Capital Projects, Port Control, and/or Public Works to enter into one or more agreements with Cuyahoga County and Cleveland Metroparks to construct an all-purpose trail on the north side of North Marginal Road, including a maintenance and repair agreement with the Metroparks, for a term not to exceed twenty years, with five 20-year options to renew, exercisable by the Metroparks; authorizing one or more submerged land leases with the State of Ohio and future sub-leases, for a term of up to ninety-nine years, with two fifty-year options to renew, exercisable by the appropriate Director; and to replace or otherwise adjust existing adjacent submerged land leases and sub-leases; authorizing one or more encroachment permits to the County; authorizing acquisition of real property, easements and work agreements; conveyance of temporary deeds of easement; and authorizing any other agreements to effectuate this ordinance.

March 15, 2024

Administrative Approvals

**Ordinance No. 241-2024 (Introduced by Councilmember Conwell):
Changing the name of Moulton/Scoutway Park in Ward 9 to “Shirley
Chisholm Park.”**

March 15, 2024

Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 15, 2024

- Budget Hearing Out

March 15, 2024

Cleveland City Planning Commission

Adjournment



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 15, 2024