



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 virtual public meeting at **9:00 am on Friday, November 20, 2020** on the WebEx platform, which will be livestreamed on YouTube to consider the proposed Rezoning Legislation, listed below:

Ordinance No. TBD: Changing the Use, Area & Height Districts of parcels of land west of East 105th Street between Cedar Avenue and Quebec Avenue (Map Change 2618).

You can view a map and the details of the proposed map change by going to the City Planning Website:

<https://planning.clevelandohio.gov/mc/index.php>

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.

To keep the WebEx session to a manageable size, we are asking individuals that wish to participate to contact the City Planning Office. Please call 216.664.3826 or email us at cityplanning@clevelandohio.gov.

****For a quicker response please provide an email address****



Explanation of Proposed Rezoning

Ordinance No. TBD: Changing the Use, Area & Height Districts of parcels of land west of East 105th Street between Cedar Avenue and Quebec Avenue (Map Change 2618).

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 Use 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, etc. For a more detailed description of the Residence-Office District, please review §337.10 of the Cleveland Zoning Code.

Local Retail Business District: Residential uses, food stores, variety stores, shoe stores, drug stores, eating places, professional offices, and other retail business uses that serve neighborhood needs. For a full description of the Local Retail Business District, please review §343.01 of the Cleveland Zoning Code.

Specific Mapped Setbacks: A Specific Mapped Setback also known as a 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 Setbacks 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 (§357.07). There is currently a forty-three (43) foot Specific Mapped Setback from the street centerline along the Cedar Avenue frontage between East 101st Street and East 105th Street. There is also currently a fifteen (15) foot Specific Mapped



Setback from the property line along the East 105th Street frontage between Cedar Avenue and Quebec Avenue.

Area District

Area District 'B' and Area District 'C' allow 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.

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.

Proposed

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).

Limited Retail Business District: Residential uses, retail stores, food stores, variety stores, shoe stores, drug stores, professional offices, hotels, and banks. For a full description of the Limited Retail Business District, please review §343.22 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 one (1) times the lot area. Area District 'F' allows for a maximum gross floor area of residential buildings to be equal to two (2) times the total lot area.

Height District

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



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