



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



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Notice of Public Meeting

The Cleveland City Planning Commission will hold a virtual public meeting at **9:00 am on Friday, September 4, 2020** on the WebEx platform, which will be livestreamed on YouTube to consider the proposed Rezoning Legislation, listed below:

Ordinance No. TBD: Changing the Use, Area, & Height Districts of parcels of land east of Woodhill Road and south of Mount Carmel Road.

You can view a map and the details of the proposed map change by going to the City Planning Website:

<http://clevelandohio.gov/CityofCleveland/Home/Government/CityAgencies/CityPlanningCommission/PublicMeeting>

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 216.664.3826 or email us at cityplanning@clevelandohio.gov.



Explanation of Proposed Rezoning

Ordinance No. TBD: Changing the Use, Area, & Height Districts of parcels of land east of Woodhill Road and south of Mount Carmel Road (Map Change 2617).

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

Two-Family Residential District: One family houses, two family houses, playgrounds, churches, hospitals, libraries, etc. (For a full description of the Two-Family Residential District, please review [§337.03](#) of the Cleveland Zoning Code).

Multi-Family Residential District: One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. (For a full description of the Multi-Family Residential District, please review [§337.08](#) of the Cleveland Zoning Code).

Residence Office District: 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 offices, hospitals, nonprofit public schools, playgrounds, churches, libraries, etc. For a more detailed description of the Residence Office District, please review [§337.10](#) of the Cleveland Zoning Code.

Local Retail Business District: Residential uses, food stores, variety stores, shoe stores, drug stores, eating places, professional offices, and other retail business uses that serve neighborhood needs. For a full description of the Local Retail Business District, please review [§343.01](#) of the Cleveland Zoning Code.

General Retail Business District: Retail stores, department stores, funeral parlors, new and used car lots, gas stations, office buildings, hotels and motels, banks, gamerooms and other similar uses. For a full description of the General Retail Business District, please review [§343.11](#) 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 '1' allows for a maximum height of the building to be thirty-five (35) feet tall. Height District '2' allows for a maximum height of a building to be sixty (60) feet tall.

Proposed

Multi-Family Residential District: One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. (For a full description of the Multi-Family Residential District, please review [§337.08](#) of the Cleveland Zoning Code).

Limited Retail Business District: Residential uses, retail stores, food stores, variety stores, shoe stores, drug stores, eating places, hotels and motels, professional offices/office buildings and banks. For a full description of the Limited Retail Business District, please review [§343.22](#) of the Cleveland Zoning Code.

Area District

Area District "D" allows for a maximum gross floor area of residential buildings to be equal to one (1) times the lot area. Area District "F" allows for a maximum gross floor area of residential buildings to be equal to two (2) times the total lot area.

Height District

Height District '1' allows for a maximum height of building to be thirty (35) feet tall. Height District '2' allows for a maximum height of the building to be sixty (60) feet tall.

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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