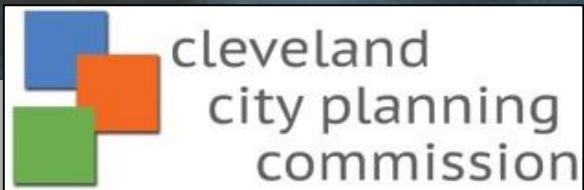


# Zoning Code Text Amendment

Development, Planning & Sustainability  
November 29, 2022



# Proposal

To establish a 'Watercourse Building Setback' by enacting a new section 357.071, relating to Yards & Courts, to supplement the Codified Ordinances of Cleveland, Ohio 1976

# Purpose

- ❑ To support & protect Cuyahoga River and other watercourses by enhancing water quality & supporting storm water management
- ❑ To protect the health & safety of watercourses so they can continue to contribute meaningfully to all Clevelanders through commerce, recreation and general well-being.

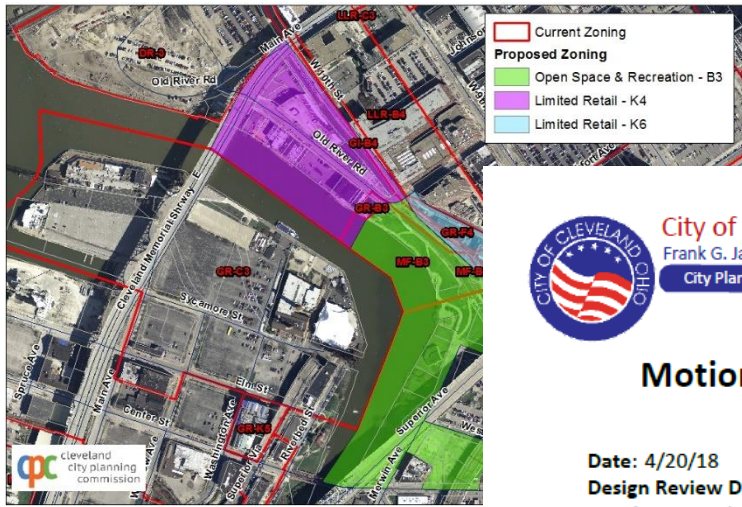


# Types of Yards (Setbacks)

## All main buildings in Residential Districts & All Dwelling Units in All Districts

- Front Yard (Residential/LR)
- Side Yard (All Dwelling Units)
- Side Street Yard (Residential/LR)
- Rear Yard (Residential)
- Specific Mapped Setbacks (Front Yards in all Districts)
- Riparian & Wetland Setbacks (§351)

# Context



**MAP CHANGE 2580**  
 Changing the Use, Area, and Height Districts of lands flanking Old River Road Canal Basin Park consistent with recent Zoning changes located on the



City of Cleveland  
 Frank G. Jackson, Mayor

City Planning Commission



Freddy L. Collier Jr., Director  
 Cleveland City Hall  
 601 Lakeside Avenue, Room 501  
 Cleveland, Ohio 44114

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## Motion Form

**Date:** 4/20/18

**Design Review District:** NA

**Legislation:** Ordinance No. 368-18(Ward 3/Councilmember McCormack):

Changing the Use, Area and Height Districts of lands flanking Old River Road and City-owned property for the future Canal Basin Park consistent with recent zoning changes located on the East and West Banks of the Flats.

**Project Address:** NA

### Action:

Motion to Approve the Original Legislation, Removing the Amendment made at the prior Planning Commission Meeting, with the Understanding that the Legislative and Executive Branches will Examine how to Amend the Codified Ordinances to allow a "River Frontage" to Achieve the Goals Expressed at the prior Meeting.

**BOWEN:** Y **McCORMACK:** 1 **KURI:** NP **PINKNEY:** 2

*"1" indicates that the member made the motion; "2" indicates that the member seconded the motion; "Y" indicates a yes vote; "N" indicates a no vote; "A" indicates abstention; "NP" indicates that member was not present; "R" indicates that member recused themselves*

**APPROVED:** X

APPROVED SUBJECT TO STATED AMENDMENT

DISAPPROVED:

