



**City Planning Commission**

601 Lakeside Avenue, Room 501

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/](http://planning.city.cleveland.oh.us/)

216.664.2210

**Townhouse (RA) District Review:**

Address:

Date:

Applicant name:

Email:

Phone:

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*Determining which RA District is applicable to my project.* The requirements for new townhouses are determined based on their surrounding context. The Townhouse Districts are: RA-1, RA-2, and RA-3. The abbreviation "RA" means "Residential Attached," The numeral refers to the 'density' of the context with (RA1) being lowest or most suburban form to (RA3) being the highest or most urban form.

A proposed townhouse development shall be reviewed under the RA District whose front yard setback most closely matches or complements the context around the proposed development site.

To determine which RA District the development shall be reviewed under:

- A. Determine the existing typical front yard setback of the block or blocks for the proposed development.
- B. For proposals to be constructed at mid-block, the RA District whose front yard setback range most closely aligns with the setback of the existing buildings on the block shall be applied.
- C. For proposals to be constructed on corners, context from the buildings on the adjacent corners of the intersection as well as those buildings on the specific block should be considered, and the RA District whose front yard setback range most closely aligns with the front yard setback of the existing buildings at the intersection shall be applied.

		<b>RA-1</b>	<b>RA-2</b>	<b>RA-3</b>	<b>Proposed</b>	<b>Comments</b>
<b>(1) Lot Dimensions</b>		No min				
<b>(2) Setbacks</b>	Where applicable	Requirements				
<b>A. Front Yard Depth<sup>1</sup></b> See last page for Frontage Diagram.	Principal	Min: 20' or, if greater, the average setback of the buildings within 100' on both sides. Max: none	Min: 10' Max: 20'	Min: 0' Max: 12'		
	Secondary	Min: 7'	Min: 5'	Min: none		
	Interior	Min: 10'	Min: 8'	Min: 7'		
<b>C. Interior Side Yard Depth<sup>2</sup></b> See last page for Frontage Diagram.	Adjoining 1 or 2-Family District	Min: 10'	Min: 5'	Min: 3'		
	Adjoining Other District	Min: 7'	Min: 5'	Min: none		
<b>D. Rear Yard Depth</b> See last page for Frontage Diagram.	Rear lot line adjoining 1 or 2-Family District	Min: 15'	Min: 10'	Min: 6'		
	Rear lot line adjoining Other District	Min: 10'	Min: 10'	Min: none		

<b>(3) Building Design Features</b>				
A. First-story glazing % of façade required to be transparent windows and doors between 3' and 7' above finished floor.	Principal	Min: 35%  Where the finished first floor is 48" or more above grade: Min. 20% glazing between grade and the finished first floor, less Frontage Feature areas.		
	Secondary	Min: 25%  Where the finished first floor is 48" or more above grade: Min. 20% glazing between grade and the finished first floor, less Frontage Feature areas.		
	Interior	Min: 20%		
B. Active uses on first story	Principal	Required on 60 % of total Frontage Buildout.  Min depth: 9'		
	Secondary	No requirement		
	Interior	No requirement		
C. Floor Area Ratio	No requirement			
D. Entrances	Each unit with a Street Line shall provide a Principal Pedestrian Entrance directly to that Street Line. Corner lots are required only one (1) Principal Pedestrian Entrance.			
E. Frontage feature (See Figure (h)(1). of this section)	A or B Required Min. porch depth: 6'	B, C or E Required Min. area: 16 sq. ft.	B, C, D or E Required Min. area: 16 sq. ft.	
F. Height of finished first floor above grade	Principal	Min: 18" Max: 4'	Min: 24" Max: 4'	Min: 28" Max: 5'6"

	Secondary	Min: 18" Max: 4'	Min: 24" Max: 4'	Min: 28" Max: 5'6"		
	Interior	Min: 12" Max: 5'6"	Min: 12" Max: 5'6"	Min: 18" Max: 5'6"		
G. First floor materials; Principal, Secondary	Human scaled; ex. brick, stone, lap siding, wood, terra cotta or similar Above first-story: Materials in any dimension are permitted. Prohibited Materials on Principal and Secondary Street Frontage: plain and split-face concrete masonry units and synthetic stucco.					
<b>(4) Garages, Car Openings and Driveways</b>						
A. Garage or Car Openings fronting a Principal and Secondary Street Frontage	Not Permitted					
B. Garage or Car Openings perpendicular to a Principal and Secondary Street Frontage	Streetscreen or fence required at actual Principal and Secondary Street setback, minus permitted driveways. Streetscreens or fence shall be a min. 3.5' in height, max. height as allowed by the Zoning Code.					
C. Garage or Car Openings within an established front yard setback on a Secondary Street	Streetscreen or fence is required along the shared rear/side yard property line. Streetscreen or fence shall be a min. 3.5' in height, max. height as allowed by the Zoning Code.					
D. Alley access	Where an alley abuts the development, no curb cuts shall be permitted on Principal or Secondary Street Frontage.					
E. One-way vehicular driveway width	Max: 11'					



F. Two-way vehicular driveway serving multiple units width	Max: 18'		
G. Continuous at-grade sidewalk and apron	Required		
<p>1 Except that any mapped or established setback shall prevail over the setbacks of this section.</p> <p>2 Does not apply to lot lines separating attached dwellings as a non-condominium townhouse development</p> <p>3 For infill townhouses: Height of Finished Floor above grade shall match the typical height found in the adjacent context. Where the Height of Finished Floor above grade in the adjacent context is outside the range set forth in subsection (e) (3) D, the Height of Finished Floor above grade shall be set at the min or max permitted by subsection (e) (3) D.</p>			

Frontage Diagram

