



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

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NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on September 6, 2019** in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

Ordinance No. TBD: Changing the Use, Height and Area Districts of parcels along the towpath trail and Literary Ave as identified on the attached map. (Map Change No. 2601); and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan.

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, Height and Area Districts of parcels along the towpath trail and Literary Ave as identified on the attached map. (Map Change No. 2601); and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan.

Permitted Uses in Proposed and Existing Zoning Districts:

Existing

Semi-Industry Use District (SI): 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 uses without a special permit from the Board of Zoning Appeals (§345.03).

General Industry Use District (GI): All uses permitted in a Semi-Industry District, plus open yard storage of second hand lumber or other used building material, junk, paper, rags, also the operation of wrecking or dismantling of motor vehicles, or the storage of motor vehicles all with specific restrictions. There is also a list of uses permitted as Accessory Uses such as asphalt or tar, carbon, coke, coal, gas, creosote, oil cloth or linoleum, rubber, etc., manufacturing (§345.04).

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 area to be equal to ½ the total lot area except for multi-family.

Height District

Height District '1' allows for a maximum height of a building to be thirty five (35) feet tall.

Height District '3' allows for a maximum height of a building to be one hundred and fifteen (115) feet tall.



Proposed

Residential Attached Townhouse District (RA-2-1): Permit townhouse buildings and all main and accessory uses permitted and as regulated in Two-Family Residential Districts including one family houses, two family houses, playgrounds, churches, libraries, hospitals, etc. (§337.031)

Limited Retail Business District (LLR): Residential uses, retail stores, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, office buildings, hotels, motels and banks (See §343.22),

Area District

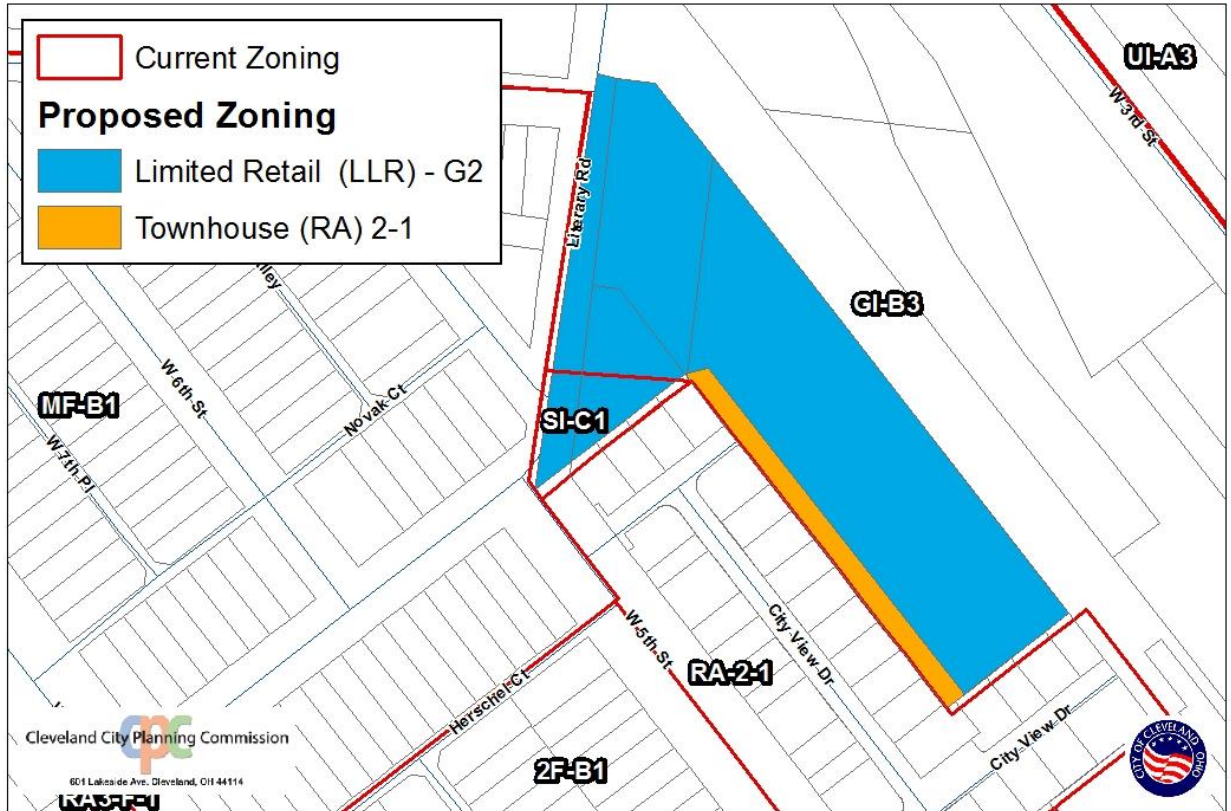
Area District 'G' allows for a maximum gross floor area of residential buildings to be equal to 3 times the total lot area.

