

**THE PORT**

Making Real Estate Work

# **Pre-Approved Building Plans**

Philip Denning, Executive Vice President

April 2024





# About The Port



Increasing access to homeownership.

Creating greener, cleaner, safer neighborhoods.

Preparing sites to attract high-paying industrial jobs.





# The Port and Managed Entities – A Plan for Renewal

## Strategic Framework

### ECONOMIC EQUITY

We create equitable opportunities for residents and communities to share in the prosperity of our region's economic growth.

### PUBLIC FINANCE

The Port leverages innovative finance tools to stimulate investment in commercial real estate and redevelopment of complex sites.

### INDUSTRIAL

We transform historic industrial properties into pad-ready sites to attract advanced manufacturing jobs.

### NEIGHBORHOODS

We drive redevelopment of residential and commercial properties to promote thriving neighborhoods.

### PUBLIC PROJECTS

We partner with the City and County to manage federal and state funding and secure public control of key assets (e.g., US EPA Grants, ODOD Grants)



Hamilton County  
**Landbank**



A MANAGED ENTITY OF THE PORT



Homesteading & Urban Redevelopment Corporation



A MANAGED ENTITY OF THE PORT





# Policy Landscape

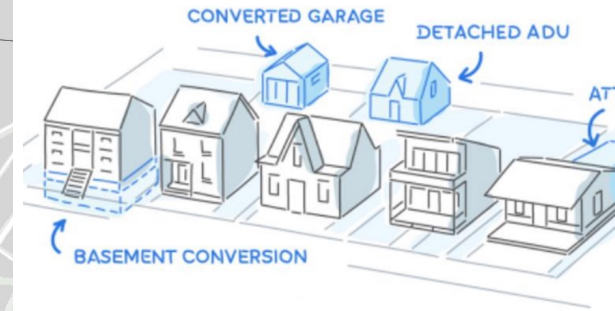
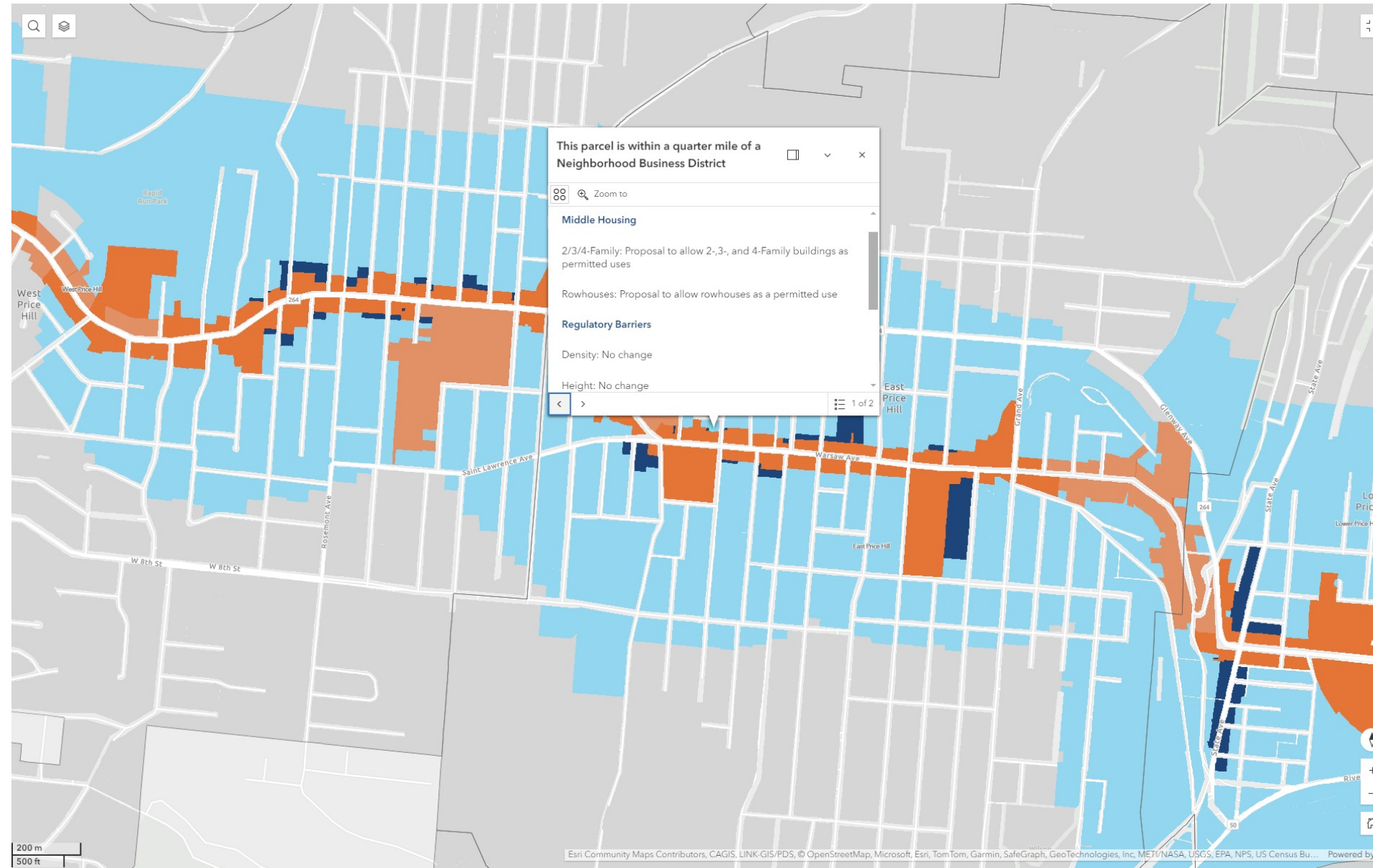


Barriers to development of housing in dense, already built-up communities are being increasingly recognized.

Policy changes are ongoing to spur the creation of more housing.











# Role as Developer



The Port and Hamilton County Landbank began self-developing housing in 2015.

Focus on community needs, which given the current housing crisis, is often infill housing.





# 2015 TO NOW: HOW WE GOT HERE

**2015**



**EVANSTON**

30 Homes

**2017**



**WALNUT HILLS**

13 Homes

**2020**



**PRICE HILL**

15 Homes

**2023**



**ARPA**

100+ Homes\*

**2021**



**LINCOLN HEIGHTS**

4 Homes\*

**2022**



**CARE HOMES**

194 Homes\*

**2021**



**LOTH STREET**

Self-subsidizing

**2020**



**AVONDALE**

20 Homes\*





# Our Challenges



Geography

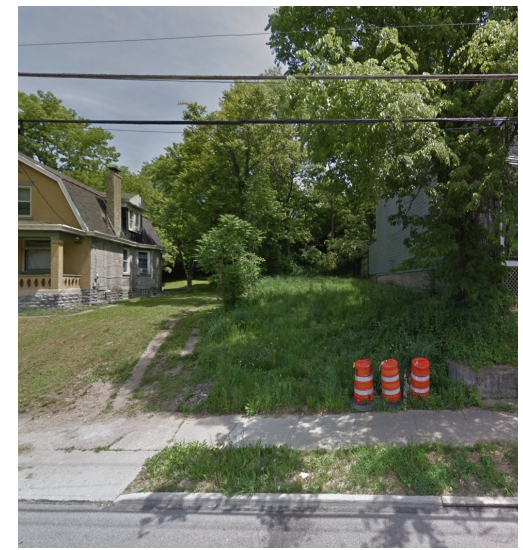
Inventory

Cost

Time









## Time + Money

### PER HOME:

- General Building Permit Fees
- Permitting for MEP, Sewer, Excavation/Fill
- Subdivision Fees
- Stormwater Detention
- Variances
- Plan Examination
- Retaining Wall Permit
- Water/Sewer Connection



# Building Infill Homes

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### Lot A

- In the City
- Form-Based Code
- 25' wide lot
- Maximum 3' setbacks
- Requires 2 parking spaces
  
