



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, April 16, 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 north and south of Lorain Avenue between West 140<sup>th</sup> Street and the Norfolk Southern Railroad and extending the Pedestrian Retail & Urban Form Overlay Districts (Map Change 2630).

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](mailto:cityplanning@clevelandohio.gov).



## **Explanation of Proposed Rezoning**

**Ordinance No. TBD:** Changing the Use, Area & Height Districts of parcels of land north and south of Lorain Avenue between West 140<sup>th</sup> Street and the Norfolk Southern Railroad and extending the Pedestrian Retail & Urban Form Overlay Districts (Map Change 2630).

### **Permitted Uses in Existing or Proposed Zoning Districts:**

#### **Existing**

**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](#)).

**General Retail Business District:** Retail stores, department stores, funeral parlors, new and used car lots, gas stations, office buildings, hotels and motels, banks, game-rooms and other similar uses. For a full description of the General Retail Business District, please review [§343.11](#) of the Cleveland Zoning Code.

**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. Area District 'E' allows for a maximum gross floor area of residential buildings to be equal to 1½ 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 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**

**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.

**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 "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 '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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