



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Freddy L. Collier Jr., Director

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NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on April 5, 2019** in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

Ordinance No. TBD: Changing the Use, Area, & Height Districts of parcels of land South of Aspinwall Avenue to Woodworth Avenue between East 134th Street to East 152nd Street and adding an Urban Form Overlay along the major corridors within the neighborhood. (Map Change 2599).

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



Explanation of Proposed Rezoning

Ordinance No. TBD: Changing the Use, Area, & Height Districts of parcels of land South of Aspinwall Avenue to Woodworth Avenue between East 134th Street to East 152nd Street and adding an Urban Form Overlay along the major corridors within the neighborhood. (Map Change 2599).

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

Two-Family Residential District: One family houses, two family houses, playgrounds, churches, hospitals, libraries, etc. (For a full description of the Two-Family Residential District, please review [§337.03](#) of the Cleveland Zoning Code).

Multi-Family Residential District: One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. (For a full description of the Multi-Family Residential District, please review [§337.08](#) of the Cleveland Zoning Code).

Residence Office District: Provided that no sales, display or warehousing merchandise shall be permitted on the premises; the following uses are allowed in this district: apartment houses, administrative and professional office buildings, hospitals, nonprofit public schools, playgrounds, churches, libraries ([§337.10](#)).

Local Retail Business Districts: Residential uses, food stores, variety stores, shoe stores, drugstores, eating places, professional offices and other retail business uses that serve neighborhood needs ([§343.01](#)).

General Retail Business Districts: Retail stores, department stores, funeral parlors, new and used car lots, gas stations, office buildings, hotels and motels, banks, game-rooms and similar uses ([§343.11](#)).

Parking District: Accessory off-street parking lots and off-street parking garages located no closer than 10 feet to any adjacent residential building ([§339](#)).

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](#))

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 'C' allows for a maximum gross floor area of residential buildings to be equal to 1/2 times the total lot area.

Height District

Height District '1' allows for a maximum height of the building to be thirty-five (35) feet tall. Height District '2' allows for a maximum height of a building to be sixty (60) feet tall. Height District '3' allows for a maximum height of one hundred and fifteen (115) feet tall.

Mapped Setbacks: A setback building line is a required front yard space in which no structures may be located, except where specifically allowed by the Cleveland Zoning Code. The specific mapped setback (or building line) indicated on the Building Zone Maps of the City are either from the property line or the street centerline, take precedence, and can only be changed with Map Change legislation. This proposal will remove the ten foot (10) established mapped setbacks from the property line along the south side of Aspinwall between E. 137th Street and East 144th Street. It will also remove the established ten foot (10) mapped setbacks from the property line along the eastern and western sides of East 140th from Aspinwall to St. Clair Avenue that are in Ward 10. It will further remove the ten foot (10) established mapped setbacks located on the northern and southern sides of St. Clair Avenue between East 140th Street and East 152nd Street as well as along Coit Road between East 150th and East 143rd Street. Lastly, it will remove the ten foot (10) established mapped setbacks from the eastern and western sides of Hayden Avenue between St. Clair Avenue and Woodworth Avenue. The purpose of removing the established setbacks is to promote and maintain the massing and character of a dense, walkable community for future development.



Proposed

Two-Family Residential District: One family houses, two family houses, playgrounds, churches, hospitals, libraries, etc. (For a full description of the Two-Family Residential District, please review [§337.03](#) of the Cleveland Zoning Code).

Multi-Family Residential District: One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. (For a full description of the Multi-Family Residential District, please review [§337.08](#) of the Cleveland Zoning Code).

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](#)).

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 one (1) times the lot area. Area District "G" allows for a maximum gross floor area of residential buildings to be equal to three (3) times the total lot area.

Height District

Height District '1' allows for a maximum height of building to be thirty (35) feet tall. Height District '2' allows for a maximum height of the building to be sixty (60) 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, & Height Districts of parcels of land South of Aspinwall Avenue to Woodward Avenue between East 134th Street to East 152nd Street and adding an Urban Form Overlay along the major corridors within the neighborhood. (Map Change 2599).