- Need variance for parking requirements

### Lot B

- In the City
- No Form-Based Code
- 50' wide lot
- Minimum 5-7' setbacks
  
- Need to duplicate plan to create desired density on wider lot





**How long does it  
take to install a  
toilet?**







**6-14 Weeks  
(+20 Minutes)**





# Solutions & Goals



Craft responsive, quality design

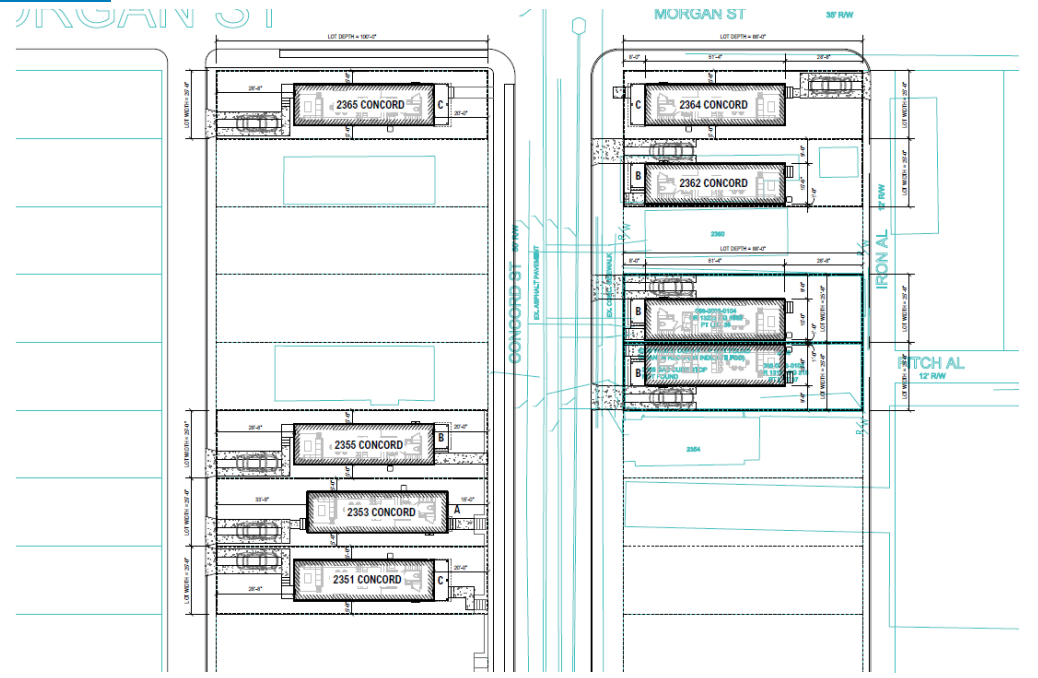
Demonstrate success with standard plans

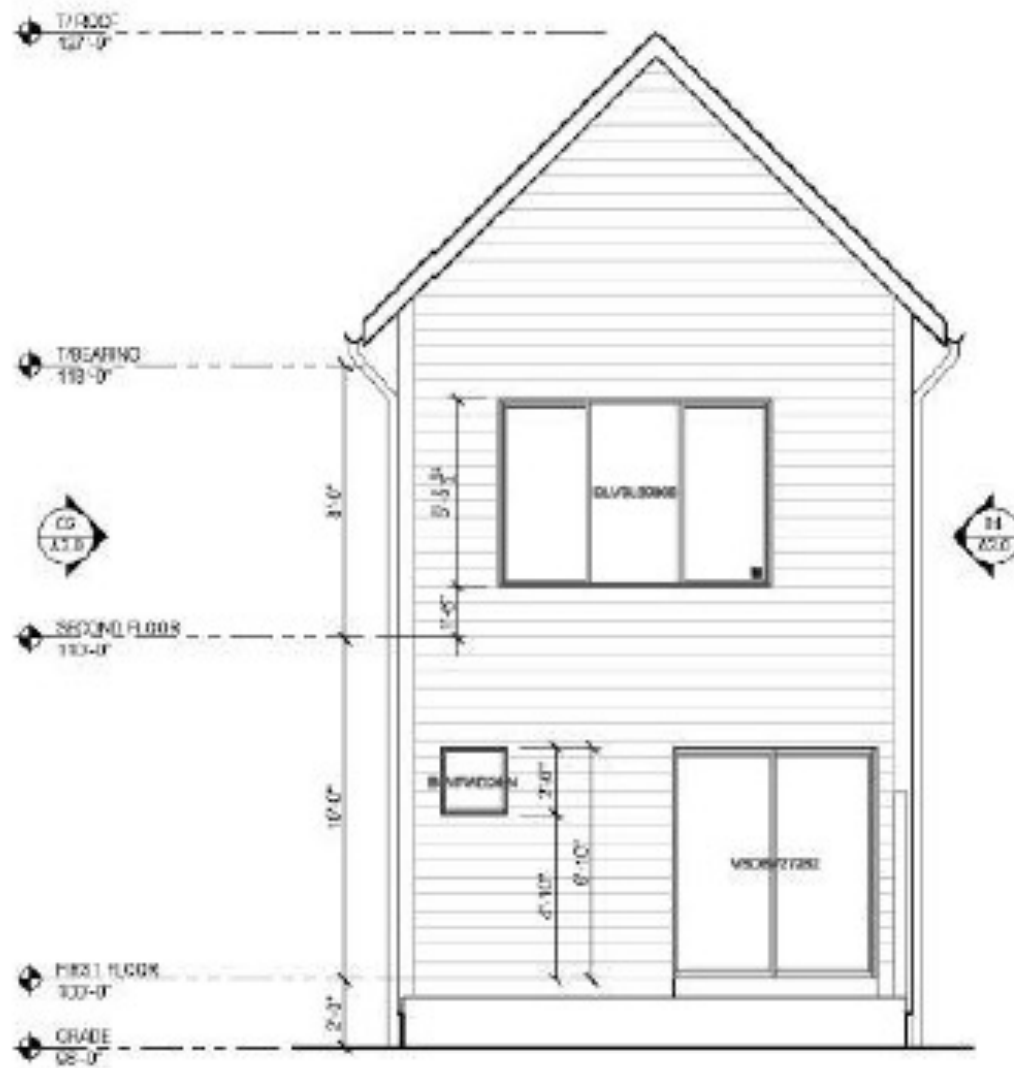
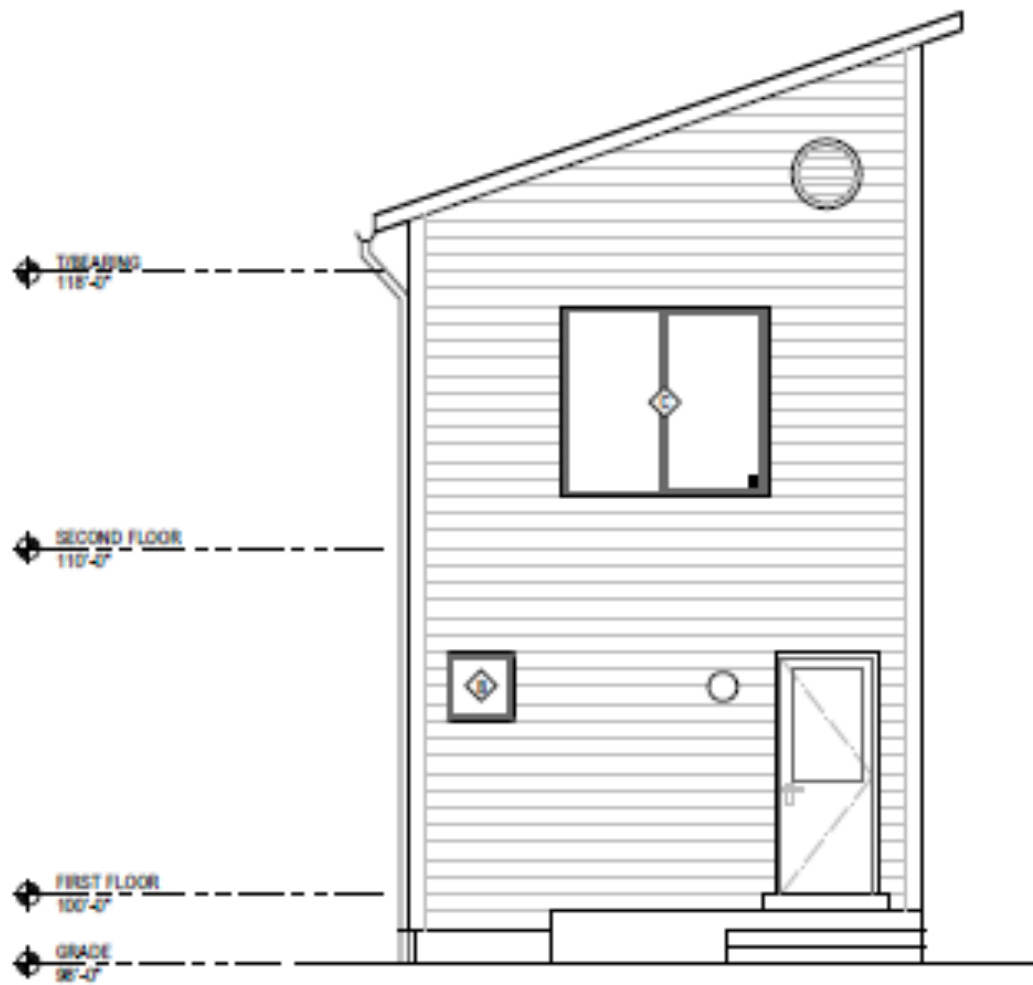
Explore innovative options





