



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Freddy L. Collier Jr., Director

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

T: (216) 664-2210 F: (216) 664-3281 | [www.planning.city.cleveland.oh.us](http://www.planning.city.cleveland.oh.us)

## NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at 9:00 am on September 4, in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

***Ordinance No. (to be determined):*** *Changing the Use District of parcels south of Clinton Ave and north of Franklin Boulevard between W. 32nd Street and W. 29th Street to a Townhouse, Multi-family or Two-Family District, Changing the Area District to F, Changing the Height to 1 as identified on the attached map (Map Change No. 2515).*

All interested property owners or their representatives and neighbors affected by the proposed zoning change are urged to be present to express their opinions on the proposed change in zoning so that the Planning Commission may have the benefit of their testimony in determining the recommendation to be made to City Council. Please note that individual statements made at the meeting will be limited to three minutes.

A second opportunity for comment will be provided at an official public hearing to be scheduled before City Council's Planning Committee. The time of that meeting will be announced through a separate mailing.

If you would like further information, please contact: **Trevor Hunt** at: 216-664-2210 or [thunt@city.cleveland.oh.us](mailto:thunt@city.cleveland.oh.us)



### Explanation of Proposed Rezoning

Changing the Use District of parcels south of Clinton Ave and north of Franklin Boulevard between W. 32nd Street and W. 29th Street to a Townhouse, Multi-family or Two-Family District, Changing the Area District to F, Changing the Height to 1 as identified on the attached map (Map Change No. 2515).

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

#### Existing

**Two-Family Residential District:** One family houses, two family houses, playgrounds, churches, libraries, hospitals, etc.

**Residence-Industry District:** Residential uses, office and loft buildings, telephone exchanges, transformer stations, research laboratories, tin and furnace shops, printing shops, cold storage plants, wholesale distributing or warehouse establishments, machine shops and other uses similar in character and operation. There are established controls and conditions for industrial uses in this district to ensure that these industrial uses will not be detrimental to the residential uses.

#### Proposed

**Multi-Family Residential Districts:** One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc.

**Residential Attached Townhouse (RA-3) Districts:** low-rise developments of attached single family to two family residential units at medium to high densities. Such developments are intended to serve as a transition between areas of detached residences and areas of higher intensity development or to serve as a means of clustering housing units on sites which can be developed most appropriately through such clustering.

<b>Requirements</b>	<b>RA-3 District</b>
Lot Area per Townhouse Unit (sq. ft.)	550
Lot Width (ft.)	14
Townhouse Unit Width (ft.)	14



Townhouse Units per Building (max.)	not restricted
Townhouse Units per Building (min.) (except that 2-unit bldgs. shall be permitted if at least one bldg. of 3 or more units is included as part of a single development on one or more contiguous lots)	3
Side Street Yard Depth (ft.)	0
Interior Side Yard Dept (ft.) <sup>1</sup>	
Adjoining 1- or 2-Fam District	10
Adjoining Other District	0
Front Yard Depth (ft.)	0
Rear Yard Depth (ft.)	
Adjoining 1- or 2-Fam District	20
Adjoining Other District	0
Distance Between Bldgs. on Same Lot (ft.) <sup>2</sup>	
Window Wall to Window Wall	20
Window Wall to Non-Window Wall	10
Non-Window Wall to Non-Window Wall	5
Building Coverage (max.) (% of lot covered by buildings)	100%
Common Open Space (sq. ft. per unit) (applies only to condominium developments)	0
Private Open Space (sq. ft. per unit) <sup>3</sup>	0
Residential Floor Area (sq. ft. per unit)	950

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



### Explanation of Proposed Rezoning

Changing the Use District of parcels south of Clinton Ave and north of Franklin Boulevard between W. 32nd Street and W. 29th Street to a Townhouse, Multi-family or Two-Family District, Changing the Area District to F, Changing the Height to 1 as identified on the attached map (Map Change No. 2515).

