



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, May 7, 2021** on the WebEx platform, which will be livestreamed on YouTube & TV 20 to consider the proposed Rezoning Legislation, listed below:

Ordinance No. TBD: Changing the Use, Area & Height Districts of parcels of land northeast and southwest of Lakeview Road south of Beulah Avenue, east to the East Cleveland City Line as shown on the attached map (Map Change 2626).

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.



Explanation of Proposed Rezoning

Ordinance No. TBD: Changing the Use, Area & Height Districts of parcels of land northeast and southwest of Lakeview Road south of Beulah Avenue, east to the East Cleveland City Line as shown on the attached map (Map Change 2626).

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

Two-Family Residential District: One family houses, two family houses, playgrounds, churches, libraries, hospitals, 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 ([§343.01](#)).

Semi-Industry Use District: 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](#))

General-Industry Use District: 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 all with specific restrictions. There is also a list of uses permitted as Accessory Uses -- asphalt or tar, carbon, coke, coal, gas, creosote, oil cloth or linoleum, rubber, etc., manufacturing. For



a more detailed description of the General Industry Use District, please review [§345.04](#) of the Cleveland Zoning Code.

Area District

Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to ½ times the total lot area. Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to ½ 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. Area District '3' allows for a maximum height of a building to be one hundred and fifteen (115) feet.

Proposed

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

Limited Retail Business: Residential uses, retail stores, food stores, variety stores, shoe stores, drug stores, eating places, hotels and motels, professional offices/office buildings and banks. For a full description of the Limited Retail Business District, please review [343.22](#) of the Cleveland Zoning Code.

Urban Form Overlay: Established to create a high degree of walkability and design quality for Cleveland's urban streets. The Urban Form (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 buildings set relatively close to the street and parking located behind the main building. For a full description of the Urban Form Overlay District, please review [§348.04](#) of the Cleveland Zoning Code.

Specific Mapped Setback: Establishing a five (5) foot Specific Mapped Setback from the property line on parcels fronting East 123rd Street south of Beulah Avenue. This will ensure property owners with very shallow lots are in compliance with the Cleveland Zoning Code. The Specific Mapped Setback (or building line) is a required front yard space in which no structure may be located, except where specifically allowed by the Cleveland Zoning Code ([§357.07](#)).

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 lot area.

Height District

Height District "1" allows for a maximum height of thirty-five (35) feet). 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.



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