# Standard Plans and Elevations







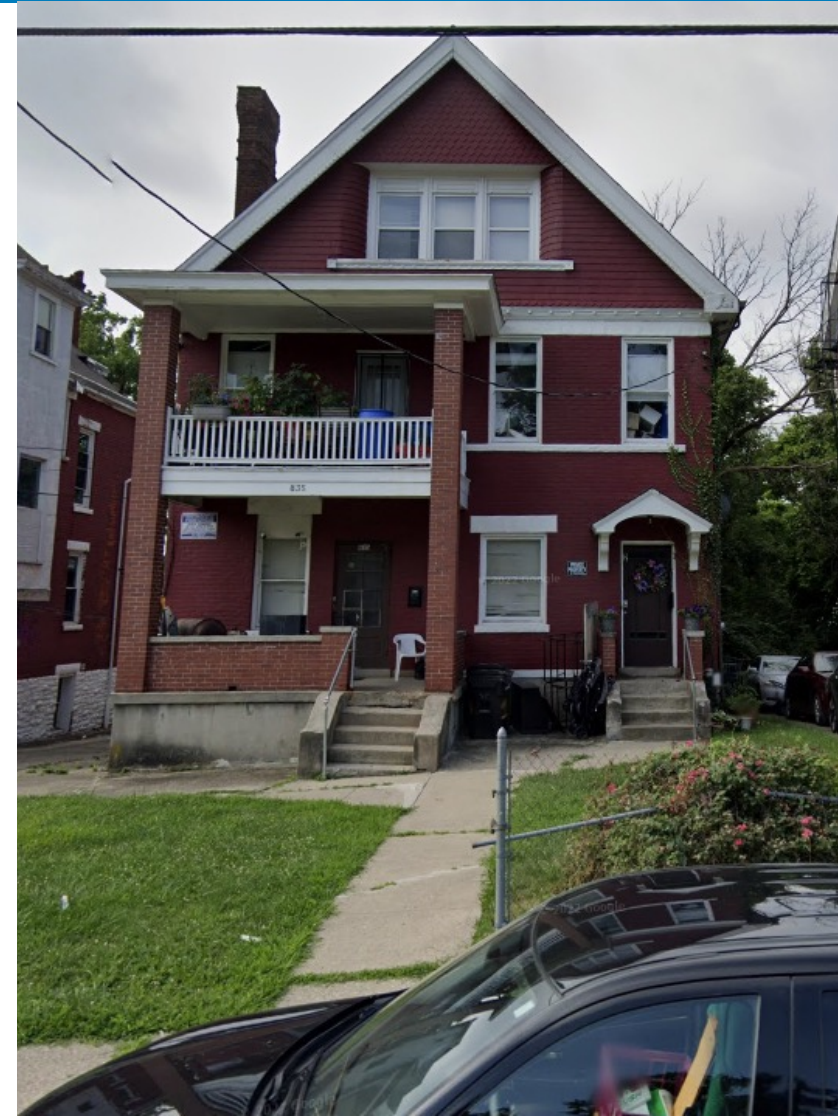






Fitting into the Neighborhood

# Spot the Differences





## Time + Money

### PER HOME:

- General Building Permit Fees
- Permitting for MEP, Sewer, Excavation/Fill
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# Building Infill Homes







# Thinking Outside the Box

## Mass Plywood Panel (MPP)

- Layers of wood veneer adhered with alternating direction.

## 3D Printing

- Often, extruded concrete, but can be powder bonding or additive welding as well.
- Can be done on or offsite







**The Port** -- Making Real Estate Work... For **Everyone.**





# How to Address the Housing Shortage



# Issues that We Have Heard



## Current Zoning Codes

Not Zoned Properly  
Public Hearing Process is too Long  
Impact Fees are too expensive



## Debate on the Types of Housing

What should be approved?  
Where should it go?  
Why do we need more?



## Development and Density

We do not need single-family housing



## Infrastructure

We do not have the capacity for housing  
Traffic light or roundabout is necessary – Who is paying for that?



# What We Can Do



Educate our Members



Provide resources for Local Governments to use



Identify statewide initiatives that are already in place and layer them with a local initiatives not in place



Promote the Homebuyers Savings Account, Single Family Tax Credit Program, and the Welcome Home Ohio Program

# Add Mixed-Use Zoning Laws

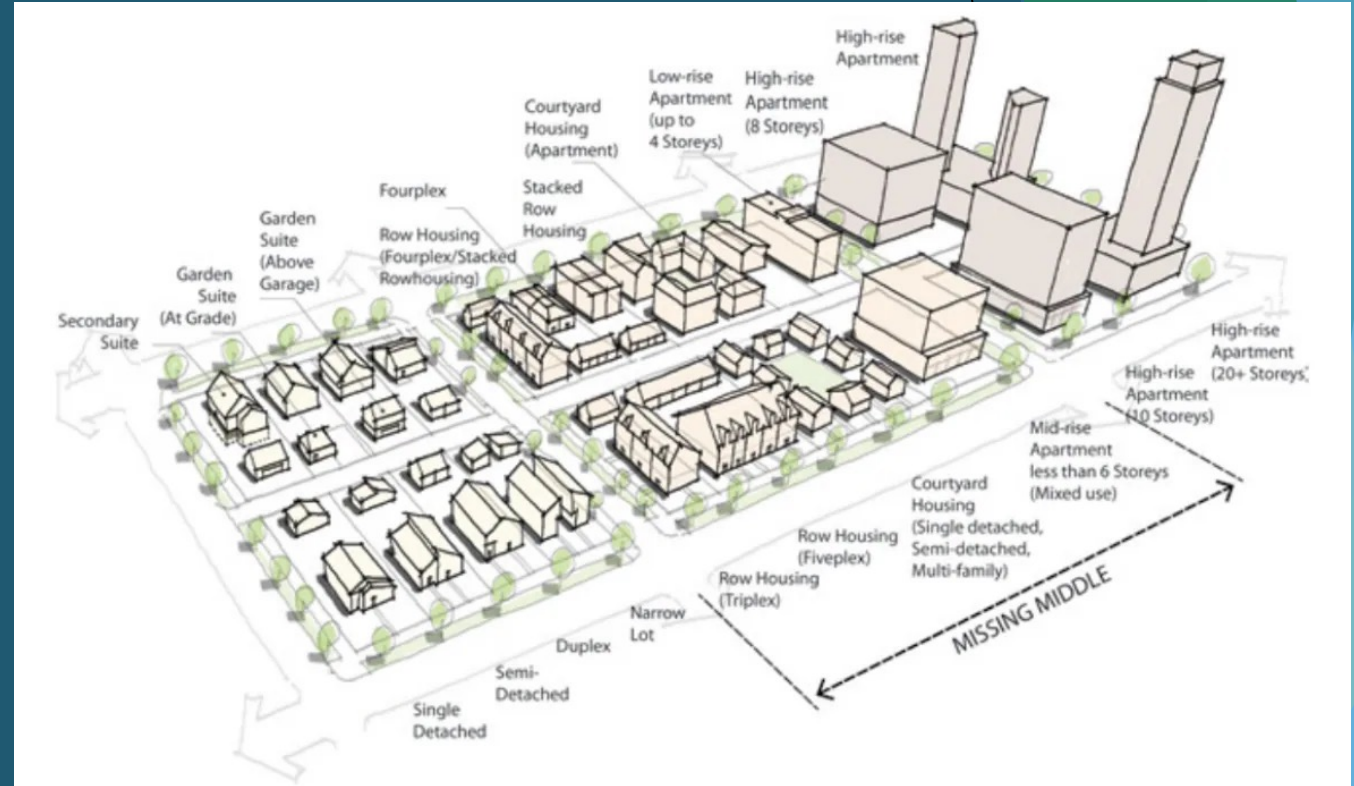
- ▶ Include:
  - ▶ Mixed-use zoning allows land development for multiple purposes. Commercially and industrially zoned lots may, with permission, also build residential units in the same building.
  - ▶ Mixed-use zoning expands space available for residential property by allowing land zoned for other purposes to be doubly utilized.
    - ▶ Example: California has proposed extensions on its Density Bonus Law which rewards developers for expanding affordable housing. The Density Bonus Law, allows construction of additional units outside of the usually applicable density range for lots approved for residential housing.





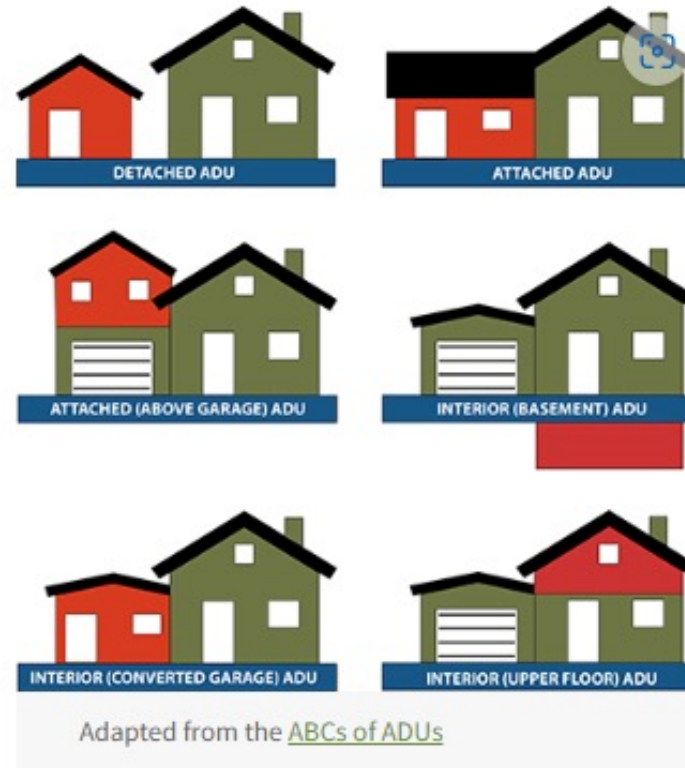
# Focus on Different Types of Housing

- ▶ Accessory Dwelling Units (ADUs)
- ▶ Apartments and Condominiums
- ▶ Manufactured vs. Modular Housing



# Accessory Dwelling Units (ADUs)

- ▶ An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home.
- ▶ AKA
  - ▶ accessory apartments
  - ▶ secondary suites
  - ▶ granny flats.
- ▶ ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs).





