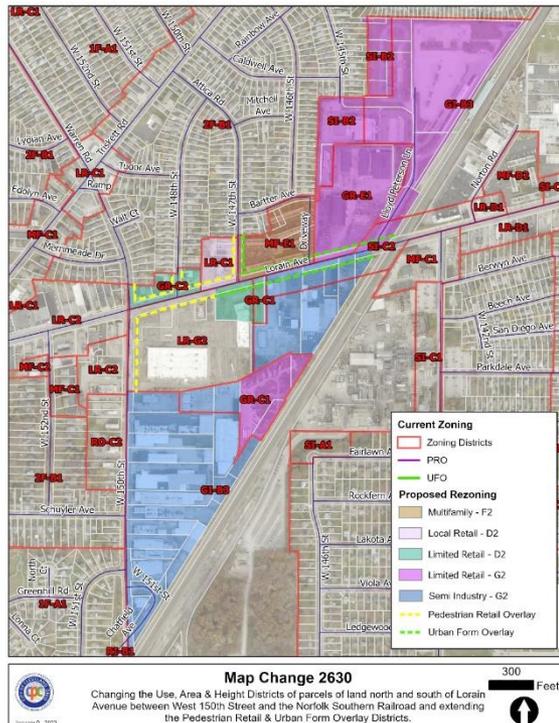


Map Change 2630

February 6, 2024

Development, Planning & Sustainability



Proposal

Changing the Use, Area & Height Districts of parcels of land north and south of Lorain Avenue between West 150th Street and the Norfolk Southern Railroad and extending the Pedestrian Retail & Urban Form Overlay Districts. (Map Change 2630)

