



## NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:15 am on Friday, April 17, 2026 for information only & 9:15 am Friday, May 01, 2026 for a vote** 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 St. Clair Avenue between East 55<sup>th</sup> Street and Ansel Road as shown on the attached map. (Map Change 2700).

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](mailto:cityplanning@clevelandohio.gov)



## **Explanation of Proposed Rezoning**

**Ordinance No. TBD:** Changing the zoning districts of parcels of land south of St. Clair Avenue between East 55<sup>th</sup> Street and Ansel Road as shown on the attached map. (Map Change 2700).

## **Permitted Uses in Existing & Proposed Zoning Districts:**

### **Explanation of Existing Zoning Districts**

**Two-Family Residential Districts** 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** 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 'C' allows for a maximum gross floor area of residential buildings to be equal to 1/2 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 a maximum height of the building to be thirty five (35) feet.



**Local Retail Business Districts** permit residential uses, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, and other retail business uses that serve neighborhood needs. The district prohibits gas stations and used car lots. For a full description of the Local Retail Business District, read Section 343.01 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.

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.

**Residence-Office Districts** provided that no sales, display or warehousing merchandise shall be permitted on the premises; the following uses are allowed in this district: apartment houses, administrative and professional office buildings, hospitals, nonprofit public schools, playgrounds, churches, libraries. For a full description of the Residence-Office District, please read Section 337.09 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.

**General Retail Business Districts** 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.

**Limited Retail Districts** permit 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 District, read Section 343.22 of the Cleveland Zoning Code.

**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 a maximum height of the building to be sixty (60) feet.

**Residence-Industry Districts** permit 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. For a full description of the Residence-Industry District, please read Section 345.01 of the Cleveland Zoning Code.

**Area District**

Area District 'B' & '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.



**Semi Industry District** generally permits residential uses with conditions, warehouses, auto repair garages, cold storage plants, garment factories, newspaper plants, trucking terminals, breweries, and other light manufacturing uses. For a full description of the Semi-Industry District, read Section 345.03 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.

**Height District**

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

**General Industry Use** Districts permit all uses permitted in a Semi-Industry District, plus open yard storage of secondhand lumber or other used building material, junk, paper, rags, also the operation of wrecking or dismantling of motor vehicles, or the storage of motor vehicles all with specific restrictions. There is also a list of uses permitted as Accessory Uses asphalt or tar, carbon, coke, coal gas, creosote, oil cloth or linoleum, rubber, etc., manufacturing. For a full description of the General Industry Use District, read Section 345.04 of the Cleveland Zoning Code.

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**Explanation of Proposed Rezoning**

**House 4 (H4)**

A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes and fourplexes, supporting and within walking distance of neighborhood-serving retail, food and service uses. Allows up to four dwelling units with a maximum height of



2.5 stories/32 feet in height. (For more information, please view Section 2.3.1 of the Cleveland Neighborhood Form-Based Code)

### **Neighborhood-Scale 2.5 (N2.5)**

A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses and small apartments, supporting and within walking distance of neighborhood-serving retail, food and service uses. The Neighborhood-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent. Allows up to eight dwelling units with a maximum height of 2.5 stories/32 feet in height. (For more information, please view Section 2.4.1 of the Cleveland Neighborhood Form-Based Code)

### **Neighborhood Flex 3 (NX3)**

A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses and small apartments, supporting and within walking distance of neighborhood-serving retail, food and service uses. The Neighborhood-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent. Allows up to eight dwelling units with a maximum height of 3 stories/42 feet in height. (For more information, please view Section 2.4.1 of the Cleveland Neighborhood Form-Based Code)

### **Community-Scale 3 (C3) & Community Flex 3 (CX3)**

A walkable neighborhood environment intended to accommodate a variety of medium-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses up to larger apartment complexes supporting and within walking distance of neighborhood-serving retail, food and service uses. The Community-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent. Allows multifamily buildings with a maximum height of 3 stories/42 feet in height. (For more information, please view Section 2.5.2 of the Cleveland Neighborhood Form-Based Code)



**Urban Flex 3 (UX3)**

Moderate intensity mixed-use, office and residential buildings intended to accommodate a variety of residential, retail, service and commercial uses in a vibrant, pedestrian-friendly environment. Allows a maximum height of 3 stories/42 feet in height. (For more information, please view Section 2.6.2 of the Cleveland Neighborhood Form-Based Code)