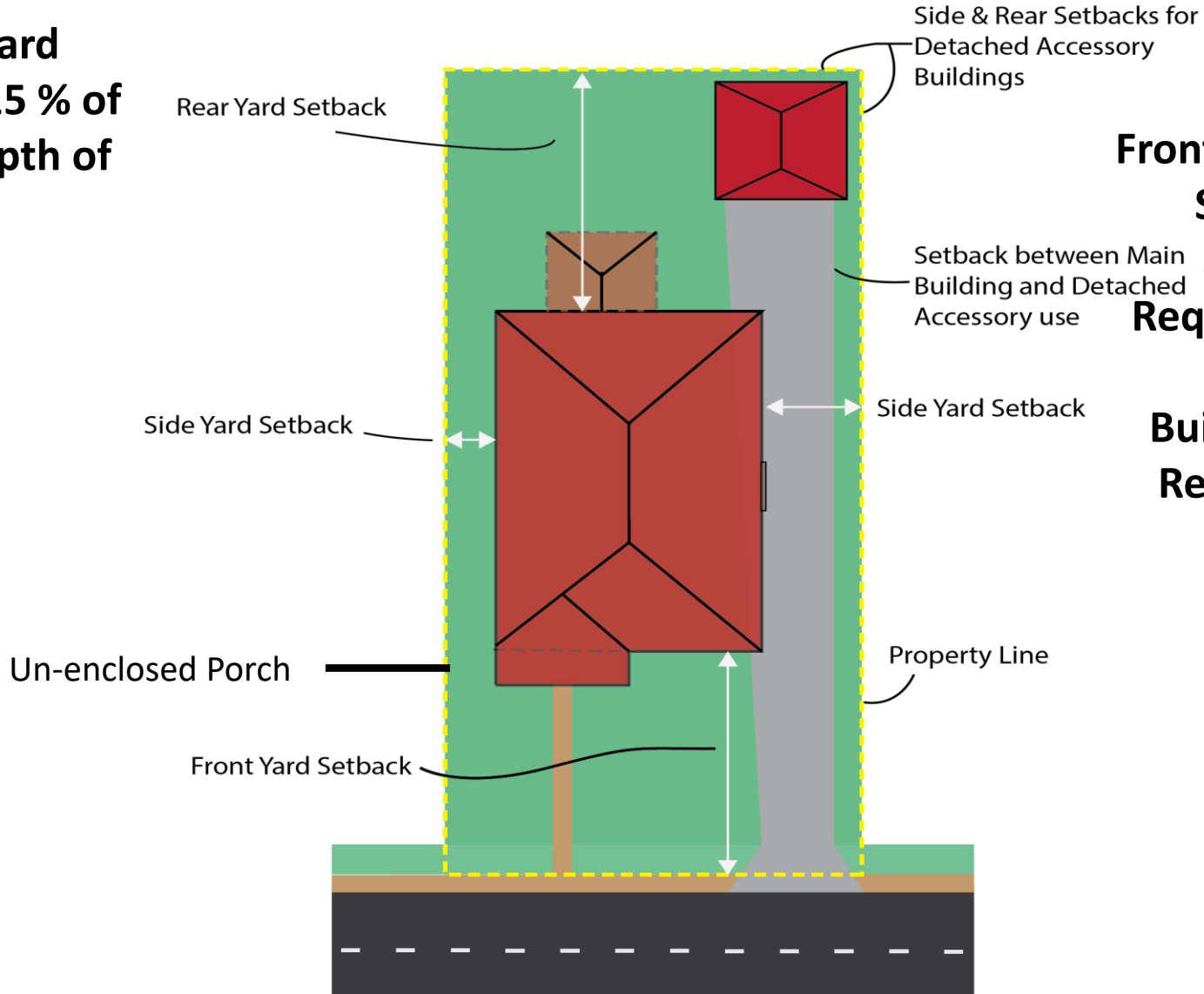
DISAPPROVED UNLESS AMENDED:

TABLED:



