

Map Change 2679

Development, Planning, & Sustainability

August 08, 2025



CITY OF CLEVELAND
Mayor Justin M. Bibb

Proposal

Changing the Use, Area & Height Districts of parcels of land north and south of Lorain Avenue between Rocky River Drive and Valley Parkway. (MC 2679)

Purpose

- To consolidate a variety of zoning districts (Local Retail, Multi-family & Single Family) into one comprehensive district
 - To ensure future development meets the community's needs
 - To align institutional investments with proper zoning that complements the residential and mixed-use character of the neighborhood
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Current Zoning

One Family-A1

Multifamily-C1

Local Retail-C1,C4

One-Family Use District:

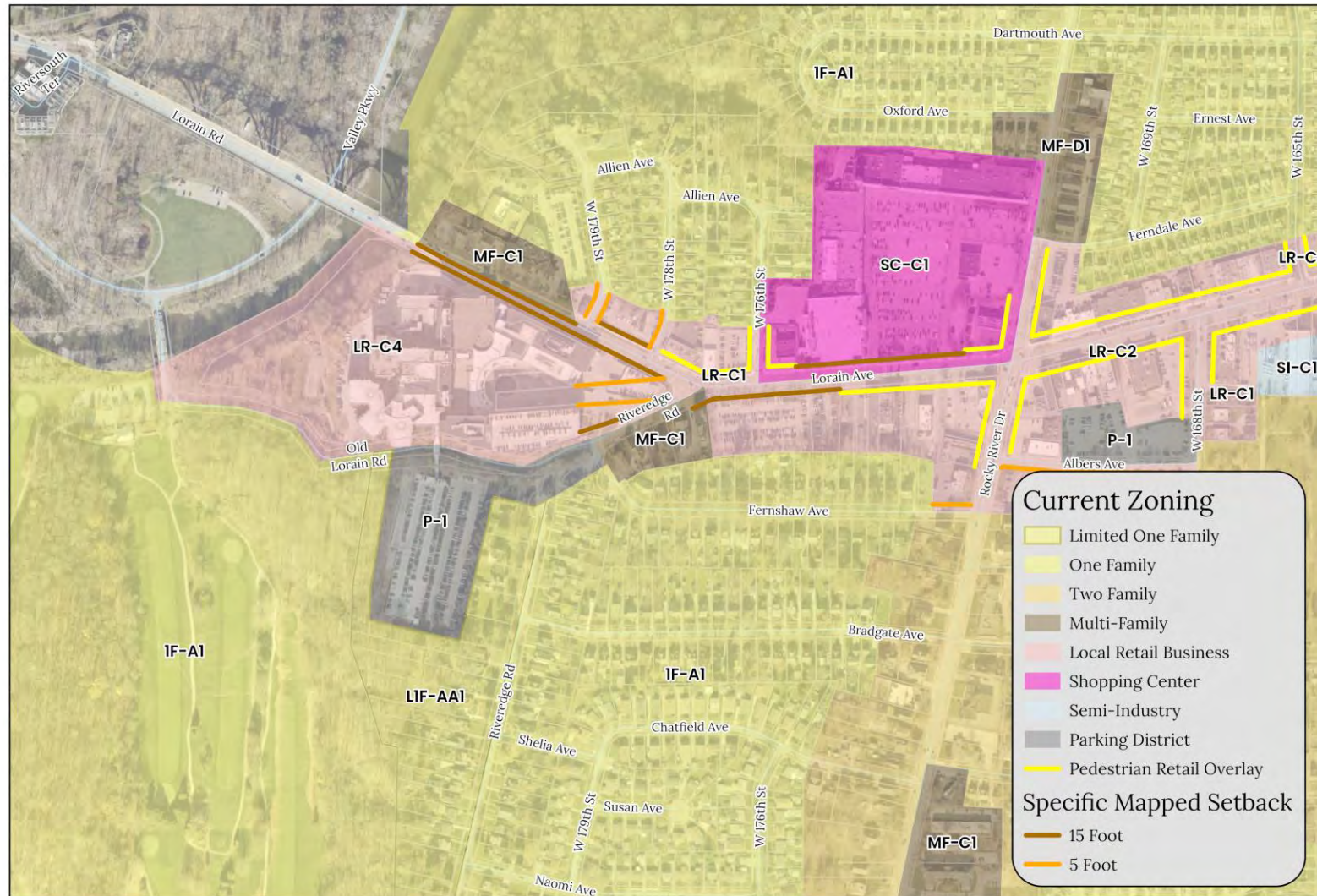
- Single family houses
- Playgrounds, parks
- Agriculture (no sales)
- Places of worship
- Public libraries

Multi-Family Use District:

- One-family houses, two-family houses, rooming houses, row houses, apartment houses
- Dormitories, fraternities and sororities

Local Retail Business Use District:

- Residential uses,
- Food stores, variety stores, shoe stores, drugstores, eating places, professional offices
- Other retail business uses that serve neighborhood needs.