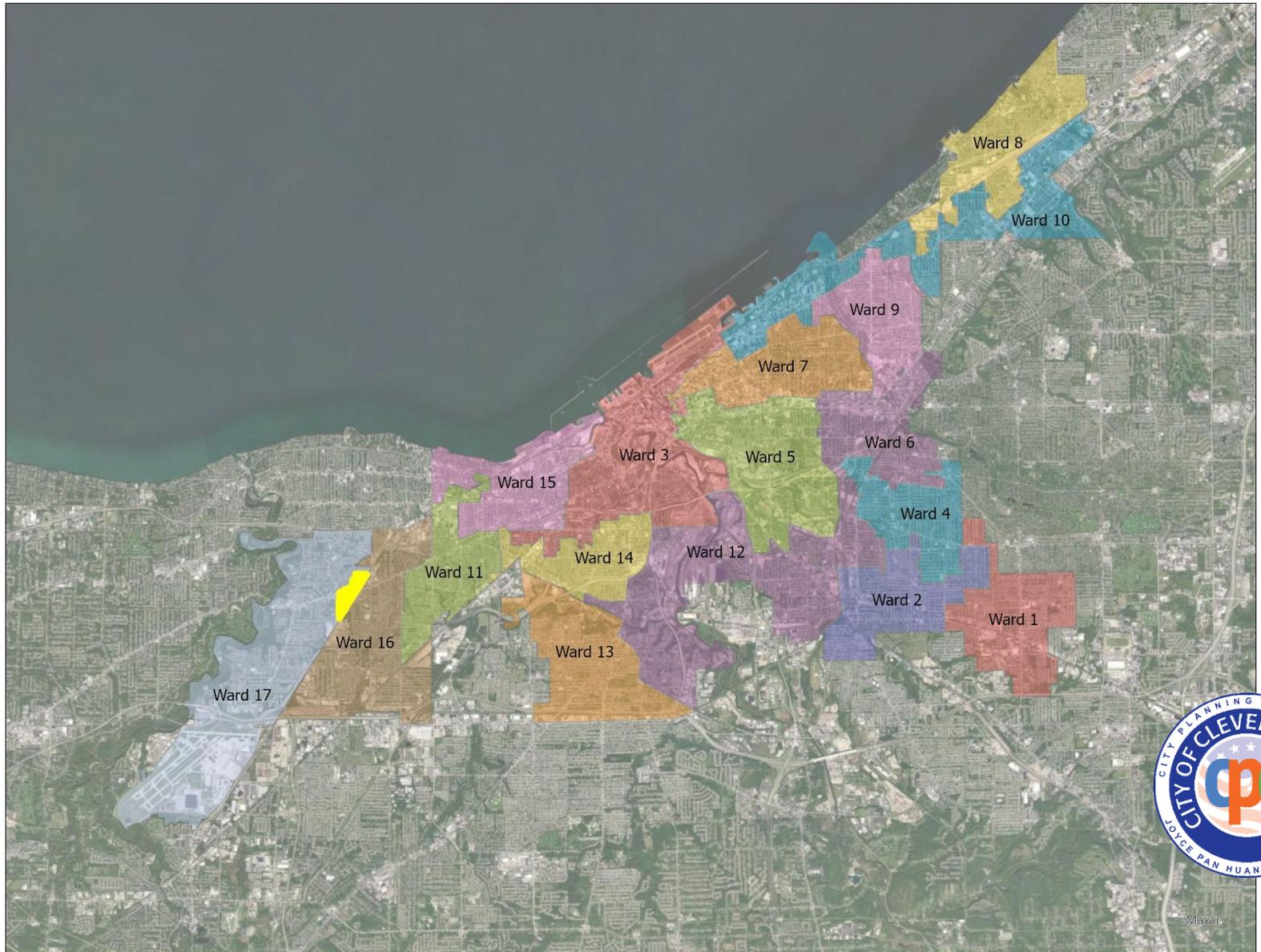
Purpose

- To allow the development of TOD Affordable Housing on RTA Parcels.
 - To promote a variety of housing typologies.
 - To remove the legacy industrial zoning designations.
- To consolidate the hodgepodge of zoning districts to be more compatible with nearby residential neighborhoods and to become more walkable.



Cleveland Context

Map Change 2630



Maxar

Existing Zoning & Permitted Uses

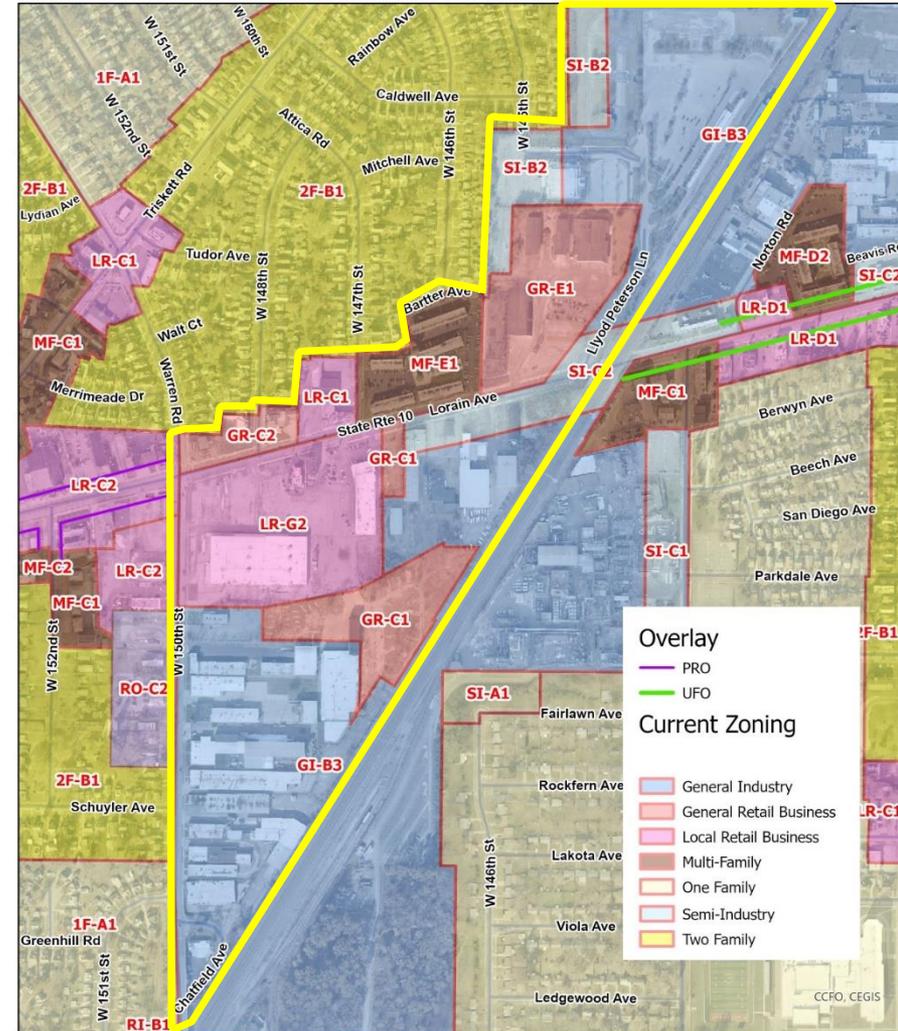
General Retail: Retail stores, department stores, funeral parlors, new and used car lots, gas stations, office buildings, hotels and motels, banks, game rooms and similar uses. (Section 343.11)

Multi-Family Residential District: One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. (§337.08)

