



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission



Joyce Pan Huang., Director

Cleveland City Hall

601 Lakeside Avenue, Room 501

Cleveland, Ohio 44114

T: (216) 664-2210 F: (216) 664-3281 | <https://planning.clevelandohio.gov>

NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on Friday, December 1, 2023** in Room 514, Cleveland City Hall, 601 Lakeside Avenue and 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 of Chester Avenue between East 55th Street and East 90th Street. (**Hough Form Based Code Pilot Area**)

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 216.664.2210 or email us at cityplanning@clevelandohio.gov



Explanation of Proposed Rezoning

Ordinance No. TBD: Changing the Use, Area & Height Districts of parcels of land north of Chester Avenue between East 55th Street and East 90th Street. (**Hough Form Based Code Pilot Area**)

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

One Family Residential Districts: Dwelling houses, each occupied by not more than one family and not more than two roomers or boarders, playgrounds, parks, etc. For a full description of the One Family District please visit the Cleveland Zoning Code (Section 337.02)

Area District

Area District 'A' allows for a maximum gross floor area of residential buildings to be equal to one-half ($\frac{1}{2}$) times the total lot area.

Height District

Height District '1' allows a maximum of height of the building to be thirty-five (35) feet.

Two Family Residential District: One family houses, two family houses, playgrounds, churches, libraries, hospitals, etc. For a full description of the Two Family District please visit the Cleveland Zoning Code (Section 337.03)

Area District

Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to one-half ($\frac{1}{2}$) times the total lot area.

Height District

Height District '1' allows a maximum height of the building to be thirty-five (35) feet.

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 District please visit the Cleveland Zoning Code (Section 337.08)



Area District

Area District 'B', 'C' allows for a maximum gross floor area of residential buildings to be equal to one-half ($\frac{1}{2}$) times the total lot area.

Area District 'D' allows for a maximum gross floor area of residential buildings to be equal to one (1) times the total lot area.

Area District 'E' allows for a maximum gross floor area of residential buildings to be equal to one and a half ($1 \frac{1}{2}$) times the total 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 '1' allows a maximum height of the building to be thirty-five (35) feet.

Height District '2' allows a maximum height of the building to be sixty (60) feet.

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. Prohibit Gas Stations and Used Car lots. For a full description of the Local Retail Business District please visit the Cleveland Zoning Code (Section 343.01)

Area District

Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to one-half ($\frac{1}{2}$) times the total lot area.

Area District 'D' allows for a maximum gross floor area of residential buildings to be equal to one (1) times the total lot area.

Area District 'E' allows for a maximum gross floor area of residential buildings to be equal to one and a half ($1 \frac{1}{2}$) times the total lot area.

Height District

Height District '1' allows a maximum height of the building to be thirty-five (35) feet.

Height District "2" allows for a maximum height of one hundred and sixty (60) feet.

General Retail Business Districts: Retail stores, department stores, funeral parlors, new and used car lots, gas stations, office buildings, hotels and motels, banks, gamerooms and similar uses. For a full description of the General Retail Business District please visit the Cleveland Zoning Code (Section 343.11)



Area District

Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to one-half ($\frac{1}{2}$) times the total lot area.

Height District

Height District '2' allows a maximum height of the building to be sixty (60) feet.
Height District '3' allows a maximum height of the building to be one hundred fifteen (115) feet.

Limited Retail Districts: Residential uses, retail Stores, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, office buildings, hotels, motels, and banks. For a full description of the Limited Retail Business District please visit the Cleveland Zoning Code (Section 343.22)

Area District

Area District 'D' allows for a maximum gross floor area of residential buildings to be equal to one (1) times the total lot area.

Height District

Height District "2" allows for a maximum height of sixty (60) feet.

Semi-Industry 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. . For a full description of the Semi Industry District please visit the Cleveland Zoning Code (Section 345.03).

Area District

Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to $\frac{1}{2}$ the total lot area.

Area District 'D' allows for a maximum gross floor area of residential buildings to be equal to one (1) times the total lot area.

Height District

Height District '1' allows a maximum of height of the building to be thirty-five (35) feet.



Height District '2' allows a maximum of height of the building to be sixty (60) feet.
Height District '3' allows a maximum of height of the building to be one-hundred fifteen (115) feet.

Proposed

House 4: Up to four family houses, rooming houses, row houses Dwelling houses, playgrounds, parks, education, religious assembly, government office etc. Height limitation of 2.5 stories/32 feet in height. For a full description of the House 4 District please visit the Cleveland Form Based Code (**H4**)

Neighborhood 2.5: Up to four family houses, rooming houses, row houses Dwelling houses, group living, playgrounds, parks, education, religious assembly, government office, fraternities & sororities etc. Height limitation of 2.5 stories/32 feet in height. For a full description of the Neighborhood 2.5 District please visit the Cleveland Form Based Code (**N2.5**)

Community 3: One family houses, two family houses, rooming houses, row houses, apartment houses, education, religious assembly, government office, fraternities & sororities etc. Height limitation of 3 stories/42 feet in height. For a full description of the Community 3 District please visit the Cleveland Form Based Code (**C3**)

Community Flex 3: One family houses, two family houses, rooming houses, row houses, apartment houses, daycare, restaurant, medical services, office buildings, retail stores, etc. Height limitation of 3 stories/42 feet in height. For a full description of the Community Flex 3 District please visit the Cleveland Form Based Code (**CX3**)

