



## **NOTICE OF PUBLIC MEETING**

The Cleveland City Planning Commission will hold a public meeting at **9:15 am on Friday, April 04, 2025** in person at Cleveland City Hall in Room 514 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 and south of Lorain Avenue between West 32<sup>nd</sup> Street and Columbus Road. (Map Change 2670)

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 Use, Area & Height districts of parcels of land north and south of Lorain Avenue between West 32<sup>nd</sup> Street and Columbus Road. (Map Change 2670)

### Permitted Uses in Existing or Proposed Zoning Districts:

#### Existing

**Two Family Zoning District:** Generally permits 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 ½ 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 Zoning District:** Generally permits 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 '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 '1' allows a maximum height of the building to be thirty-five (35) feet.

**Local Retail Zoning District:** Generally permits 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 ½ 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.

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

Height District '4' allows a maximum height of the building to be one hundred seventy-five (175) feet.

**Semi-Industry Zoning District:** Generally permits 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 'B' allows for a maximum gross floor area of residential buildings to be equal to ½ times the total lot area.

Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to ½ 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.

**The Pedestrian Retail Overlay (PRO) District:** Established to maintain the economic viability of older neighborhood shopping districts by preserving the pedestrian-oriented character of those districts and to protect public safety by minimizing conflicts between vehicles and pedestrians in neighborhood shopping



districts. For a full description of the PRO District, please read Section 343.23 of the Cleveland Zoning Code.

### **Proposed**

**Limited Retail District:** Generally permits 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 'K' allows for a maximum gross floor area of residential buildings to be equal to 6 times the total lot area.

### **Height District**

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

Height District '4' allows a maximum height of the building to be one hundred seventy-five (175) feet.

Height District '5' allows a maximum height of the building to be two hundred fifty (250) feet.

**Institutional-Research Districts:** Generally permit large scale educational and medical developments, research facilities, professional offices, hotels, residential, limited retail uses, schools, nursing homes, assisted living residences, mental health centers, live-work units and correctional halfway houses. For a full description of the Institutional Research District, please read Section 340 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 for a maximum height of one hundred and sixty (60) feet.

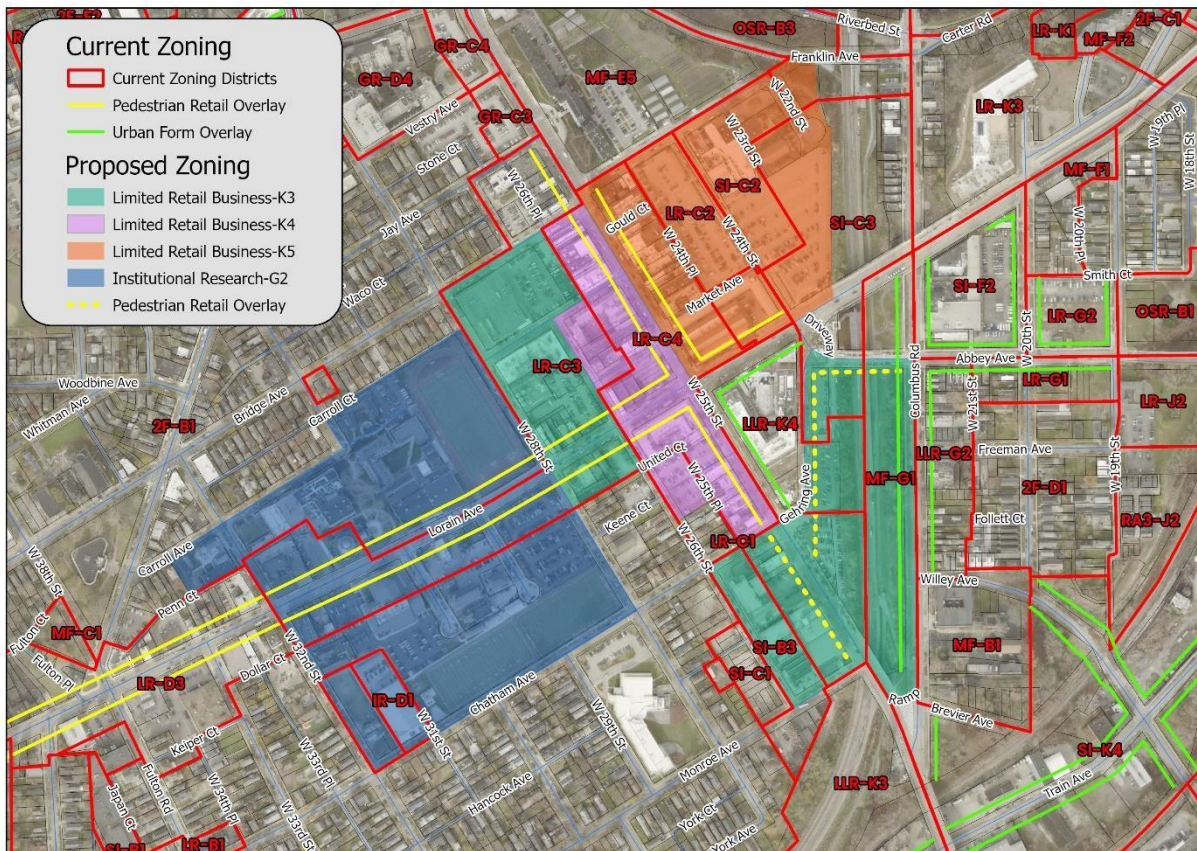


**The Pedestrian Retail Overlay (PRO) District:** Established to maintain the economic viability of older neighborhood shopping districts by preserving the pedestrian-oriented character of those districts and to protect public safety by minimizing conflicts between vehicles and pedestrians in neighborhood shopping districts. For a full description of the PRO District, please read Section 343.23 of the Cleveland Zoning Code.

**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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**Map Change 2670**

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