**Urban Flex 5 (UX5)**

Moderate intensity mixed-use, office and residential buildings intended to accommodate a variety of residential, retail, service and commercial uses in a vibrant, pedestrian-friendly environment. Allows a maximum height of 5 stories/68 feet in height. (For more information, please view Section 2.6.2 of the Cleveland Neighborhood Form-Based Code)

**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)

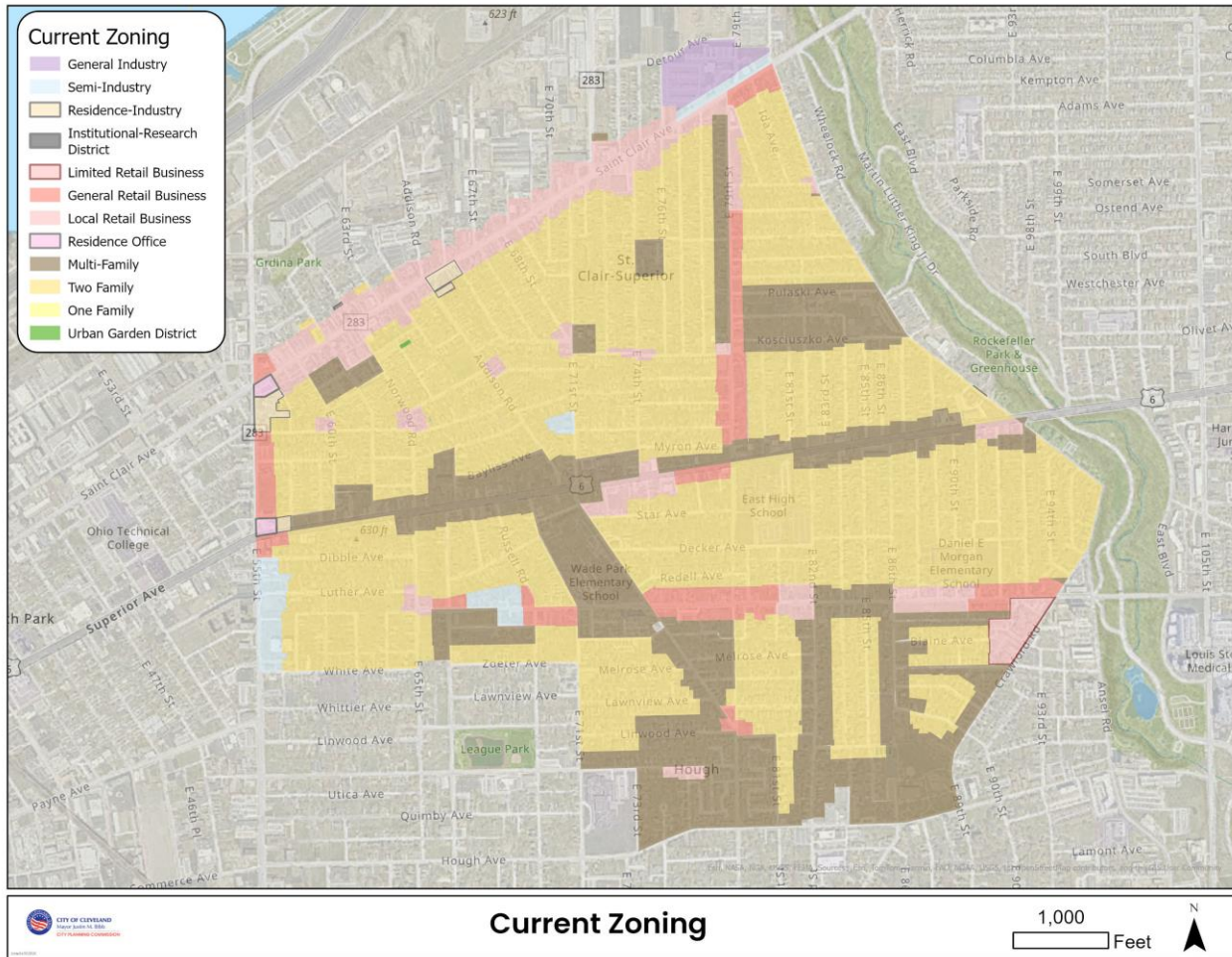
**Park (PK)**

Intended to create, preserve and enhance parkland to meet the active and recreational needs of the City. Intended to provide for both improved and unimproved parkland. Activities may include, but are not limited to, 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. (For more information, please view Section 2.10.3 of the Cleveland Neighborhood Form-Based Code)





### Existing Zoning Map





### Proposed Rezoning

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