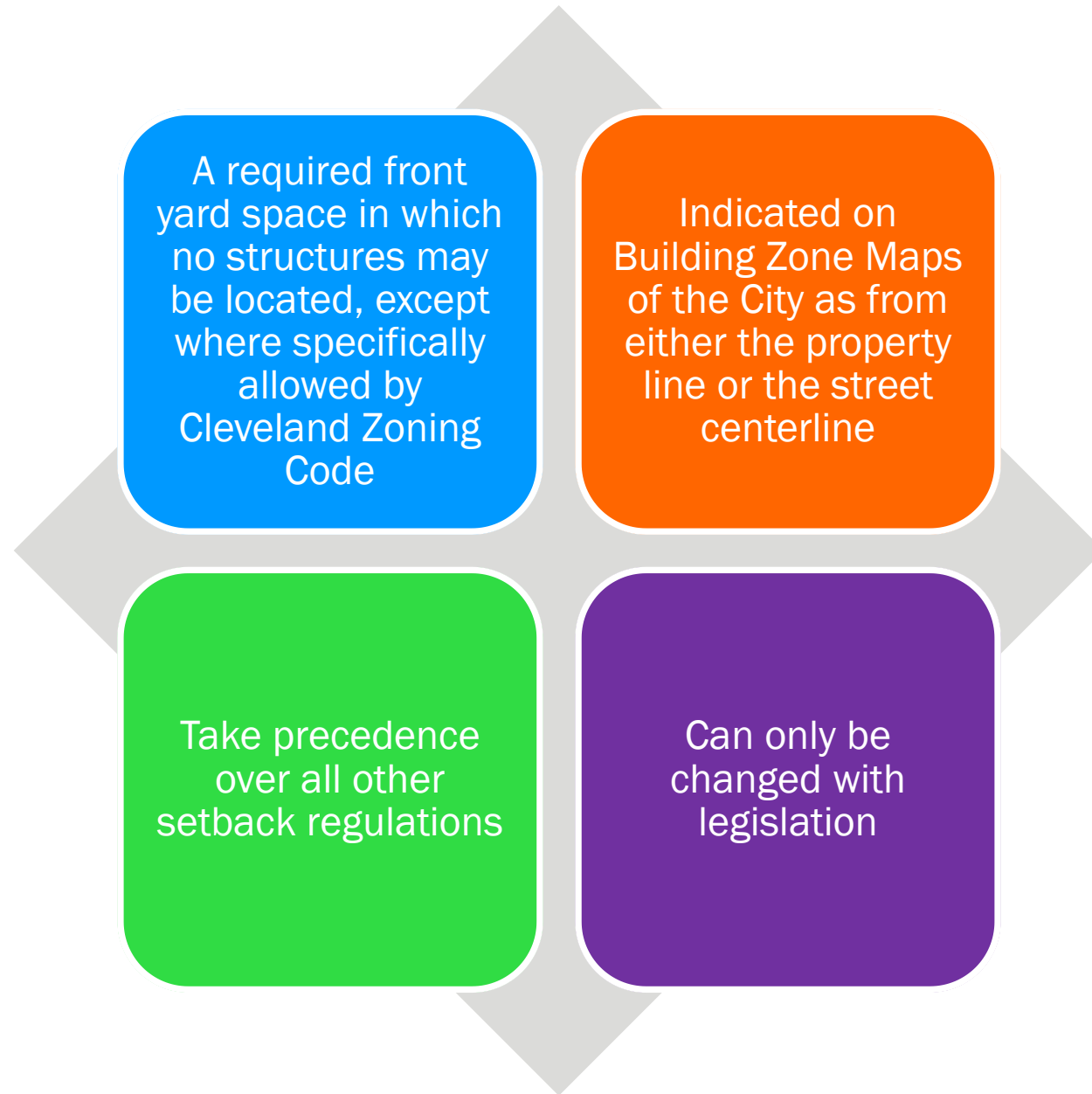
# Residential Yard (Setback) Requirements

**Front Yard  
Req = 15 % of  
Avg Depth of  
Lot**



**Front, Rear &  
Side Yard  
Setbacks  
Required for  
all Main  
Buildings in  
Residential  
Districts**

# Mapped Setbacks (Specific Setback Building Lines)



# Current Definitions

## § 325.11 Building Line

“Building line” means the line between which and the street line or lot line, no building or other structure or portion thereof, except as provided in this Zoning Code, may be erected above the grade level. The building line is considered a vertical surface intersecting the ground on such line.

(Ord. No. 1105-57. Passed 4-14-58, eff. 4-15-58)

§ 325.61 **Setback Building Line** “Setback building line” means a building line back of the street line. **(Term would not work for new tool)**

## § 325.65 Specific Building Line (aka Specific Mapped Setback)

“Specific building line” means *a setback building line* indicated and located on the Building Zone Map.