Current Zoning

- Limited One Family
- One Family
- Two Family
- Multi-Family
- Local Retail Business
- Shopping Center
- Semi-Industry
- Parking District
- Pedestrian Retail Overlay

Specific Mapped Setback

- 15 Foot
- 5 Foot





Institutional Research-D3

- Multi-family residential buildings
- Educational and medical developments, research facilities, professional offices
- Museums, libraries, places of worship
- Parks, playgrounds and playfields



Map Change 2679

Changing the Use, Area, & Height districts of parcels of land north and south of Lorain Avenue west of Rocky River Drive.

300

 Feet

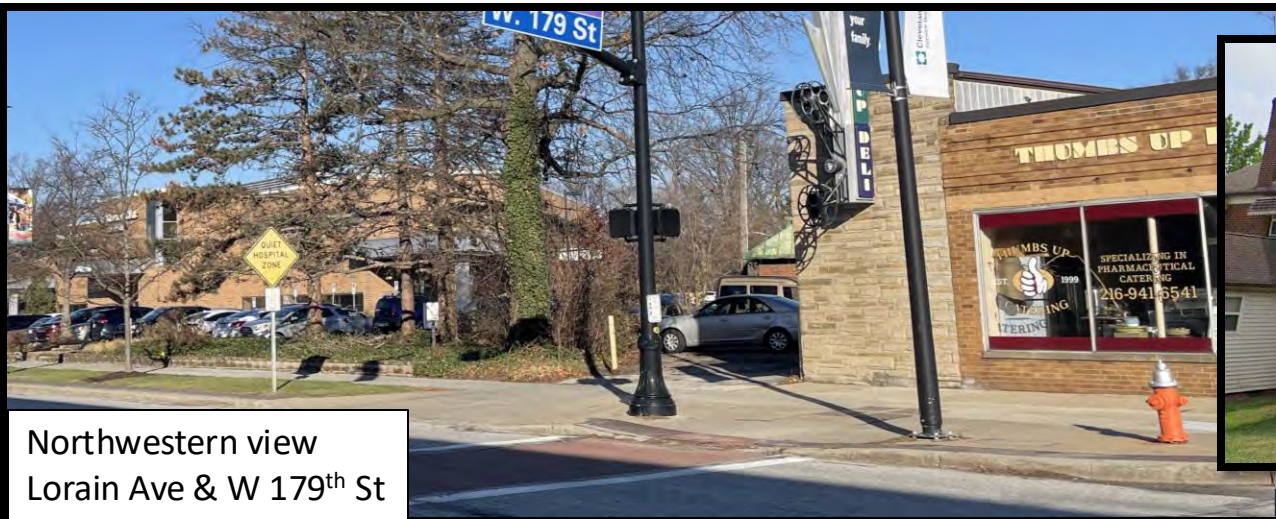
Map Change 2679



Northwestern view
Lorain Ave & W 178th St



Southwestern view
Lorain Ave & W 179th St



Northwestern view
Lorain Ave & W 179th St



Western view
Allien Ave & W 179th St

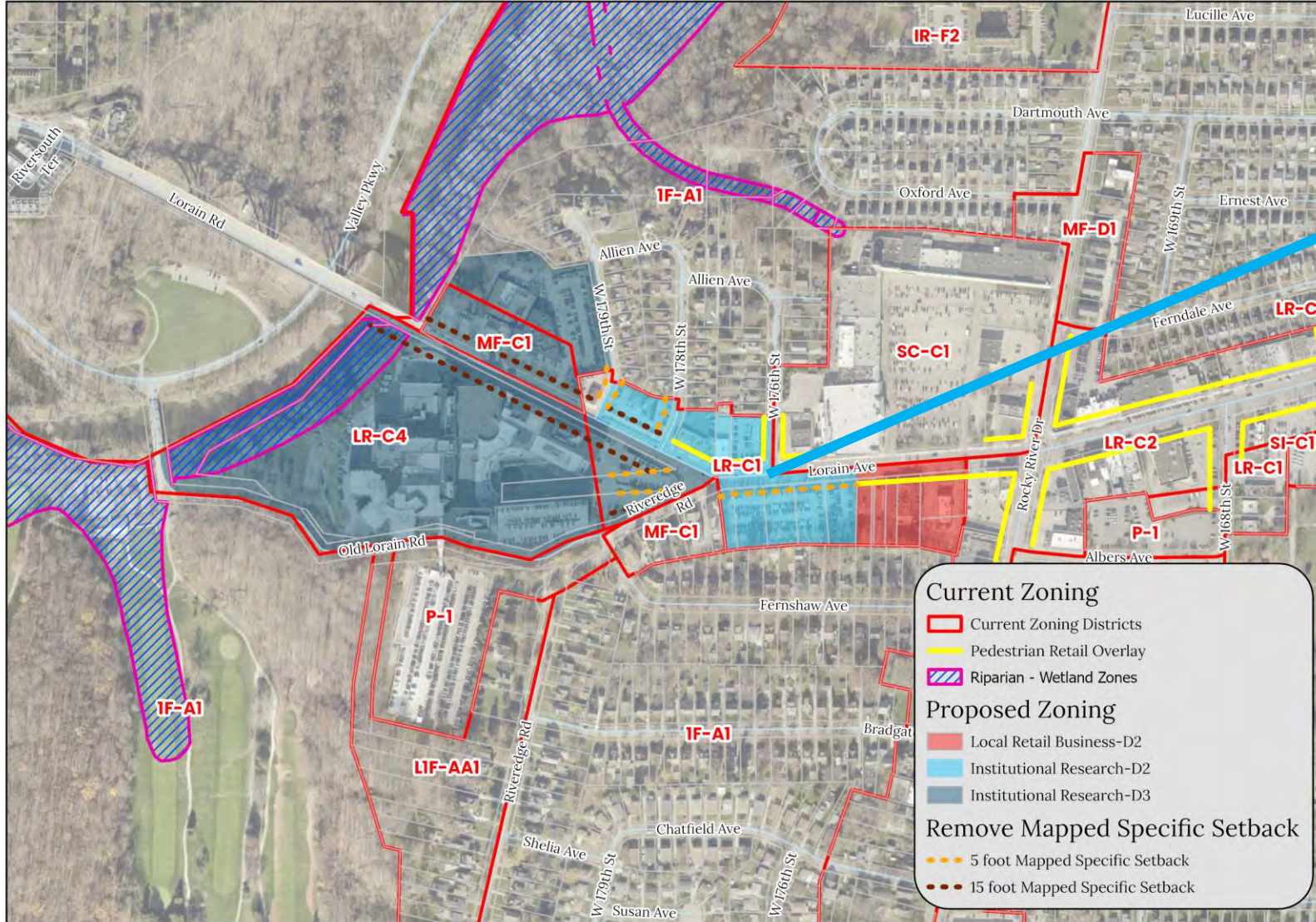
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Proposed Zoning

Institutional Research-D2

Institutional-Research Use District:

- Multi-family residential buildings
- Educational and medical developments, research facilities, professional offices
- Museums, libraries, places of worship
- Parks, playgrounds and playfields