Local Retail Business: Residential uses, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, and other retail uses that serve the neighborhood (§343.01)

Semi-Industry Use Districts: Warehouses, auto repair garages, cold storage plants, garment factories, newspaper plants, trucking terminals, breweries, and other light manufacturing uses (§345.03)

General Industry Use Districts: All uses permitted in Semi-Industry district, plus open yard storage of second-hand lumber or other used building material, junk, paper, rags, also the operation of wrecking or dismantling motor vehicles, or the storage of motor vehicles. Accessory uses permitted included asphalt or tar, carbon, coke, coal, gas creosote, oil cloth or linoleum, rubber, etc. manufacturing (§345.04)

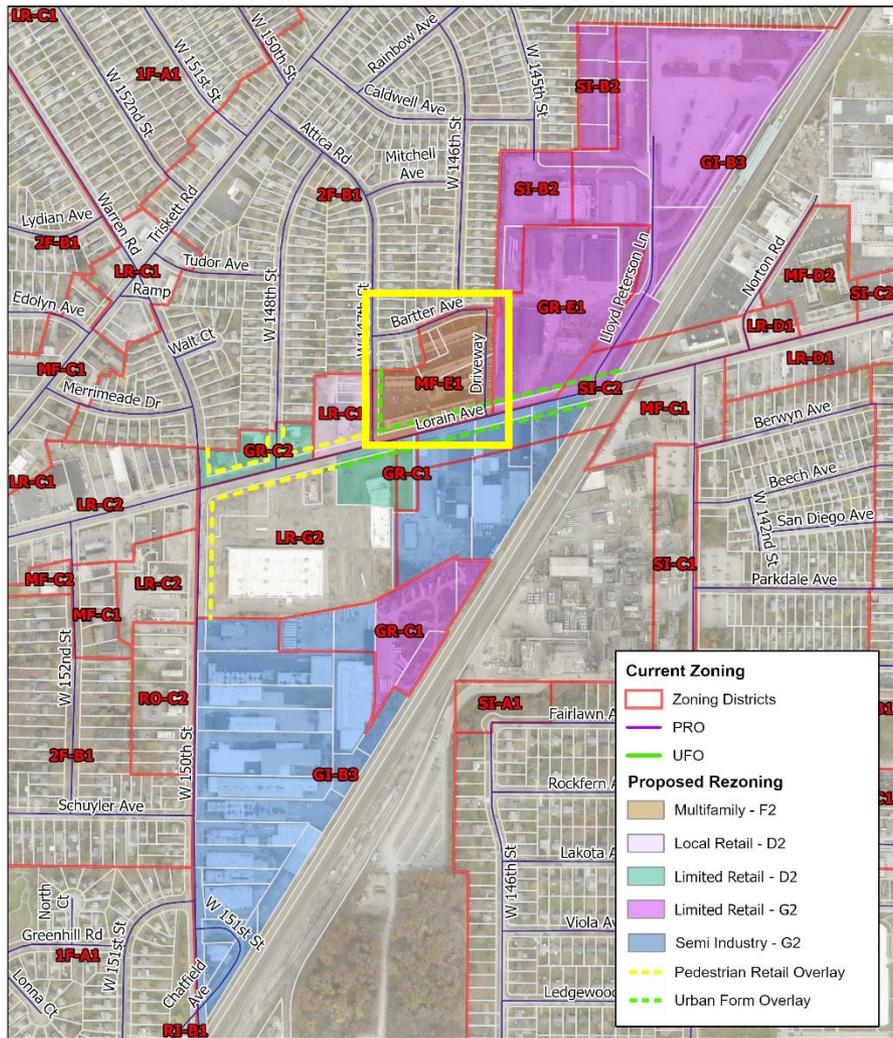


Map Change 2630

Proposed New Districts

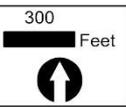
From:
Multi-Family - E1

To:
Multi-Family Residential - F2



Map Change 2630

Changing the Use, Area & Height Districts of parcels of land north and south of Lorain Avenue between West 150th Street and the Norfolk Southern Railroad and extending the Pedestrian Retail & Urban Form Overlay Districts.



