



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 south of I-90 between West 117th Street and West 140th Street (Map Change 2688)

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 south of I-90 between West 117th Street and West 140th Street (Map Change 2688)

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

One Family Zoning District: 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.

Two Family Zoning District: 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.

Semi-Industry Zoning District: 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 ½ times the total lot area.

Height District

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

Proposed

Two 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 Two Family District, read Section 337.03 of the Cleveland Zoning Code.

Multi-Family Residential 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 '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.

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

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

The Urban Form Overlay (UF Overlay) District is 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 buildings set relatively close to the street and parking located behind the main

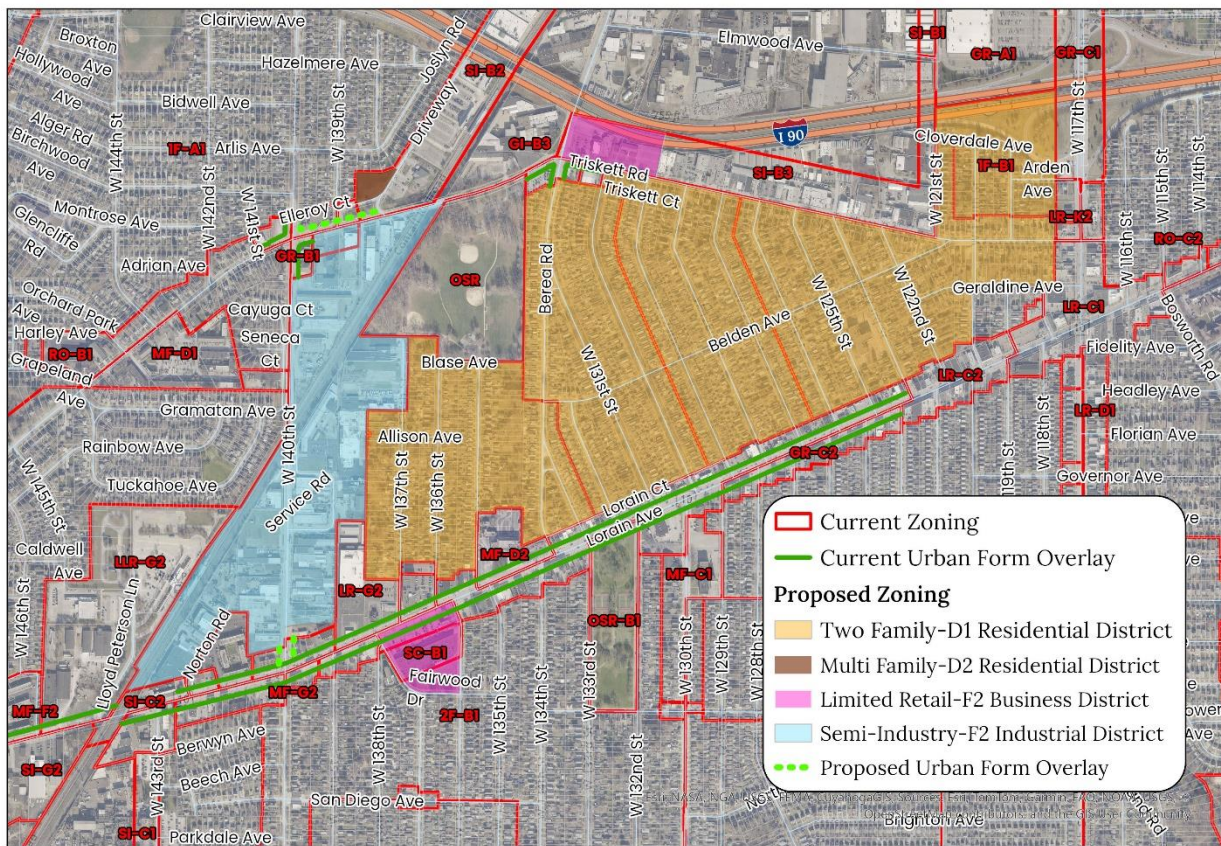


building. For a full description of the Urban Form Overlay District, read Section 348.04 of the Cleveland Zoning Code.

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 2688
 Changing Use, Area, and Height districts for parcels of land south of I-90 between West 117th Street and West 140th Street

500 Feet

Date: 3/12/2025