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CITY PLANNING COMMISSION

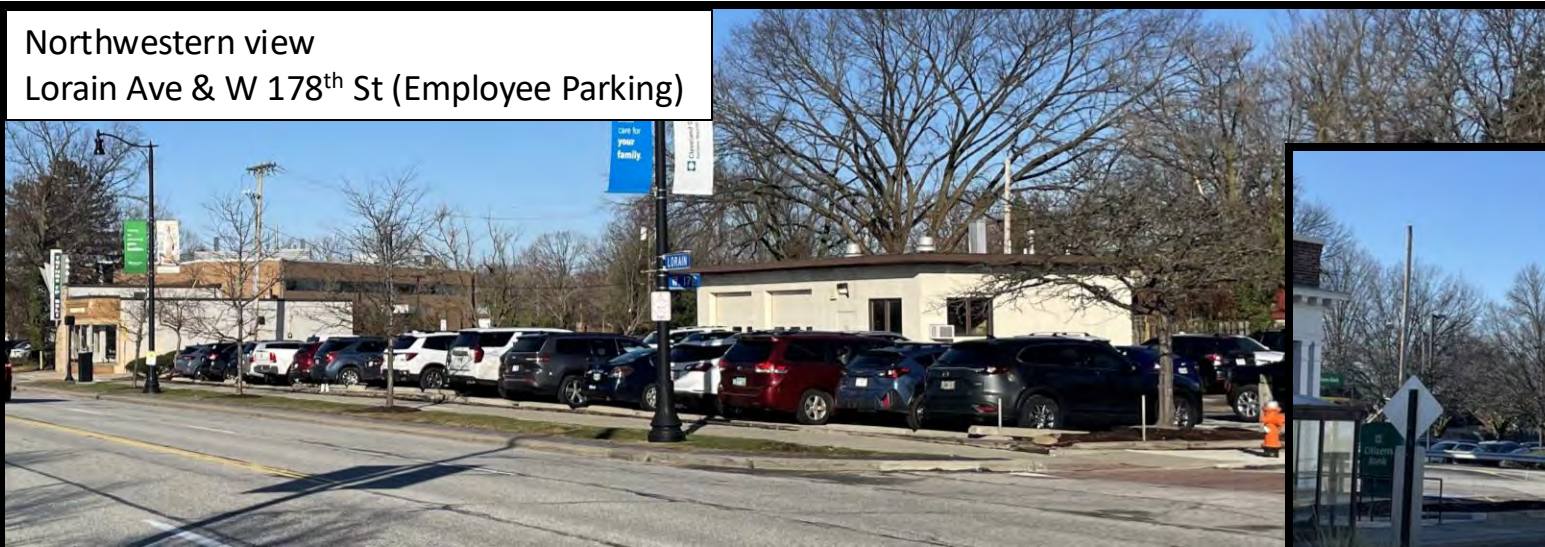
Northeastern view
Lorain Ave



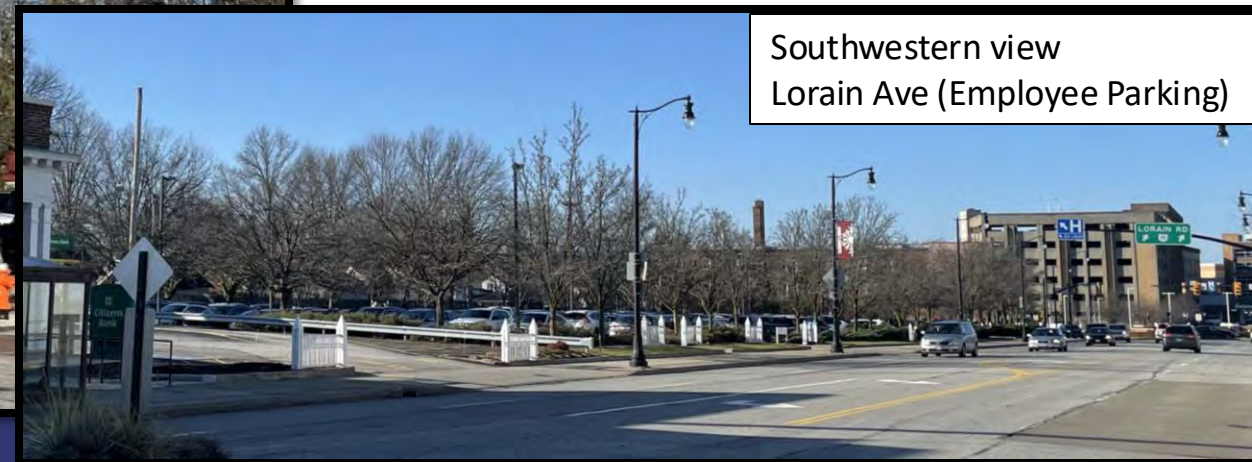
Northwestern view
Lorain Ave & W 178th St



Northwestern view
Lorain Ave & W 178th St (Employee Parking)



Southwestern view
Lorain Ave (Employee Parking)



