



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission



Marka Fields, Interim Director

Cleveland City Hall

601 Lakeside Avenue, Room 501

Cleveland, Ohio 44114

T: (216) 664-2210 F: (216) 664-3281 | www.planning.clevelandohio.gov

NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on Friday, February 18, 2022** 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 east of Edgehill Road to the western border of Cleveland Heights (Map Change 2644).

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 east of Edgehill Road to the western border of Cleveland Heights (Map Change 2644).

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

Residence-Industry Use Districts: Residential uses, office and loft buildings, telephone exchanges, transformer stations, research laboratories, tin and furnace shops, printing shops, cold storage plants, wholesale distributing or warehouse establishments, machine shops and other uses similar in character and operation. There are established controls and conditions for industrial uses in this district to ensure that these industrial uses will not be detrimental to the residential uses (§345.01).

Townhouse (RA) Districts: Townhouse buildings and all main and accessory uses permitted and as regulated in Two-Family Districts including one-family houses, two-family houses, playgrounds, etc (§337.031).

Multi-Family Residential Districts: One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. For a full description of the Multi-Family District you can go to the American Legal Publishing website (Section 337.08)

One-Family Residential Use District: Dwelling houses, each occupied by not more than one family and not more than two roomers or boarders, playgrounds, parks, etc (§337.01).

Area District

Area District 'A' allows for a maximum gross floor area of residential buildings to be equal to ½ 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 the building to be sixty (60) 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).

Residence-Industry Use Districts: Residential uses, office and loft buildings, telephone exchanges, transformer stations, research laboratories, tin and furnace shops, printing shops, cold storage plants, wholesale distributing or warehouse establishments, machine shops and other uses similar in character and operation. There are established controls and conditions for industrial uses in this district to ensure that these industrial uses will not be detrimental to the residential uses (§345.01).

Area District

Area District 'C' allows 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

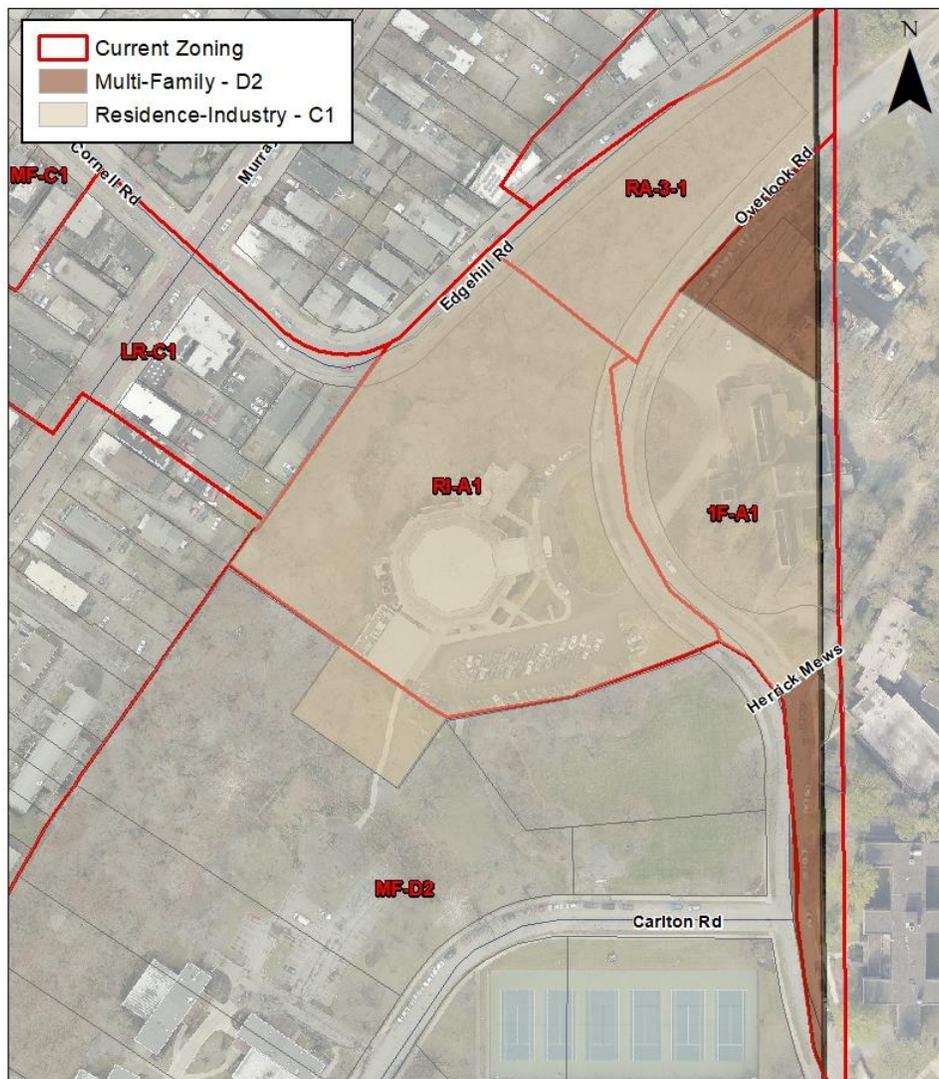
Height District '1' allows for a maximum height of building to be thirty (35) feet tall. Height District '2' allows for a maximum height of a building to be sixty (60) feet tall.

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 east of Edgemoor Road to the western border of Cleveland Heights (Map Change 2644).



Map Change 2644
 Changing the Use, Area & Height Districts of parcels of land east of Edgemoor Road to the western border of Cleveland Heights (Map Change 2644).
 Date: February 2, 2022

100 Feet



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission



Marka Fields, Interim Director

Cleveland City Hall
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114

T: (216) 664-2210 F: (216) 664-3281 | www.planning.clevelandohio.gov