# Apartments and Condominiums

- ▶ An [apartment](#) is defined as a residence that is rented, often as part of a larger residential building.
- ▶ A [condo](#) can be similar in structure to an apartment — usually a unit within a larger residential building — but condos are owned instead of rented.
- ▶ We need more of each.

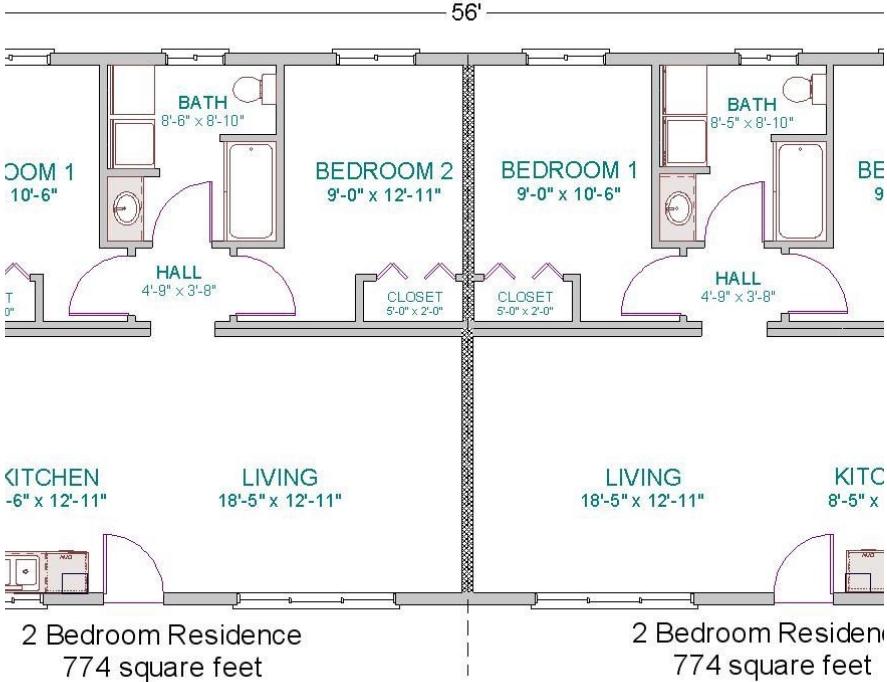


# Manufactured vs. Modular Housing

- ▶ Modular homes are one of many types of prefabricated, or “prefab,” homes. This means that some (or all) of the home was built in a factory. It is made up of large, three-dimensional pieces known as modules. These are built indoors, then shipped to your building site.
  - **Manufactured homes** are designed to be portable. They’re built on a chassis, or a metal frame with wheels. The chassis cannot be removed, but you can remove or cover up the wheels.
  - **Modular homes** aren’t built on a chassis. They’re transported in pieces, but once they’re assembled, they’re placed on a permanent foundation.
- ▶ Advantages of modular homes
  - **Affordable:** Factory construction drives down the cost of materials and labor, compared to site-built homes.
  - **Faster move-in:** Indoor construction eliminates most weather delays. The modules are being built indoors, a crew can simultaneously prep the building site and pour the foundation.
  - **Durable:** After Hurricane Andrew, the Federal Emergency Management Agency found that module-to-module construction held up better than other home types.
  - **Less construction waste:** Less waste at the building site means you’ll save on waste disposal costs, too.
  - **Energy efficiency:** Super-tight seals and seams keep drafts out — and your heating and cooling bills low.



# Examples of Modular Housing



# Current Project – Infill/Pre-approved Housing

POTENTIAL FLOORPLAN 03



- ▶ OR contracted with the Greater Ohio Policy Center to conduct and infill housing project
- ▶ GOPC will explore the landscape of pre-approved infill building plans in American cities in order to offer recommendations about
  - How this tool could benefit Ohio communities
  - What steps local communities should take toward implementation,
  - Whether there is a viable state role to play in promoting the widescale implementation of these policies, and
  - Potential communities in Ohio to pilot this tool.



# To Do This

- ▶ Phase I, - GOPC conducted a) a national overview scan of pre-approved infill housing design programs already in place b) a review of the local ordinance/policy development and adoption process taken in select places with established programs that have important similarities to Ohio communities (for example, weak markets, legacy economies, similar housing stock), and c) recommendations for one or more Ohio community to serve as a pilot.
- ▶ Phase II - Design and implement a Pattern Book of Housing that is complemented by a Zoning Tool Kit for municipalities to use to help make development easier in their jurisdictions.



# Potential Phase III

- ▶ Phase III – In 2025 we hope to have built the partnerships necessary to build infill housing and focus on a strategy that helps to bring together
  - ▶ The Landbank Association
  - ▶ The County Commissioners Association
  - ▶ The Mayor’s Alliance
  - ▶ The Township Association
  - ▶ Additional folks we haven’t met yet





# Questions?



# Contact Information

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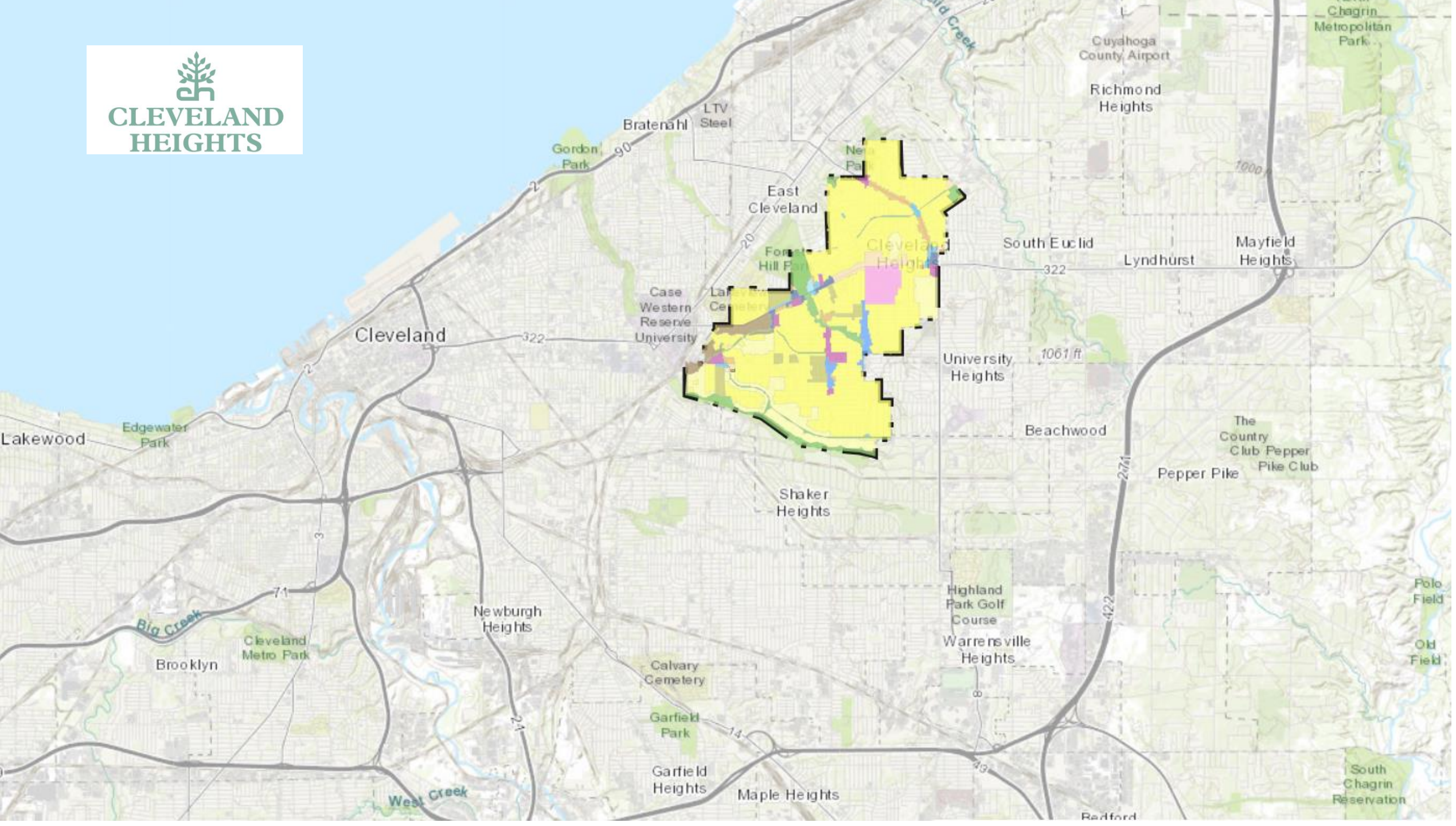