Proposed New Districts

Multi-Family Residential - F2

Map Change 2630



Proposed New Districts

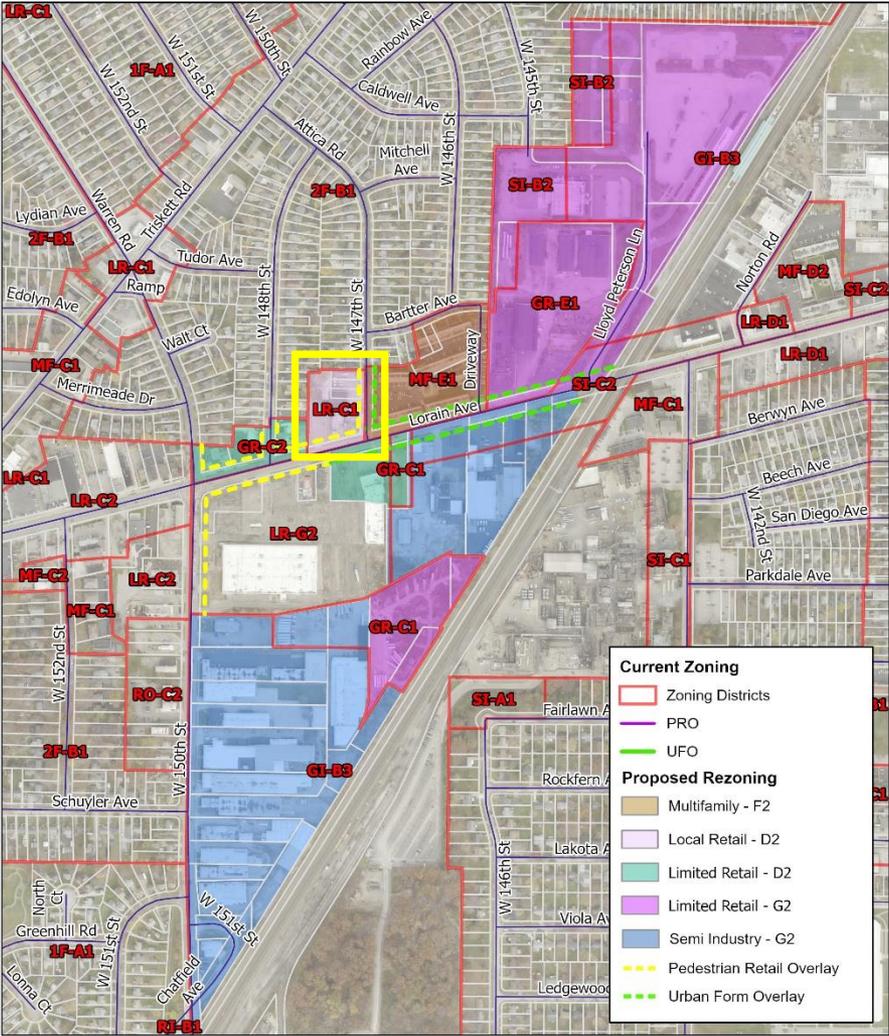
Multi-Family Residential - F2

Lorain Ave,
Northwest



Lorain Ave & W 147th,
Northeast

Proposed New Districts



From:
Local Retail Business- C1

To:
Local Retail Business - D2

Map Change 2630

Changing the Use, Area & Height Districts of parcels of land north and south of Lorain Avenue between West 150th Street and the Norfolk Southern Railroad and extending the Pedestrian Retail & Urban Form Overlay Districts.