(Ord. No. 845-62. Passed 4-27-64, eff. 4-27-64)

## § 325.75 Yard

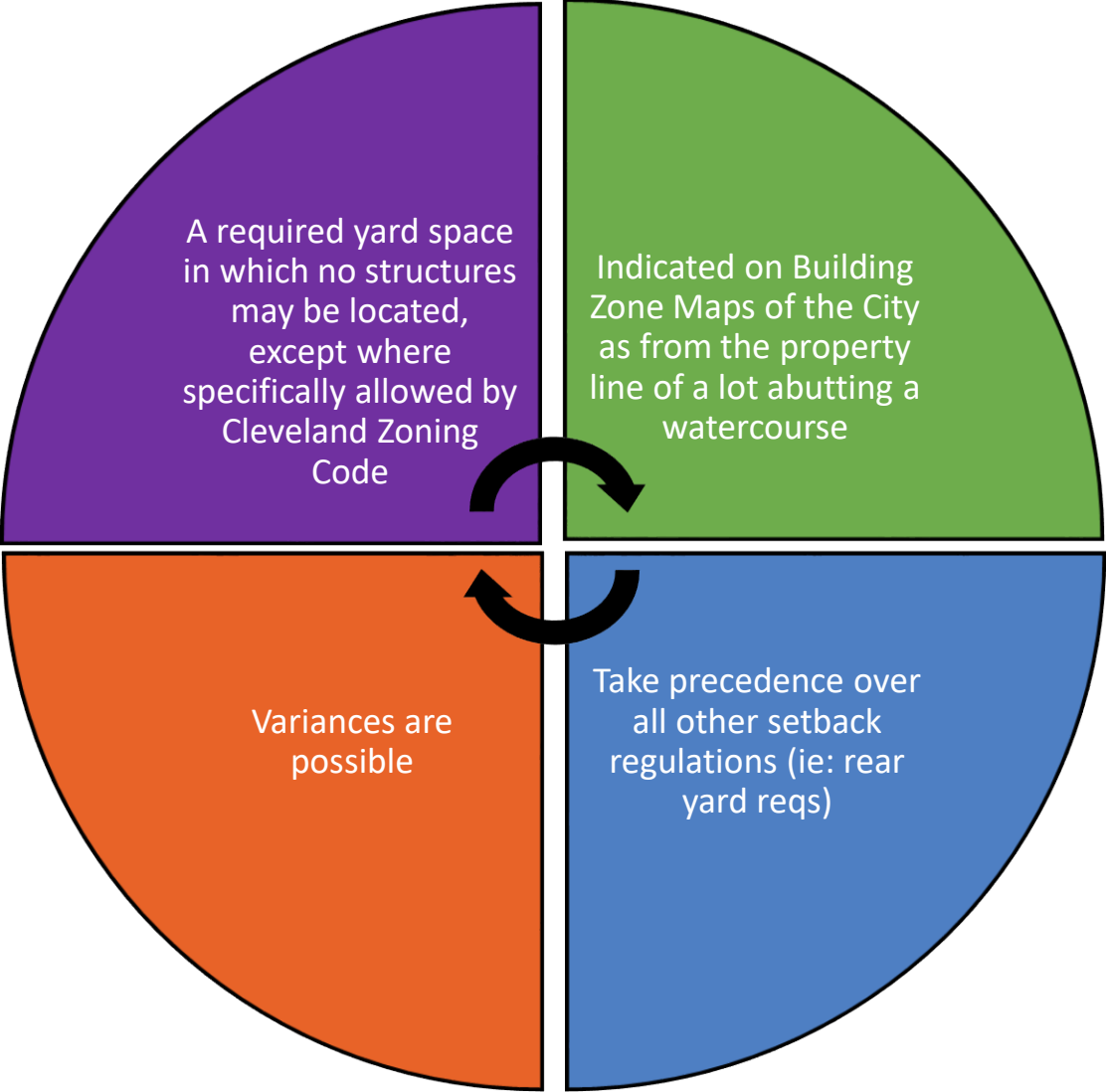
“Yard” means an open space on the same lot with a main building or structure, extending between the lot line and the extreme front, rear or side wall of the main building or structure.

(Ord. No. 845-62. Passed 4-27-64, eff. 4-27-64)