  
CLEVELAND  
HEIGHTS





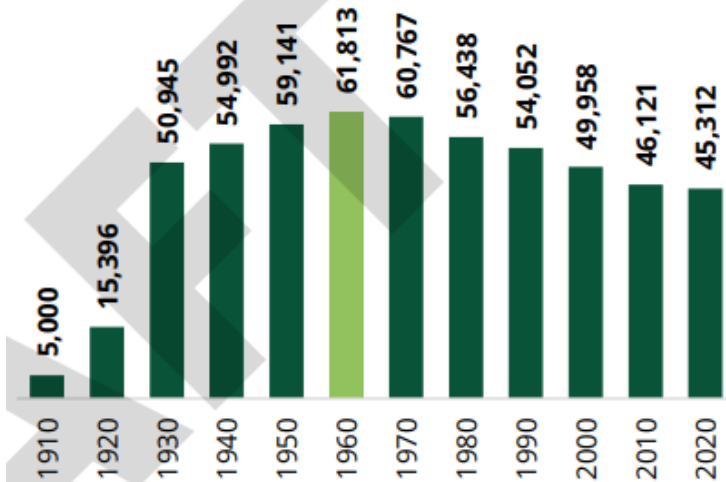
**CLEVELAND  
HEIGHTS**



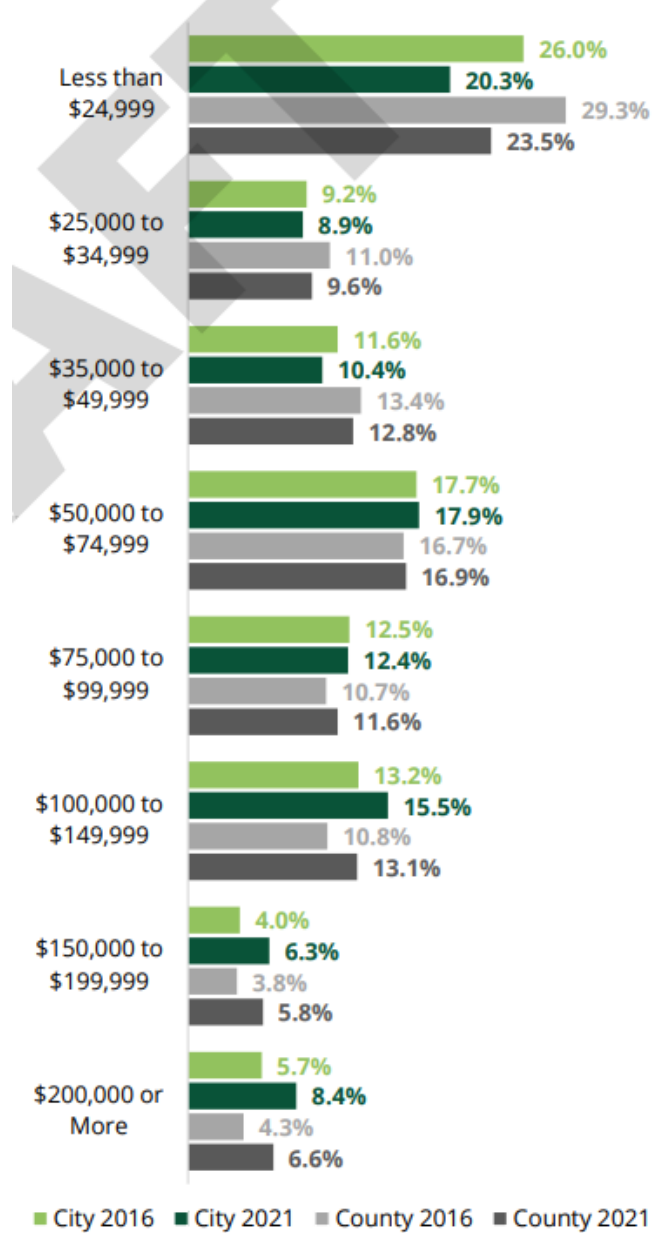




**TOTAL POPULATION, 1910 - 2020**



**% OF HOUSEHOLDS BY INCOME CATEGORIES, 2016 & 2021**









## **1101.02 PURPOSE**

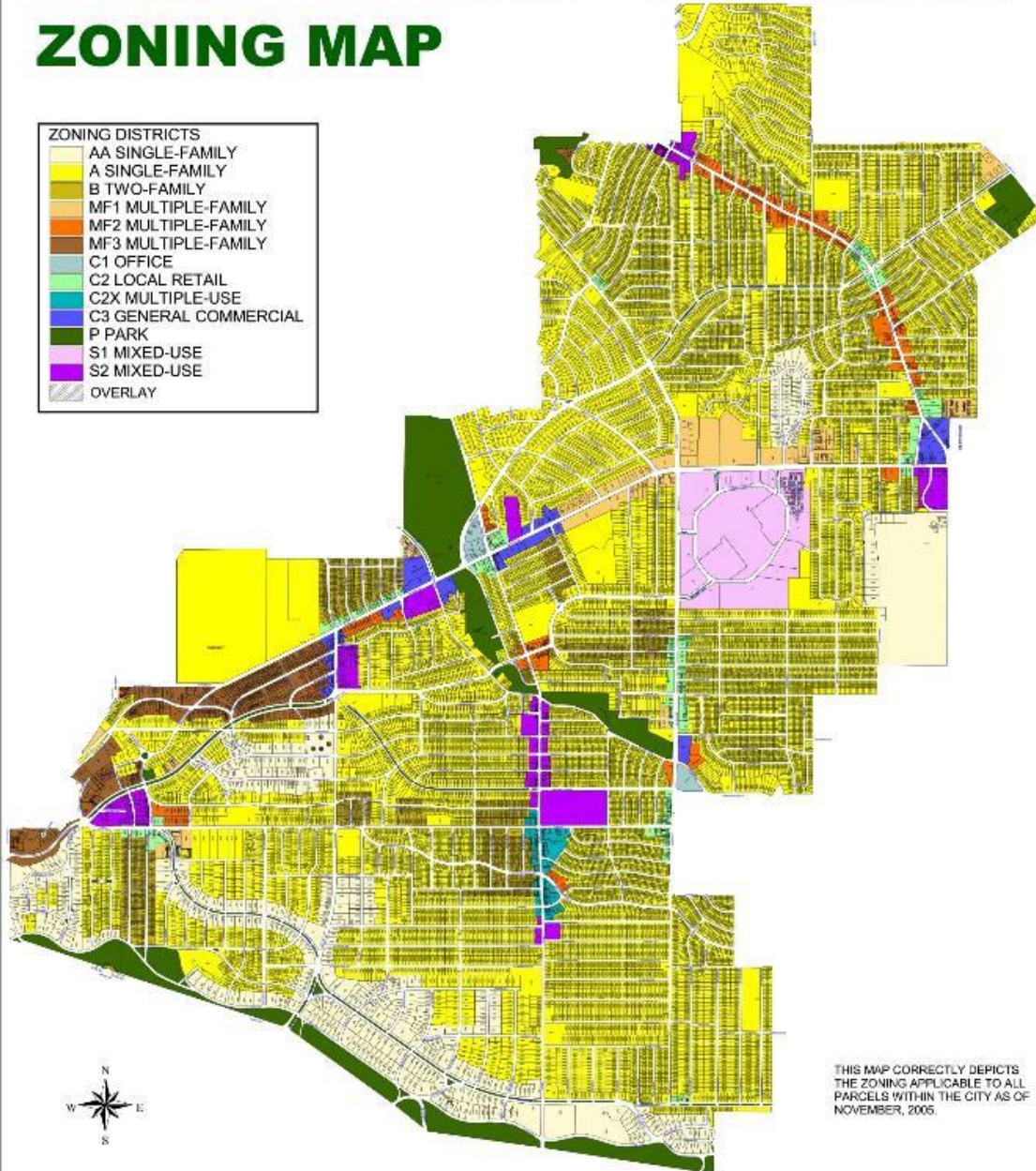
**The City of Cleveland Heights is hereby zoned to promote the public health, environmental stewardship, safety, convenience, comfort, morals, prosperity and general welfare, including promotion of home ownership, the protection of residential sections of the City, the protection of property values, the assurance of light and air, and the limitation, control and regulations of buildings in the City, in accordance with a “well established” plan of use, height, size and area for all property and its development in the City and the implementation of the principles of sustainability and protection of the physical environment and natural resources for all residents.**