300 Feet

January 9, 2023



Proposed New Districts

Local Retail Business - D2

Map Change 2630



Proposed New Districts

Local Retail Business - D2

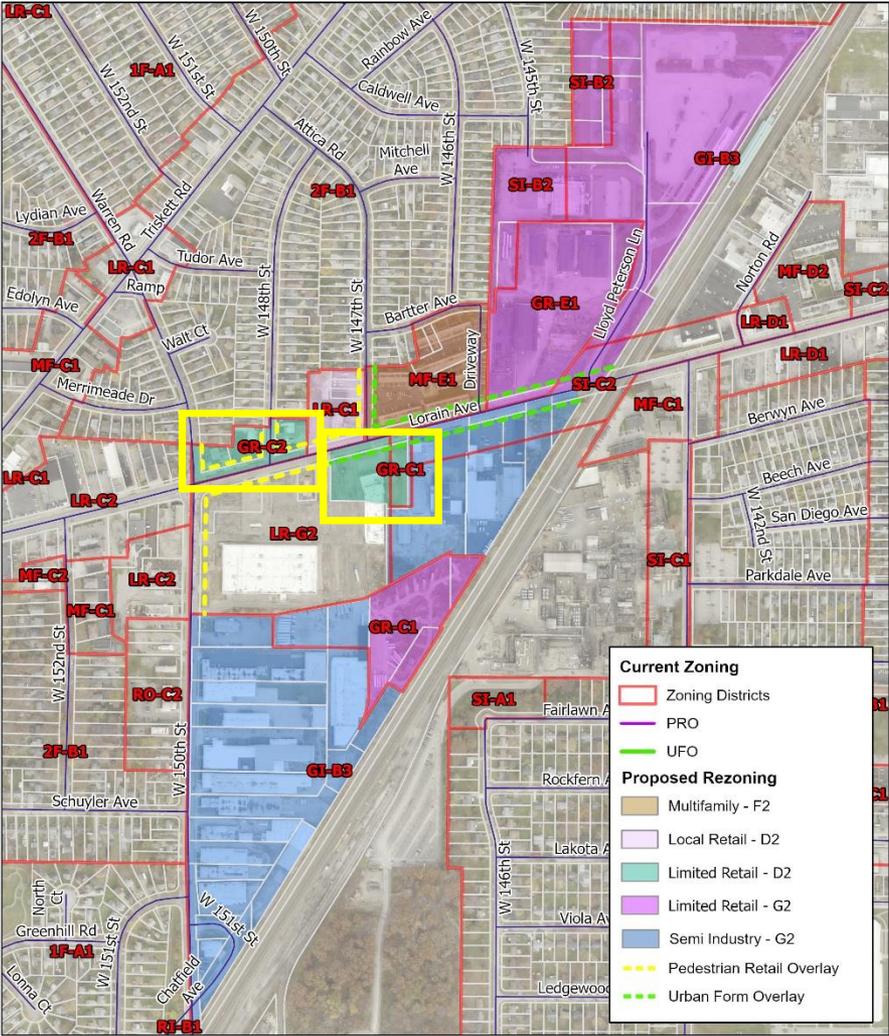
Map Change 2630



Proposed New Districts

From:
General Retail Business- C2 & C1

To:
Limited Retail Business - D2



Map Change 2630

Changing the Use, Area & Height Districts of parcels of land north and south of Lorain Avenue between West 150th Street and the Norfolk Southern Railroad and extending the Pedestrian Retail & Urban Form Overlay Districts.

