



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



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## NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on Friday, August 4, 2017** in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

**Ordinance No. 870-17:** An Ordinance changing the Use, Height, and Area Districts South of I-90 and North of Clark Avenue between W. 41<sup>st</sup> Street and Fulton Road (Map Change No. 2569).

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

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

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



### **Explanation of Proposed Rezoning**

**Ordinance No. TBD-17:** An Ordinance changing the Use, Height, and Area Districts South of I-90 and North of Clark Avenue between W. 41<sup>st</sup> Street and Fulton Road (Map Change No. 2569).

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

##### **Existing**

**Semi-Industry Use Districts:** Warehouses, auto repair garages, cold storage plants, garment factories, newspaper plants, trucking terminals, breweries, and other light manufacturing uses. However, if this proposed zoning change becomes effective, the law requires that the legal use of all existing buildings in the area be allowed to remain, but there can be no additions or expansions of these uses without a special permit from the Board of Zoning Appeals. (Section 345.03)

**Two-Family Residential District:** One family houses, two family houses, playgrounds, churches, libraries, hospitals, etc. (Section 337.03).

**General Retail Business Districts:** Retail stores, department stores, funeral parlors, new and used car lots, gas stations, office buildings, hotels and motels, banks, gamerooms and similar uses. For a full description of the Multi-Family District you can go to the American Legal Publishing website (Section 343.11)

**Local-Retail Business District:** Residential uses, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, and other retail business uses that serve neighborhood needs. For a full description of the Multi-Family District you can go to the American Legal Publishing website (Section 343.01)

##### **Proposed**

**Limited Retail Districts:** Residential uses, retail Stores, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, office buildings, hotels, motels, and banks. For a full description of the Limited Retail District you can go to the American Legal Publishing website (Section 343.22).

**(OSR) Open Space and Recreation:** Uses are limited to public parks, playgrounds, athletic fields, and recreation center buildings, including such recreation facilities as



swimming pools, tennis courts, basketball courts, playground equipment, skateboard ramps, exercise rooms, meeting rooms and similar uses; public open space areas including wooded areas, stream valleys, grassy areas, nature preserves, wildlife habitats, scenic overlooks, gardens, beaches, fishing areas, multi-purpose trails, etc

**Multi-Family Residential Districts:** One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. For a full description of the Multi-Family District you can go to the American Legal Publishing website (Section 337.08)

#### **Area District**

- Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to 1/2 times the total lot area.
- Area District 'D' allows for a maximum gross floor area of residential buildings to be equal to 1 times the total lot area.
- Area District 'G' allows for a maximum gross floor area of residential buildings to be equal to 3 times the total lot area.

#### **Height District**

Height District '2' allows the maximum height of the structure to be 60 feet tall and a Height District of '1' allows the maximum height of the structure to be 35 feet tall.

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



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