



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Freddy L. Collier Jr., Director

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## NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on February 15, 2019** in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

**Ordinance No. TBD:** Changing the Use, Area & Height Districts of parcels of land southwest of Hough Avenue and Ansel Road and adding an Urban Form Overlay (Map Change 2593).

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.

If you would like further information, please contact us at: 216-664-2210 or [cityplanning@city.cleveland.oh.us](mailto:cityplanning@city.cleveland.oh.us)



## Explanation of Proposed Rezoning

**Ordinance No. TBD:** Changing the Use, Area & Height Districts of parcels of land southwest of Hough Avenue and Ansel Road and adding an Urban Form Overlay (Map Change 2593).

### 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).

#### **Area District**

Area District 'C' allows for a maximum gross floor to be equal to ½ the total lot area except for multi-family. Area District 'E' allows for a maximum gross floor area to be equal to one in a half (1.5) times the lot area. Area District 'F' allows for maximum gross floor area to be equal to two times the 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. Height District '3' allows for a maximum height of one hundred and fifteen (115) feet tall.

**Mapped Setbacks:** A setback building line is a required front yard space in which no structures may be located, except where specifically allowed by the Cleveland Zoning Code. The specific mapped setback (or building line) indicated on the Building Zone Maps of the City are either from the property line or the street centerline, take precedence, and can only be changed with Map Change legislation. This proposal will remove the ten foot (10) established mapped setbacks from the property line along the Hough Avenue and Ansel Road frontage of 9620 Hough Avenue (also known as Permanent Parcel Number 11-13-022. The purpose of removing the established setbacks is to promote and maintain the massing and character of a dense, walkable community for future development.



## **Proposed**

**Open Space & Recreation:** Uses are limited to public parks, playgrounds, athletic fields, and the recreation center buildings, including such recreation facilities as swimming pools, tennis courts, basketball courts, playground equipment, skateboard ramps, exercise rooms, meeting rooms and similar uses; public open space areas including wooded areas, stream valleys, grassy areas, nature preserves, wildlife habitats, scenic overlooks, gardens, beaches, fishing areas, multi-purpose trails, etc. (For a full description of the Open Space & Recreation zone, please review [§342](#) 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](#)).

**Urban Form (UF) Overlay District:** Established to create a high degree of walkability and design quality for Cleveland's urban streets. The 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 the building set relatively close to the street and parking located behind the main building. (See [§348.04](#))

### **Area District**

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

Height District '3' allows for a maximum height of the building to be one hundred and fifteen (115) feet tall.



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**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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200 Feet

**Map Change 2593**

January 31, 2019

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601 Lakeside Ave., Cleveland, OH 44114