300 Feet

January 9, 2023



Proposed New Districts

Limited Retail Business – D2

Map Change 2630



Proposed New Districts

Limited Retail Business – D2

Map Change 2630

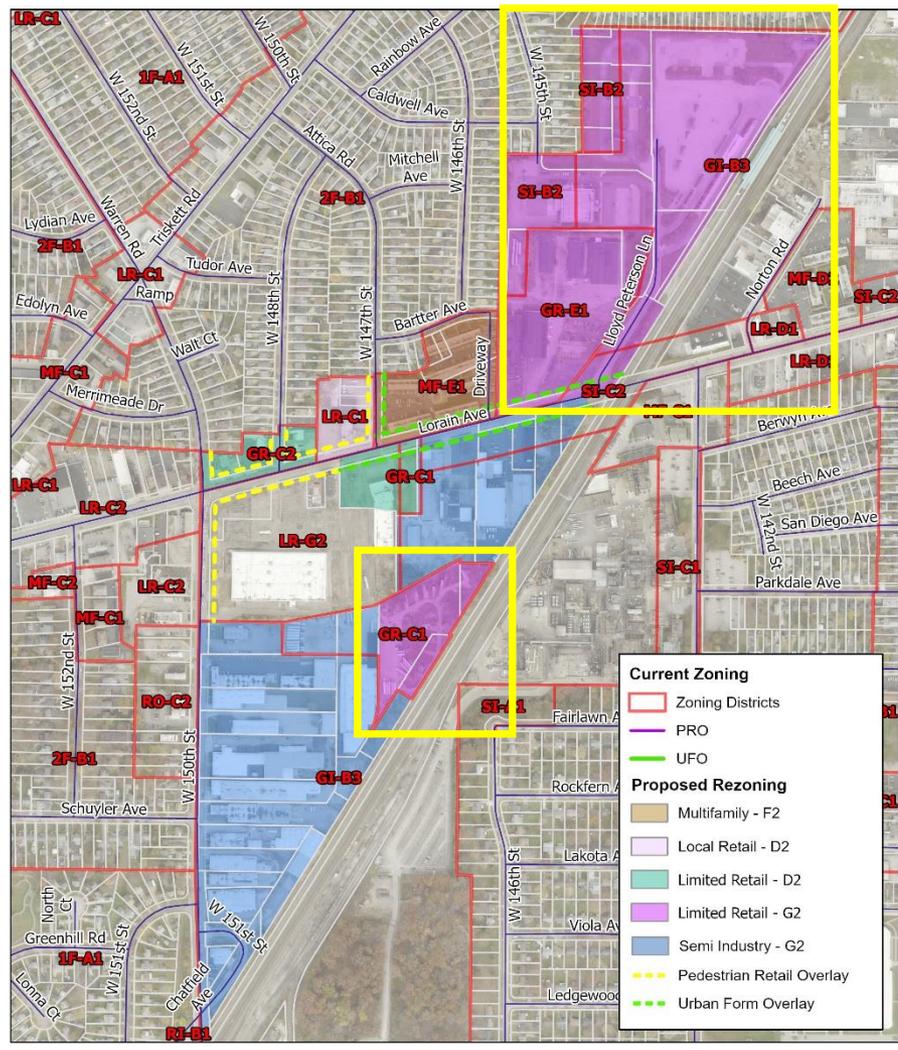


Proposed New Districts

Limited Retail Business – D2



Proposed New Districts



From:
 General Retail - C1
 General Retail - E1
 Semi Industry - B2
 General Industry - B3

To:
 Limited Retail Business - G2



Map Change 2630

Changing the Use, Area & Height Districts of parcels of land north and south of Lorain Avenue between West 150th Street and the Norfolk Southern Railroad and extending the Pedestrian Retail & Urban Form Overlay Districts.

300 Feet



Proposed New Districts

Limited Retail Business – G2

Map Change 2630



Proposed New Districts

Limited Retail Business – G2



Proposed New Districts

Limited Retail Business – G2



Map Change 2630

Proposed New Districts

Semi Industry- G2

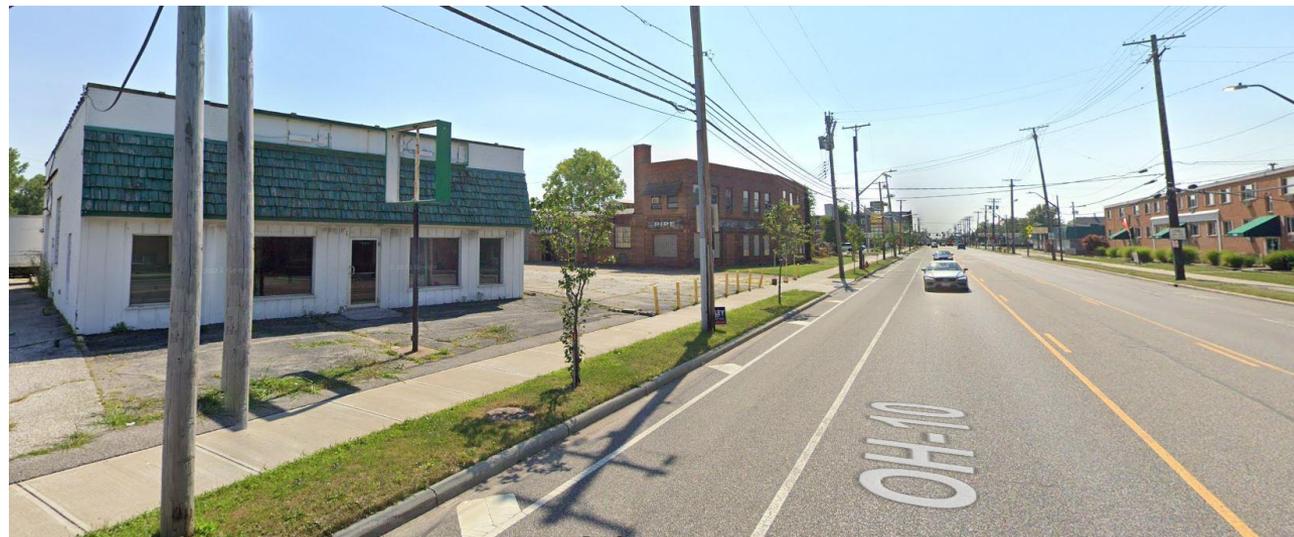
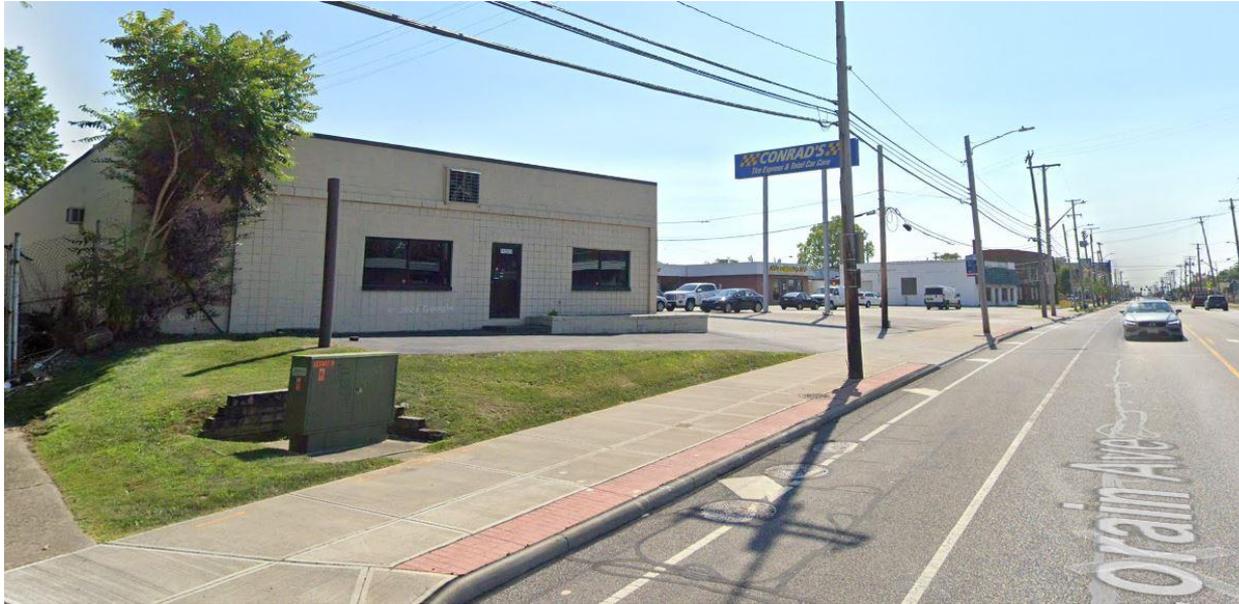
Map Change 2630



