



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 October 5, 2018** in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

**Ordinance No. TBD:** Changing the Use, Area, and Height Districts of parcels of land south of Pearl Road to Montclair Avenue and East to Broadview Avenue and adding an Urban Form Overlay along the principal corridors of Pearl Road, State Road, and Broadview Avenue (MC 2588).

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:** Changing the Use, Area, and Height Districts of parcels of land south of Pearl Road to Montclair Avenue and East to Broadview Avenue and adding an Urban Form Overlay along the principal corridors of Pearl Road, State Road, and Broadview Avenue (MC 2588).

### **Permitted Uses in Existing or Proposed 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 ([§345.03](#) of the Cleveland Zoning Code).

**General Retail Business District:** Retail stores, department stores, funeral parlors, new and used car lots, gas stations, office buildings, hotels and motels, banks, gamerooms and similar uses ([§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 ([§343.01](#))

**Multi-Family Residential District:** One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. For a full description, visit the American Legal Publishing website ([§337.08](#)).

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

#### **Area District**

Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to ½ the total lot area. Area District 'C' allows for a maximum gross floor to be equal to ½ the total lot area except for multi-family. 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 '1' allows for a maximum height of the building to be 35 feet tall. Height District '2' allows for a maximum height of a building to be 60 feet tall. Height District '3' allows for a maximum height of 115 feet tall. Height District '4' allows for a maximum height of 175 feet.

### **Proposed**

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

**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, go to the American Legal Publishing website ([§343.01](#)).

**Limited Retail Business District:** Residential uses, retail stores, food stores, variety stores, shoe stores, drug stores, eating places, professional offices, office buildings, hotels, motels, and banks ([§343.22](#)).

**Institutional Research District:** Large scale educational and medical developments, research facilities, professional offices, hotels, residential, limited retail uses, schools, nursing homes, assisted living residences, mental health center, live-work uses, etc. ([§340](#)).

**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 ([§345.03](#) of the Cleveland Zoning Code).

**Urban Form (UF) Overlay District:** Established to create a high degree of walkability and design quality for Cleveland's urban streets. The UF Overlay will do this by requiring pedestrian-oriented building features, preserving and enhancing the



architectural character of new and existing buildings and protecting public safety by minimizing conflicts between vehicles and pedestrians. UF Overlay Districts are planned to be densely developed areas with a majority of the building set relatively close to the street and parking located behind the main building. (See [§348.04](#))

### **Area District**

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 '1' allows for a maximum height of the building to be 35 feet tall.  
Height District '2' allows for a maximum height of the building to be 60 feet tall.  
Height District '3' allows for a maximum height of the building to be 115 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.



### Explanation of Proposed Rezoning

**Ordinance No. TBD:** Changing the Use, Area, and Height Districts of parcels of land south of Pearl Road to Montclair Avenue and East to Broadview Avenue and adding an Urban Form Overlay along the principal corridors of Pearl Road, State Road, and Broadview Avenue (MC 2588).