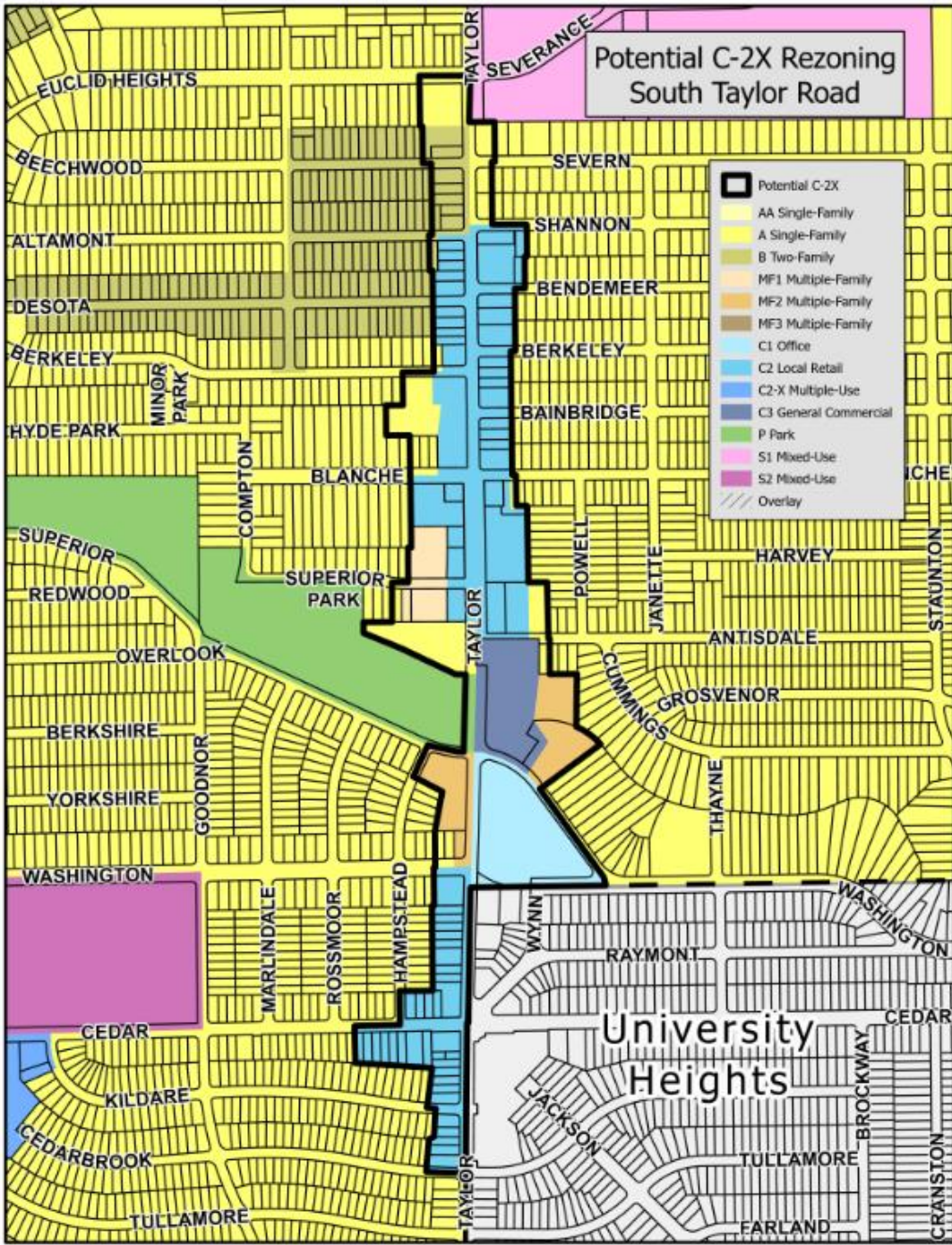
## ZONING MAP

ZONING DISTRICTS	
	AA SINGLE-FAMILY
	A SINGLE-FAMILY
	B TWO-FAMILY
	MF1 MULTIPLE-FAMILY
	MF2 MULTIPLE-FAMILY
	MF3 MULTIPLE-FAMILY
	C1 OFFICE
	C2 LOCAL RETAIL
	C2X MULTIPLE-USE
	C3 GENERAL COMMERCIAL
	P PARK
	S1 MIXED-USE
	S2 MIXED-USE
	OVERLAY



THIS MAP CORRECTLY DEPICTS  
THE ZONING APPLICABLE TO ALL  
PARCELS WITHIN THE CITY AS OF  
NOVEMBER, 2005.





# Challenge:

**Existing Zoning** had 6 different zoning districts, each with a different purpose & permitted uses and regulations

# Opportunity:

**Create New Zoning** that would be a single, unified district for the entire corridor. Such zoning should promote mixed-use buildings and walkability, while providing flexibility to existing properties.

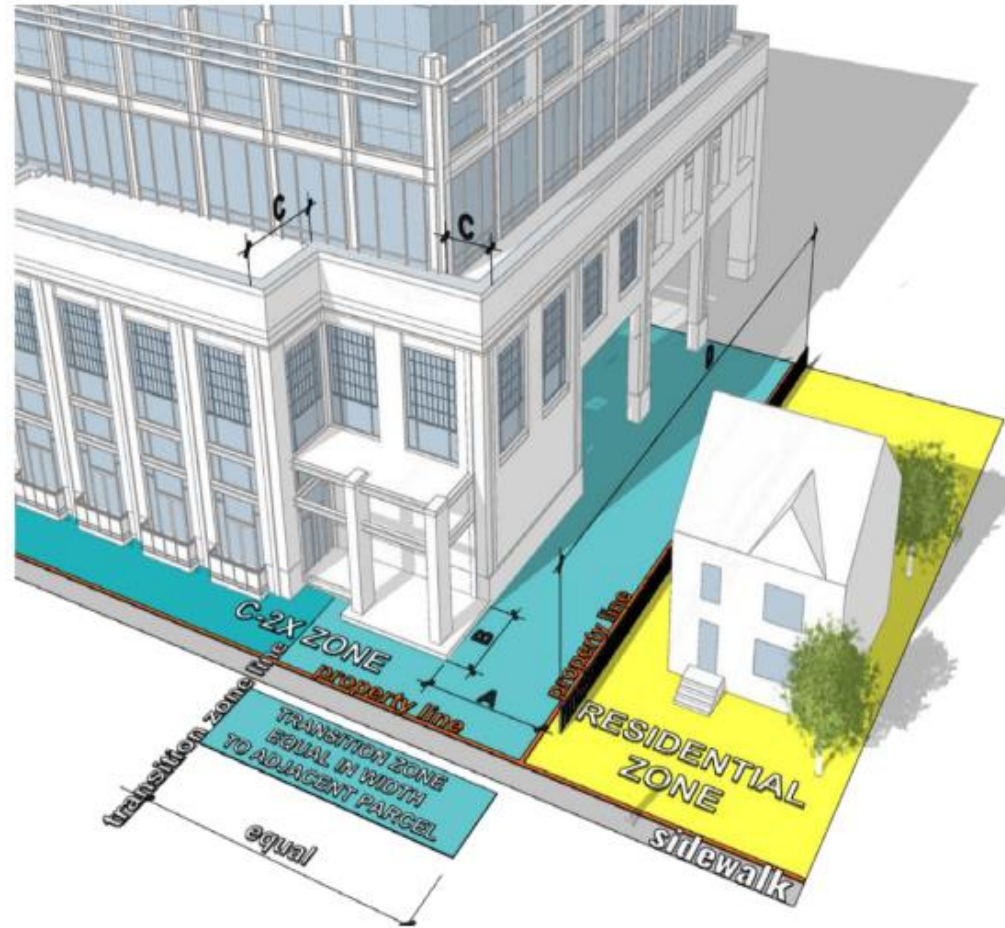


# Proposed Zoning Concept – Potential for Transition Zones





# Proposed Zoning Concept – Potential for Transition Zones



- A - Sideyard Setback Distance
- B - Front Setback
- C - Upper Floor Setback
- D - Landscaping and Fencing

**COMMUNITY ENGAGEMENT**

Public input is a critical component of the planning process. The City of Cleveland Heights has held several public hearings and workshops to gather feedback from residents. This input will be used to inform the final plan and ensure it reflects the needs and desires of the community.

**TRANSIT-ORIENTED DEVELOPMENT**

The plan encourages development that is walkable, bikeable, and accessible to public transit. This includes promoting mixed-use development and higher density housing near transit stations and corridors.

**HOUSING AFFORDABILITY**

The plan recognizes the need for a diverse range of housing options to meet the needs of all residents. It encourages the development of affordable housing and provides incentives for developers to include affordable units in new projects.

**ENVIRONMENTAL SUSTAINABILITY**

The plan promotes sustainable development practices, including energy efficiency, water conservation, and green building. It also encourages the use of renewable energy and the protection of natural resources.



**ESSENTIAL TARGET AREAS**

The plan identifies several key areas for development and investment. These include the downtown area, the corridor along the main thoroughfare, and areas near transit stations. The plan provides specific guidelines for each of these areas to ensure they are developed in a way that supports the city's overall vision.

**PRIORITIZE HOUSING AFFORDABILITY**

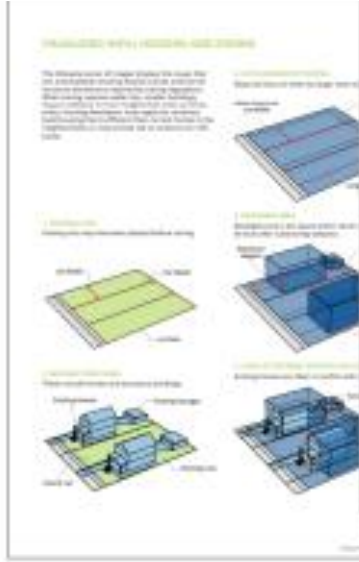
It is essential to provide a range of housing options to meet the needs of all residents. This includes promoting the development of affordable housing and providing incentives for developers to include affordable units in new projects. The plan also encourages the use of innovative financing mechanisms to support affordable housing development.