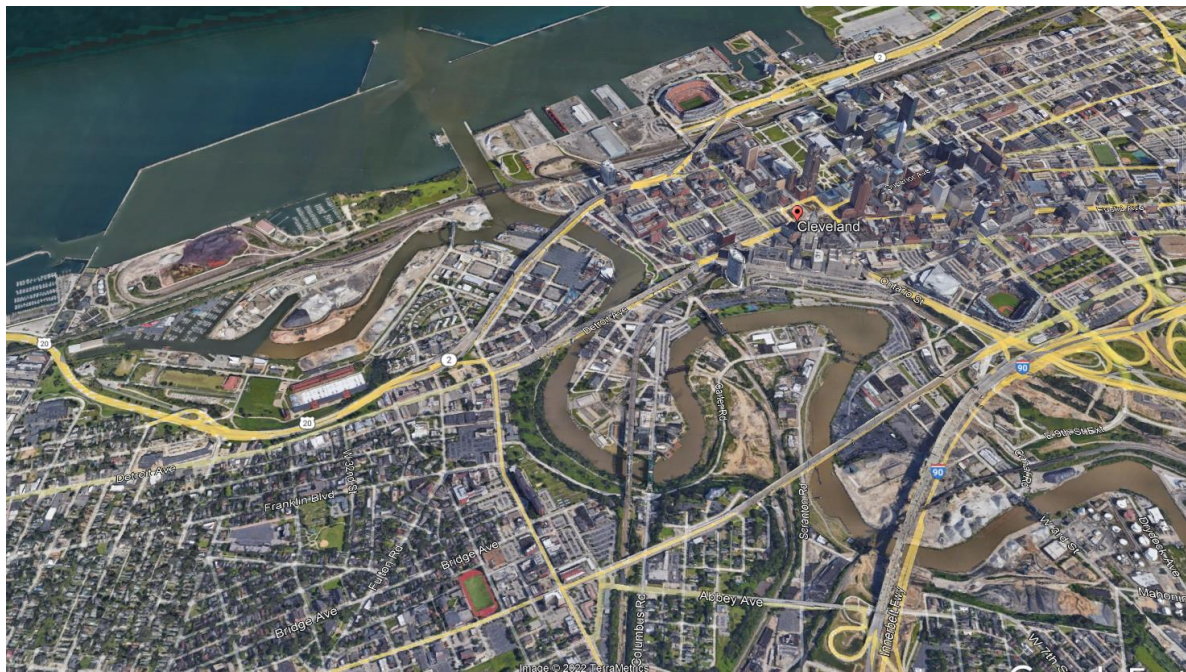


# Watercourse

## Building Setback





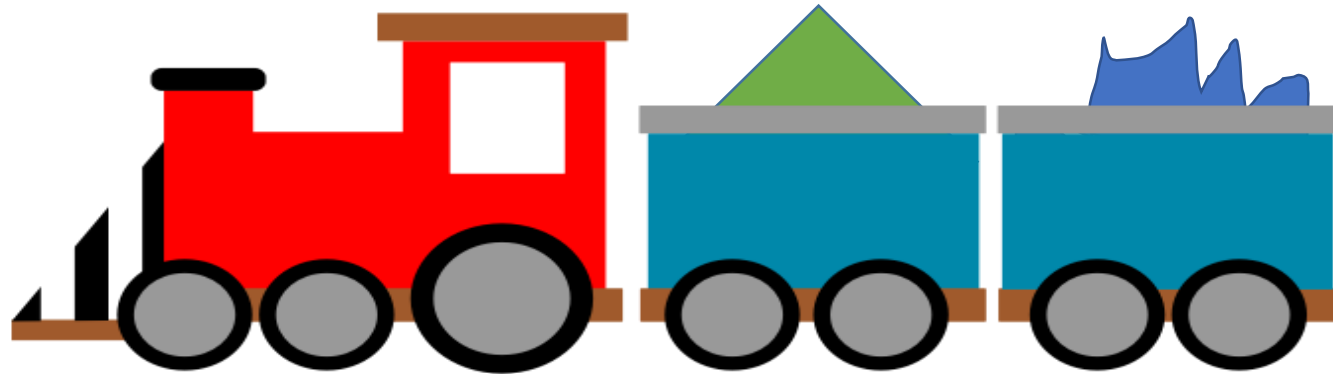


**Section 1:** That the Codified Ordinances of Cleveland, Ohio, 1976, are supplemented by enacting new Section 357.071 to read as follows:

**Section 357.071 Watercourse Building Setback**

**(a)** A **Building Line** indicated on the **Building Zone Map** along a *Watercourse*, as is defined in §351.04(ggg), shall be the Building Line for that watercourse.

*(ggg)* "Watercourse" means any natural, perennial, or intermittent lake, pond, channel, stream, river, creek or brook with a defined bed and bank or shore (from §351.04)



# Why?

- ❑ **Promote equity and inclusion through greater access and connectivity, while also protecting the health, safety and welfare all citizens of Cleveland by:**
  - ❖ Minimize encroachment on watercourse channels and the need for costly engineering solutions by:
    - ❑ Protecting structures
    - ❑ Reducing property damage & threats to the safety of residents
  - ❖ Contribute to the scenic beauty and environment of the City by:
    - ❑ Preserving the character of the community
    - ❑ Improving quality of life
    - ❑ Enhancing property values