Proposed New Districts

Semi Industry- G2

Map Change 2630



Proposed New Districts

Semi Industry- G2

Map Change 2630



Proposed New Districts

Semi Industry- G2



Proposed Overlay District

(PRO) Pedestrian Retail Overlay:

- ❖ Established to maintain economic vitality of older neighborhood shopping districts
- ❖ Maintains and preserves the pedestrian character of these districts
- ❖ Protects public safety by minimizing conflicts between vehicles and pedestrians and neighborhood shopping districts
- ❖ Promotes uses that benefit the local neighborhood
- ❖ **Prohibits:**
 - ❖ Auto centric uses



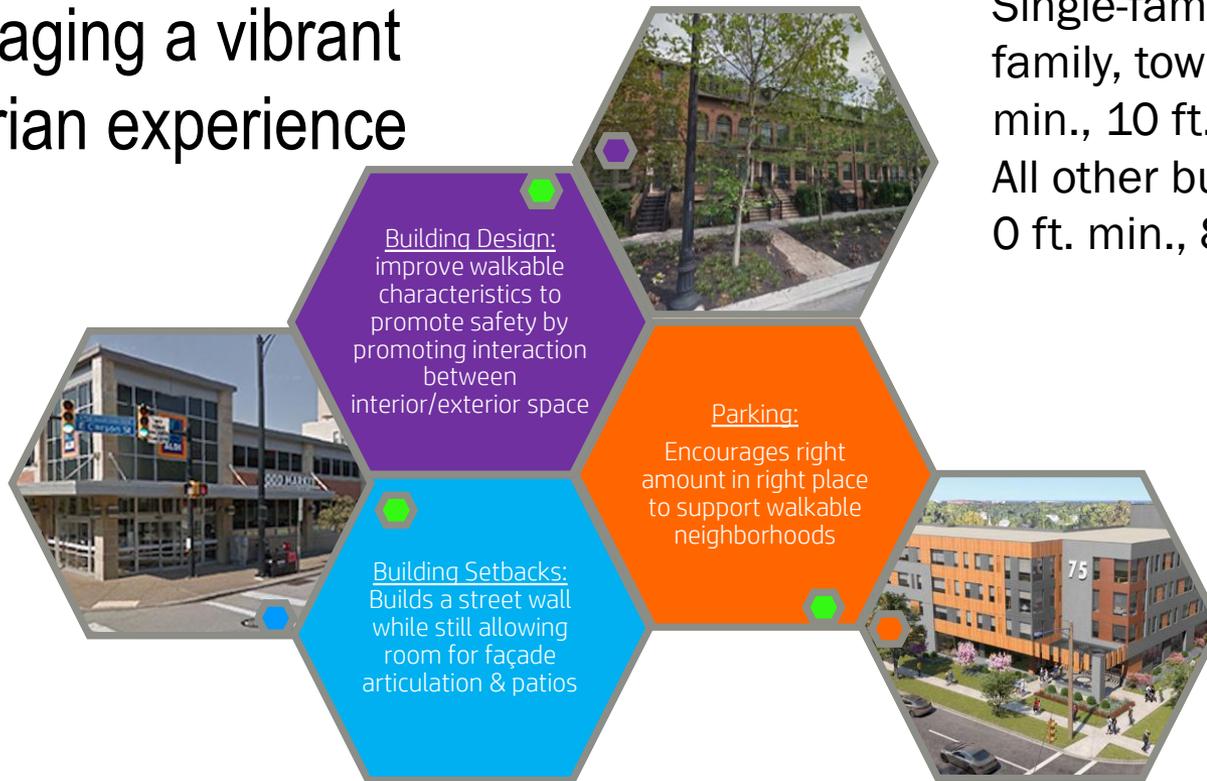
Proposed Overlay District

Urban Form Overlay:

To promote equity/safety by encouraging a vibrant pedestrian experience

SetBacks:

- A. Front yard depth; principal street frontage
Single-family, two-family, townhouse: 0 ft. min., 10 ft. max.
- All other building types: 0 ft. min., 8 ft. max.



Purpose. The Urban Form Overlay (UF) District is established to foster a high level of walkability and design quality for Cleveland's urban streets. The UF 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.



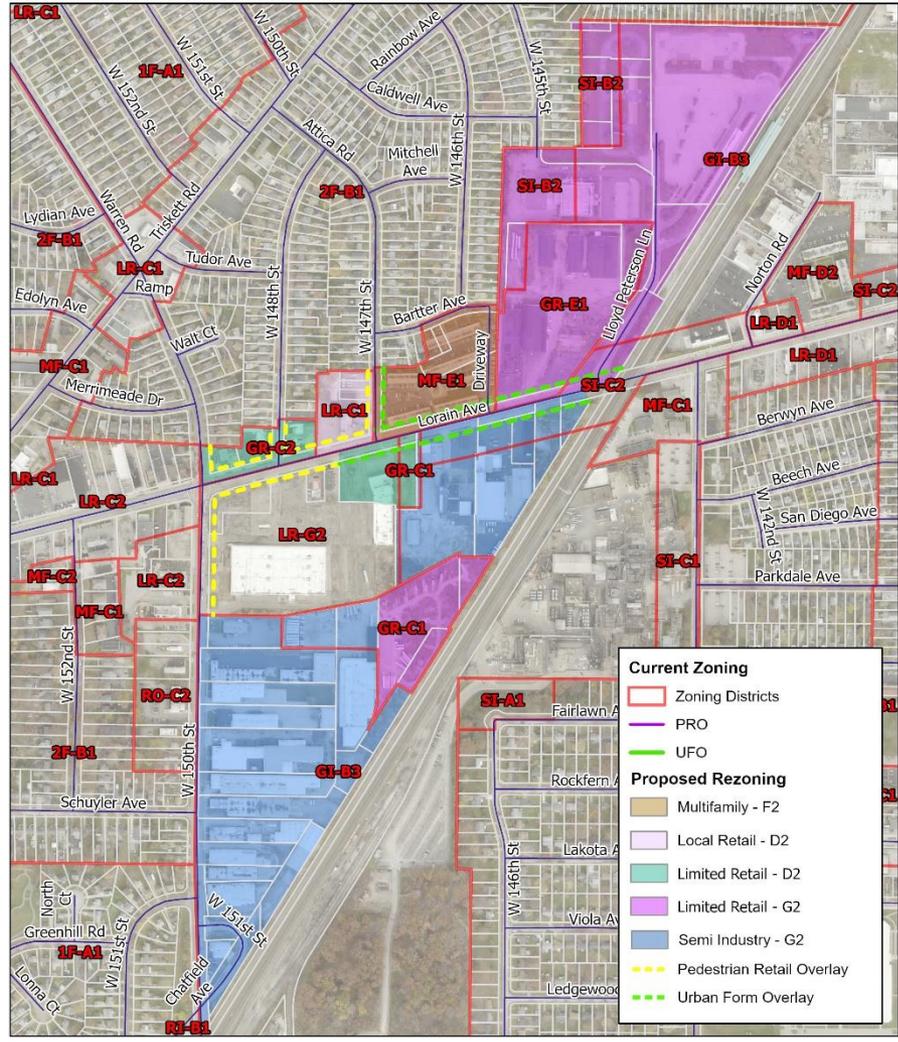
Proposed New Districts

Zoning Districts

- MF-E1 → Multi-Family Residential - F2
- LR-C1 → Local Retail Business - D2
- GR-C2&1 → Limited Retail Business - D2
- GR-C1,E1&SI-B2 → Limited Retail Business - G2
- GI-B3 → Semi Industry - G2

Frontage Overlays

- Pedestrian Retail Overlay
- Urban Form Overlay



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300 Feet

January 9, 2023