



NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:15 am on Friday, May 15, 2026** in Room 514, Cleveland City Hall 601 Lakeside Ave E. and virtually on the WebEx platform which will be livestreamed on YouTube to consider the proposed **Rezoning Legislation** listed below:

Ordinance No. TBD: Changing the zoning districts of parcels of land south of Saint Clair Avenue between Lakeview Road and Thornhill Drive (Map Change 2698)

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 Zoning districts of parcels of land south of Saint Clair Avenue between Lakeview Road and Thornhill Drive (Map Change 2698)

Permitted Uses in Existing & Proposed Zoning Districts:

Explanation of Existing Zoning Districts

One-Family Residential Districts generally permit 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, read Section 337.02 of the Cleveland Zoning Code.

Area District

Area District 'A' allows for a maximum gross floor area of residential buildings to be equal to 1/2 the total lot area.

Height District

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

Two-Family Residential Districts generally permit one-family houses, two-family houses, playgrounds, churches, libraries, hospitals, etc. For a full description of the Two-Family District, read Section 337.03 of the Cleveland Zoning Code.

Area District

Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to 1/2 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 Districts generally permit 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, read Section 337.08 of the Cleveland Zoning Code.

Area District

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 ‘2’ allows a maximum height of the building to be sixty (60) feet.

General Retail Business Districts generally permit residential uses, 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 District, read Section 343.11 of the Cleveland Zoning Code.

Area District

Area District ‘C’ allows for a maximum gross floor area of residential buildings to be equal to 1/2 the total lot area.

Height District

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

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Explanation of Proposed Rezoning

Civic (CV)

Intended to accommodate civic and institutional uses that serve the surrounding neighborhoods and produce activities that do not readily assimilate into other zoning districts. (For more information, please view Section 2.10.2 of the Cleveland Neighborhood Form-Based Code)



Existing Zoning Map

Proposed Rezoning

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