Height District

Height District '1' allows for a maximum height of a 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.



Zoning Change Map



Cleveland City Planning Commission
 601 Lakeside Ave. Cleveland, OH 44114



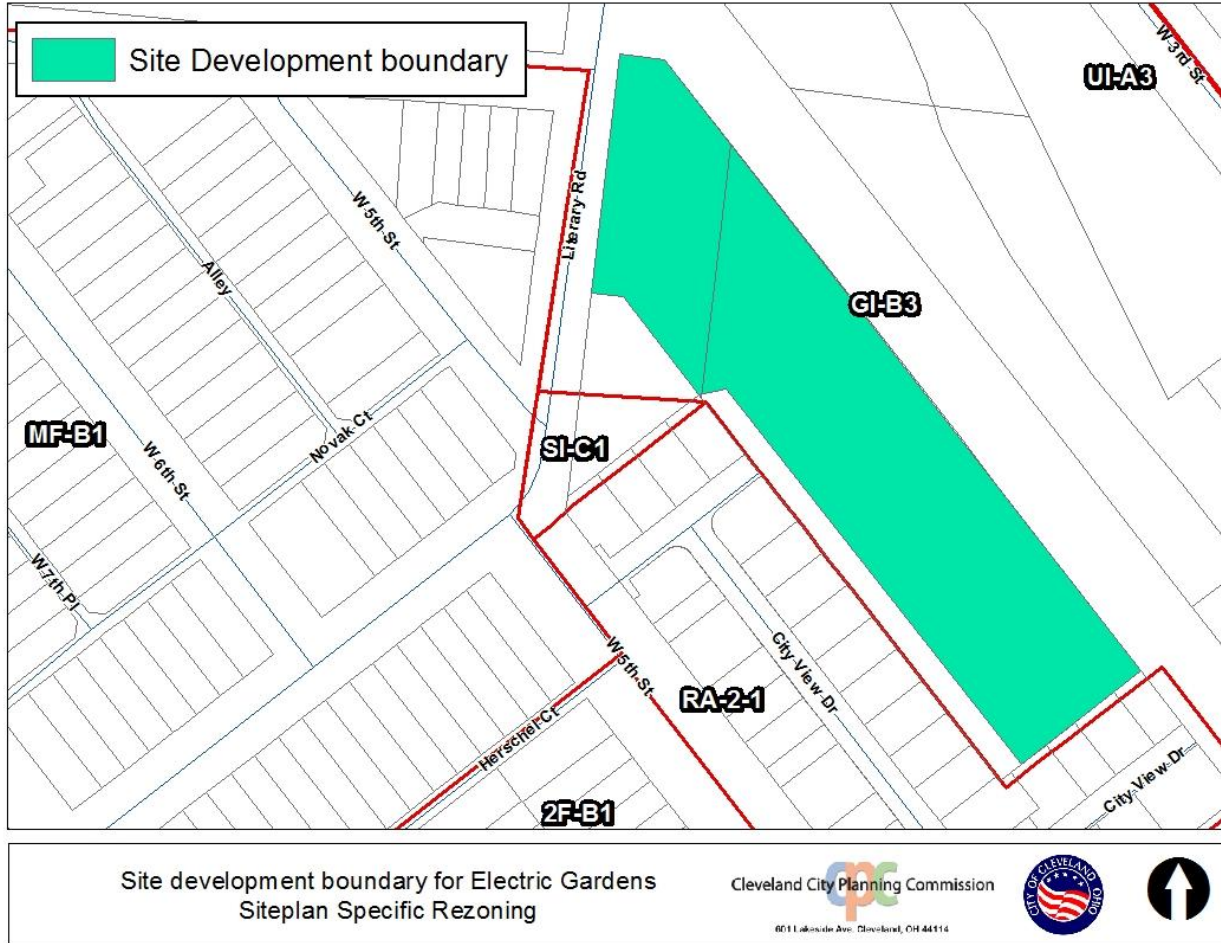
Map Change #2601

Changing the Use, Height and Area Districts of parcels along the towpath trail and Literary Ave as identified on the attached map. (Map Change No. 2601); and subjecting an area titled the Site Development Boundary to §333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan.





Approved Site Development Boundary



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.