**BEST PRACTICES FOR TOD ZONING**  
AN ELEMENT OF THE TOD ZONING STUDY

County Planning | PLUJ

**Protest Against an Acting Zoning**

The plan includes a section on public participation and protest. It outlines the process for how residents can voice their concerns and participate in the planning process. This includes information on public hearings, comment periods, and the right to be heard.



**SINGLE-FAMILY ZONING ANALYSIS PHASE 1**

Address	Parcel ID	Current Zoning	Proposed Zoning	Area (sq ft)	Year Built	Units	Notes
123 Main St	123456789	RS-1	RS-1	10000	2010	1	Single-family detached
456 Oak St	987654321	RS-1	RS-1	12000	2015	1	Single-family detached
789 Pine St	234567890	RS-1	RS-1	11000	2008	1	Single-family detached
101 Elm St	345678901	RS-1	RS-1	13000	2012	1	Single-family detached
202 Maple St	456789012	RS-1	RS-1	14000	2018	1	Single-family detached
303 Birch St	567890123	RS-1	RS-1	15000	2014	1	Single-family detached
404 Cedar St	678901234	RS-1	RS-1	16000	2016	1	Single-family detached
505 Spruce St	789012345	RS-1	RS-1	17000	2011	1	Single-family detached
606 Fir St	890123456	RS-1	RS-1	18000	2013	1	Single-family detached
707 Willow St	901234567	RS-1	RS-1	19000	2017	1	Single-family detached
808 Ash St	012345678	RS-1	RS-1	20000	2019	1	Single-family detached
909 Hickory St	123456789	RS-1	RS-1	21000	2015	1	Single-family detached
1010 Walnut St	234567890	RS-1	RS-1	22000	2012	1	Single-family detached
1111 Cherry St	345678901	RS-1	RS-1	23000	2018	1	Single-family detached
1212 Peach St	456789012	RS-1	RS-1	24000	2014	1	Single-family detached
1313 Plum St	567890123	RS-1	RS-1	25000	2016	1	Single-family detached
1414 Apple St	678901234	RS-1	RS-1	26000	2011	1	Single-family detached
1515 Orange St	789012345	RS-1	RS-1	27000	2013	1	Single-family detached
1616 Lemon St	890123456	RS-1	RS-1	28000	2017	1	Single-family detached
1717 Lime St	901234567	RS-1	RS-1	29000	2019	1	Single-family detached
1818 Grape St	012345678	RS-1	RS-1	30000	2015	1	Single-family detached
1919 Strawberry St	123456789	RS-1	RS-1	31000	2012	1	Single-family detached
2020 Blueberry St	234567890	RS-1	RS-1	32000	2018	1	Single-family detached
2121 Raspberry St	345678901	RS-1	RS-1	33000	2014	1	Single-family detached
2222 Blackberry St	456789012	RS-1	RS-1	34000	2016	1	Single-family detached
2323 Elderberry St	567890123	RS-1	RS-1	35000	2011	1	Single-family detached
2424 Mulberry St	678901234	RS-1	RS-1	36000	2013	1	Single-family detached
2525 Fig St	789012345	RS-1	RS-1	37000	2017	1	Single-family detached
2626 Kiwi St	890123456	RS-1	RS-1	38000	2019	1	Single-family detached
2727 Mango St	901234567	RS-1	RS-1	39000	2015	1	Single-family detached
2828 Papaya St	012345678	RS-1	RS-1	40000	2012	1	Single-family detached
2929 Guava St	123456789	RS-1	RS-1	41000	2018	1	Single-family detached
3030 Pineapple St	234567890	RS-1	RS-1	42000	2014	1	Single-family detached
3131 Strawberry St	345678901	RS-1	RS-1	43000	2016	1	Single-family detached
3232 Blueberry St	456789012	RS-1	RS-1	44000	2011	1	Single-family detached
3333 Raspberry St	567890123	RS-1	RS-1	45000	2013	1	Single-family detached
3434 Blackberry St	678901234	RS-1	RS-1	46000	2017	1	Single-family detached
3535 Elderberry St	789012345	RS-1	RS-1	47000	2019	1	Single-family detached
3636 Mulberry St	890123456	RS-1	RS-1	48000	2015	1	Single-family detached
3737 Fig St	901234567	RS-1	RS-1	49000	2012	1	Single-family detached
3838 Kiwi St	012345678	RS-1	RS-1	50000	2018	1	Single-family detached
3939 Mango St	123456789	RS-1	RS-1	51000	2014	1	Single-family detached
4040 Papaya St	234567890	RS-1	RS-1	52000	2016	1	Single-family detached
4141 Guava St	345678901	RS-1	RS-1	53000	2011	1	Single-family detached
4242 Pineapple St	456789012	RS-1	RS-1	54000	2013	1	Single-family detached
4343 Strawberry St	567890123	RS-1	RS-1	55000	2017	1	Single-family detached
4444 Blueberry St	678901234	RS-1	RS-1	56000	2019	1	Single-family detached
4545 Raspberry St	789012345	RS-1	RS-1	57000	2015	1	Single-family detached
4646 Blackberry St	890123456	RS-1	RS-1	58000	2012	1	Single-family detached
4747 Elderberry St	901234567	RS-1	RS-1	59000	2018	1	Single-family detached
4848 Mulberry St	012345678	RS-1	RS-1	60000	2014	1	Single-family detached
4949 Fig St	123456789	RS-1	RS-1	61000	2016	1	Single-family detached
5050 Kiwi St	234567890	RS-1	RS-1	62000	2011	1	Single-family detached





Adapted from the [ABCs of ADUs](#)



ZONING CODE REFERENCE	CURRENT CODIFIED LANGUAGE
<b>1121.12 Accessory Use Regulations within the A and AA Single-Family Districts, and the B Two-Family District</b>	
1121.12 (a) Minimum Yard Requirements for Accessory Uses	<ul style="list-style-type: none"> <li>Varies depending on the use</li> <li>Smallest minimum distance an accessory use can be from lot lines or the principal dwelling is 3 feet—this currently includes compost bins, laundry clotheslines, open parking areas, sidewalks/driveway, structures not exceeding 3 feet in height, and detached private garages (rear lot line only)</li> </ul>
1121.12 (b) Permitted Structures in Front Yard and Corner Side Yard	<ul style="list-style-type: none"> <li>Limited to unenclosed porches, decks, and patios and cannot extend more than 12 feet in front of the principal dwelling, provided that it also does not extend more than 6 feet into required front yards</li> <li>Any access points (steps, stairs, lifts, etc.) of these accessory structures must be approved by the Architectural Review Board</li> </ul>
1121.12 (c) Maximum Front and Side Yard Coverage	<ul style="list-style-type: none"> <li>Maximum front yard coverage for accessory structures is 30%, provided that sidewalks and driveways do not exceed 2,000 SF for a lot with &lt;75% of street frontage or 3,000 SF for a lot with &gt;75% of street frontage</li> <li>Maximum side yard coverage on interior lots is 60% (includes both side yards)</li> <li>Maximum corner side yard coverage is 30%</li> </ul>
1121.12 (d) Maximum Area and Rear Yard Coverage of Accessory Uses	<ul style="list-style-type: none"> <li>Varies depending on the use</li> <li>Total maximum rear lot coverage for accessory structures above 3 feet in height cannot exceed 15% or 2,000 SF of a lot</li> <li>Non-conforming lots may be permitted to have up to 40% rear yard coverage by accessory buildings subject to Zoning Administrator approval</li> <li>Total maximum rear yard coverage cannot exceed 60% total from all accessory uses, structures, and pavement (70% for non-conforming lots)</li> </ul>
1121.12 (e) Supplemental Regulations for Enclosed Parking Spaces, Private Parking Garages, and Accessory Parking Spaces	<ul style="list-style-type: none"> <li>Lots are permitted to have 1 detached and 1 attached garage; for single-family dwellings, parking garage(s) can be 600 SF with an additional 1 square foot permitted for every 15 SF of lot area greater than 6,000 SF</li> <li>Under no circumstance are parking garages permitted to be larger than 1,300 SF in total (two-family dwellings can have a maximum garage size of 1,300 SF regardless of lot size)</li> <li>Attached garages are required to be located at least 5 feet behind the front (or side for a corner lot) facade of the principal dwelling and should be designed with compatible materials and architectural features to those of the principal dwelling</li> </ul>
1121.12 (f) Maximum Number of Accessory Buildings	<ul style="list-style-type: none"> <li>There are two (2) detached accessory buildings permitted on a single lot</li> </ul>
1121.12 (g) Maximum Height of Accessory Structures	<ul style="list-style-type: none"> <li>Accessory structures are limited to 15 feet in height</li> </ul>
1121.12 (j) Residential Use of Existing Carriage House	<ul style="list-style-type: none"> <li>Lots with an existing carriage house may continue as a non-conforming dwelling unit</li> <li>Occupants of the carriage house are considered as part of the family of the principal dwelling and must comply with the definition of family—including Zoning Administrator Approval for the Determination of Household Status</li> </ul>



## KEY LIMITING FACTORS FOR THE CONSTRUCTION OF ADUs BASED ON CURRENT ZONING

### Height

If an ADU is built on top of an existing accessory structure (i.e. a detached garage) the overall combined height exceeds zoning limitations unless each accessory use/structure was considered separately under current regulations—the combined height would potentially be close to that of the principal dwelling (~35 feet).