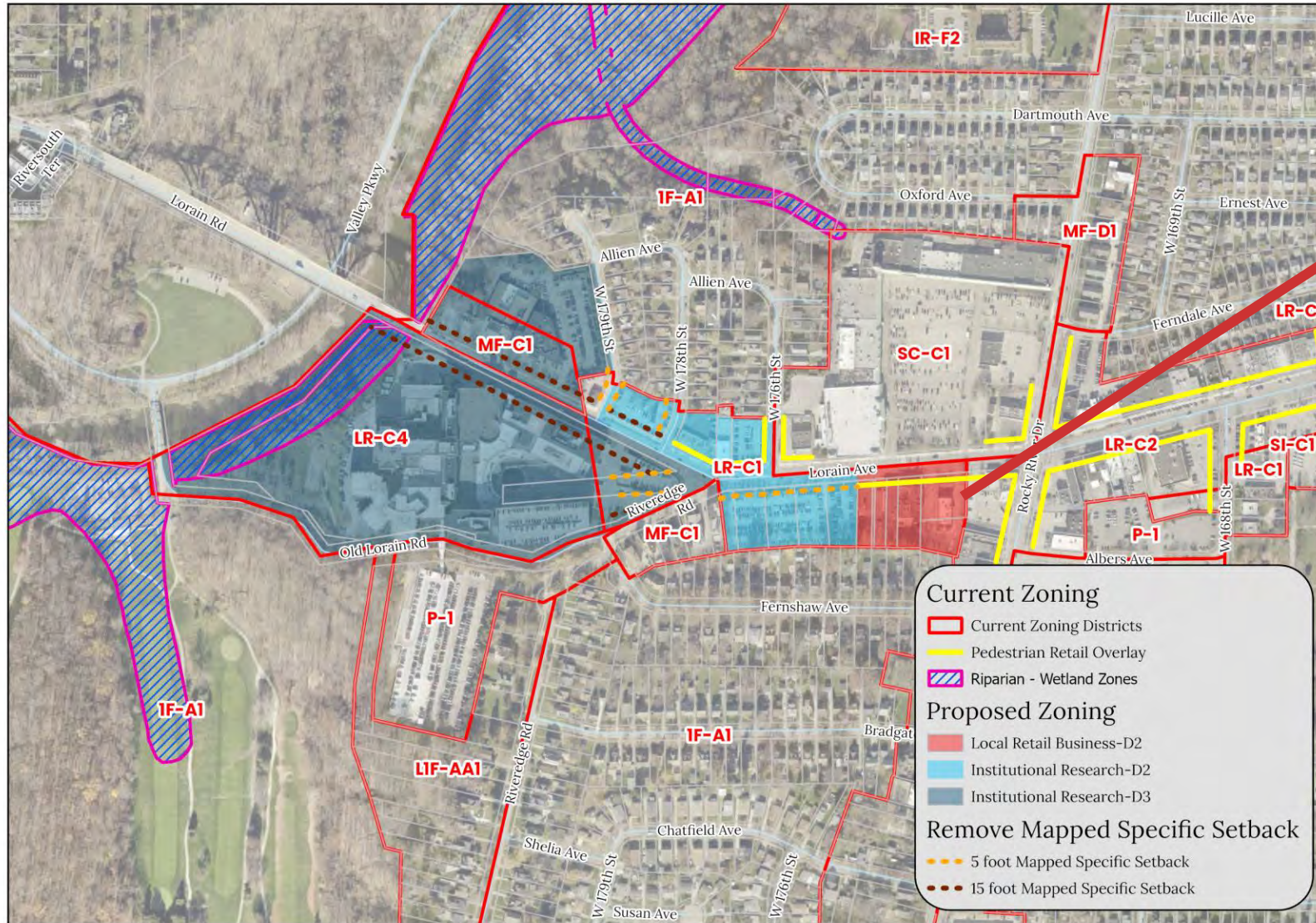
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Proposed Zoning

Local Retail-D2

Local Retail Business Use District:

- Residential uses
- Food stores, variety stores, shoe stores, drugstores, eating places, professional offices
- Generally other retail business uses that serve neighborhood needs.



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Southwestern view
Lorain Ave



Southeastern view
Lorain Ave

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Proposed Zoning

Local Retail-D2

Institutional Research-D2,D3

Local Retail Business Use District:

- Residential uses
- Food stores, variety stores, shoe stores, drugstores, eating places, professional offices
- Other retail business uses that serve neighborhood needs.

Institutional-Research Use District:

- Multi-family residential buildings
- Educational and medical developments, research facilities, professional offices
- Museums, libraries, places of worship
- Parks, playgrounds and playfields