Community Flex 4: One family houses, two family houses, rooming houses, row houses, apartment houses, daycare, restaurant, medical services, office buildings, retail stores, etc. Height limitation of 4 stories/55 in height. For a full description of the Community Flex 5 District please visit the Cleveland Form Based Code (**CX5**)

Urban Flex 3: One family houses, two family houses, rooming houses, row houses, apartment houses, daycare, restaurant, medical services & laboratories, office buildings, retail stores, transit station, animal care, indoor entertainment, indoor vehicle sales & rentals, etc. Height limitation of 3 stories/42 feet in height. For a full description of the Urban Flex 3 District please visit the Cleveland Form Based Code (**UX3**)



Urban Flex 5: One family houses, two family houses, rooming houses, row houses, apartment houses, daycare, restaurant, medical services & laboratories, office buildings, retail stores, transit station, animal care, indoor entertainment, indoor vehicle sales & rentals, etc. Height limitation of 5 stories/68 feet in height. For a full description of the Urban Flex 5 District please visit the Cleveland Form Based Code (**UX5**)

Urban Node 3: Residential (upper-stories only), daycare, restaurant, medical services, office buildings, retail stores, transit station, animal care, indoor entertainment, indoor vehicle sales & rentals, etc. Height limitation of 3 stories/42 feet in height. For a full description of the Urban Node 3 District please visit the Cleveland Form Based Code (**UX3**)

Park: Structures or other active, player-oriented facilities such as playgrounds, recreational fields, ballfields, sport courts, dog parks and associated accessory facilities such as parking areas and restrooms, etc. For a full description of the Parks District please visit the Cleveland Form Based Code (**PK**)

Civic: Parks, playgrounds, social services, community service, day care, education, government offices, religious assembly, transit stations, etc. For a full description of the Civic District please visit the Cleveland Form Based Code (**CV**)

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.

.....



City of Cleveland

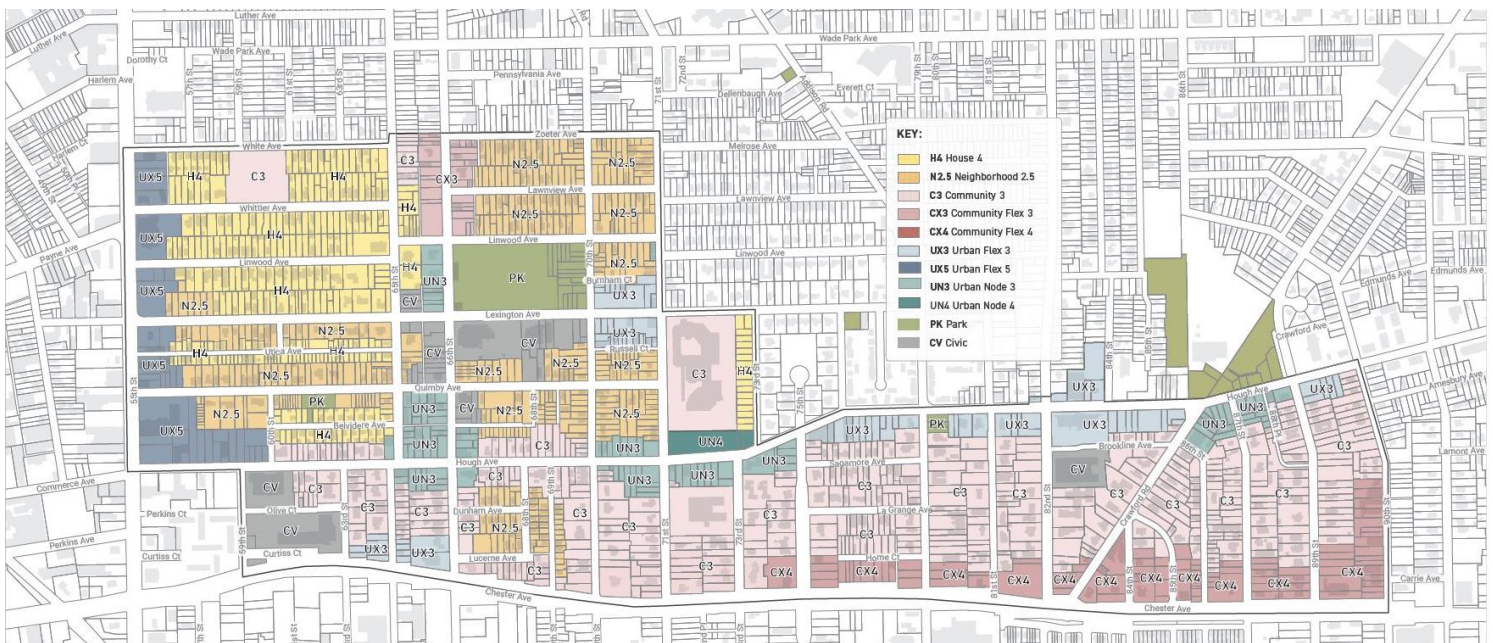
Justin M Bibb, Mayor

City Planning Commission



Explanation of Proposed Rezoning

Ordinance No. TBD: Changing the Use, Area & Height Districts of parcels of land north of Chester Avenue between East 55th Street and East 90th Street. (**Hough Form Based Code Pilot Area**)



ZONING MAP: Hough
Cleveland, OH
DRAFT November 22, 2023



LANDCODE