



NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:15 am on Friday, May 16, 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, and Height districts of parcels of land north and south of Payne Ave between East 32nd Street and East 38th Street. (MC 2692)

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, and Height districts of parcels of land north and south of Payne Ave between East 32nd Street and East 38th Street. (MC 2692)

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.

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

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 'C' allows for a maximum gross floor area of residential buildings to be equal to ½ times the total lot area.

Height District

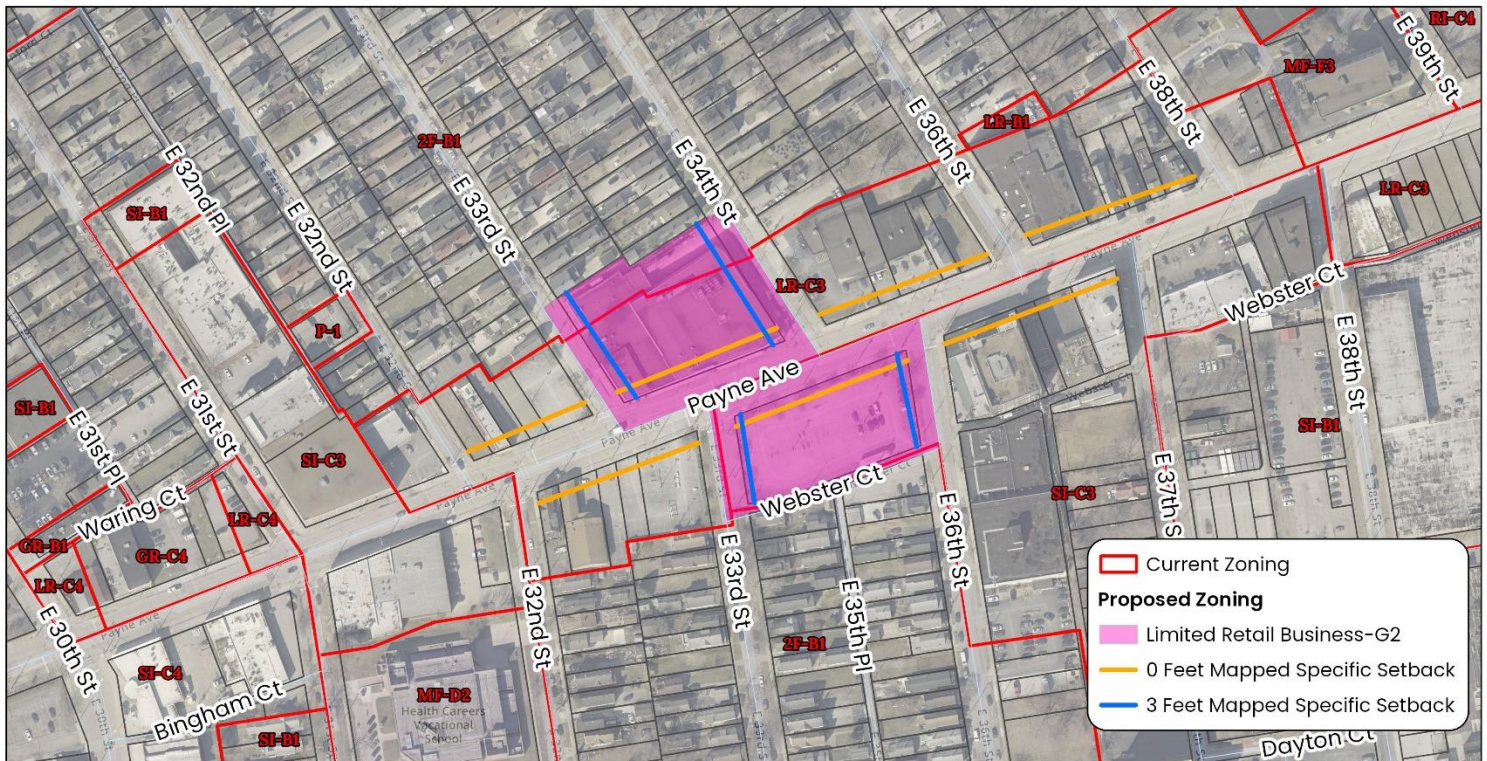


Height District '3' allows a maximum height of the building to be one hundred fifteen (115) feet.

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 2692

Changing the Use, Area, and Height districts of parcels of land
north and south of Payne Avenue between East 32nd Street and East 38th Street



Date: 05/13/2025

200
Feet