### Setbacks

Reduced setbacks can be approved by the Zoning Administrator, however, this is only permitted for detached private parking garages. All other accessory uses and structures must follow the setback requirements set for the principal dwelling—which may severely limit the area where an ADU can be constructed.

The Zoning Administrator can approve a rear yard encroachment for principal dwelling additions. However, this is limited to 10 feet. Additionally, constructing an attached ADU would be more challenging on smaller or non-conforming lots in the *A Single-Family* or *B Two-Family District* because rear setbacks for the principal dwelling are the same for lots twice their size found within the *AA Single-Family District* (30 feet)—limiting options for property owners interested in constructing an ADU on their property.

### Permitted Uses

ADUs are not permitted under current regulations. If someone wanted to construct an ADU in Cleveland Heights today, a variance or conditional use process would have to occur—potentially coming at a cost to the applicant with no guarantee of approval.

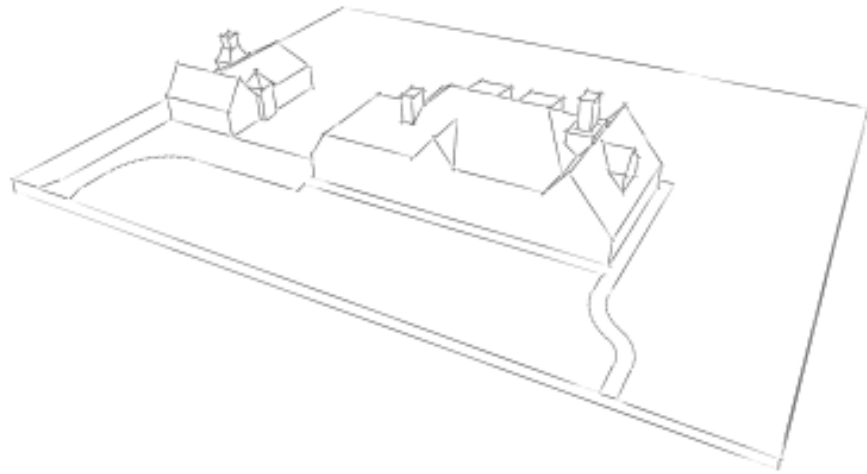
### Yard Coverage

A detached or attached ADU will expand the overall livable square footage and building footprints of a property. However, with a significant proportion of existing lots in the *A* and *AA Single-Family Districts* being dimensionally non-conforming, it is unlikely ADUs could be constructed without pursuing a variance request for covering more yard than is permitted under current regulations (non-conforming lots can have up to 40% rear yard coverage by accessory buildings subject to Zoning Administrator approval).

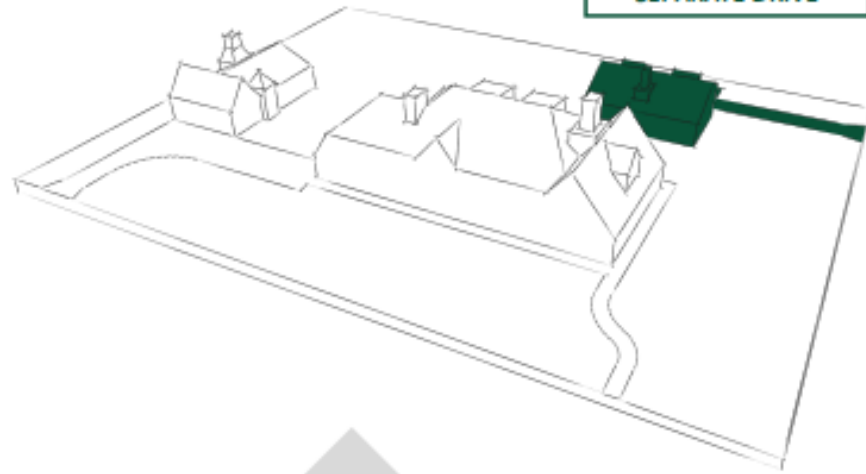
### Lot Size & Width

There are a significant number of non-conforming and irregular lots that exist throughout the City. Due to their smaller overall size and/or legal frontage, constructing an ADU based on these limitations would limit many residents from having one on their lot.

**AA SINGLE-FAMILY ZONING LOT**

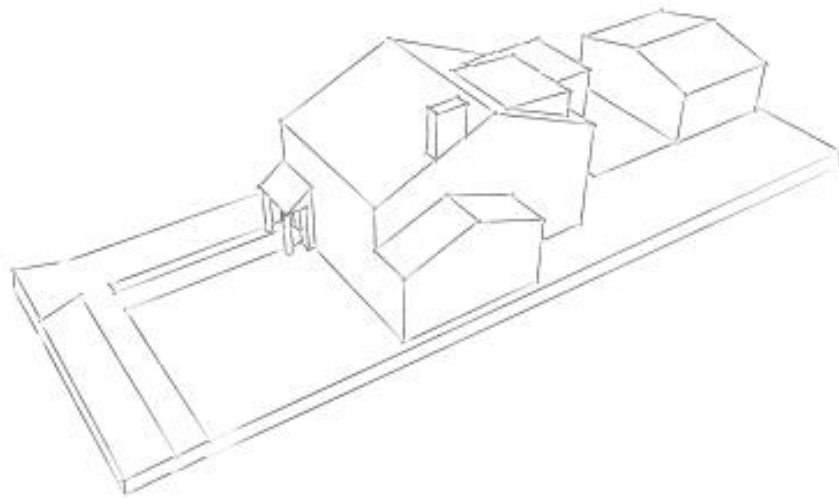


*ADU OPTION:  
DETACHED UNIT WITH  
SEPARATE DRIVE*

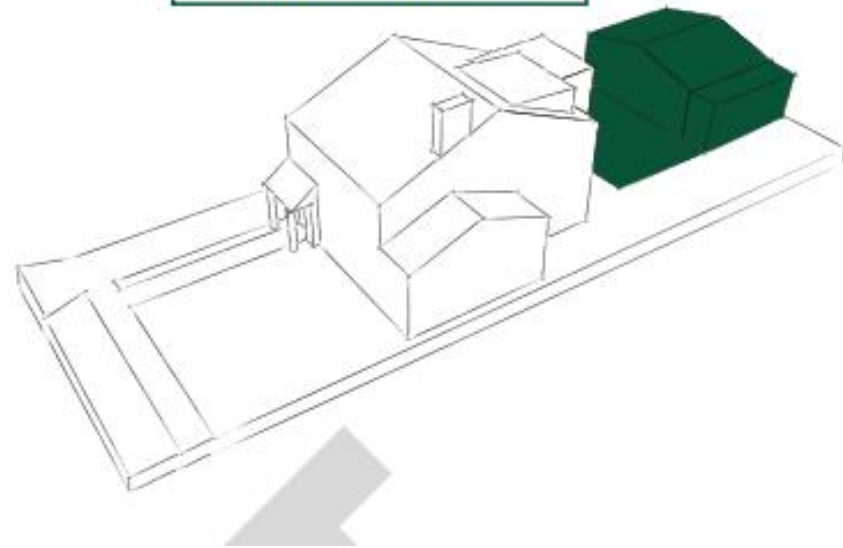




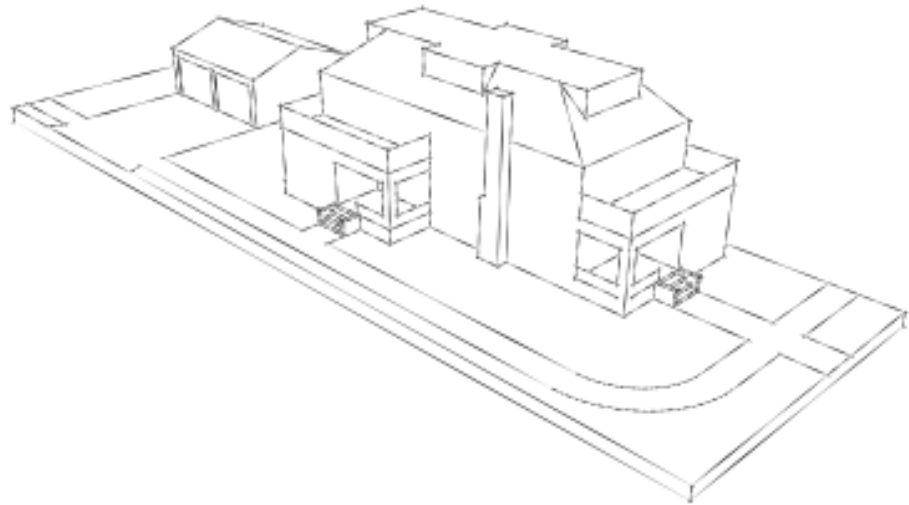
**A SINGLE-FAMILY ZONING LOT**



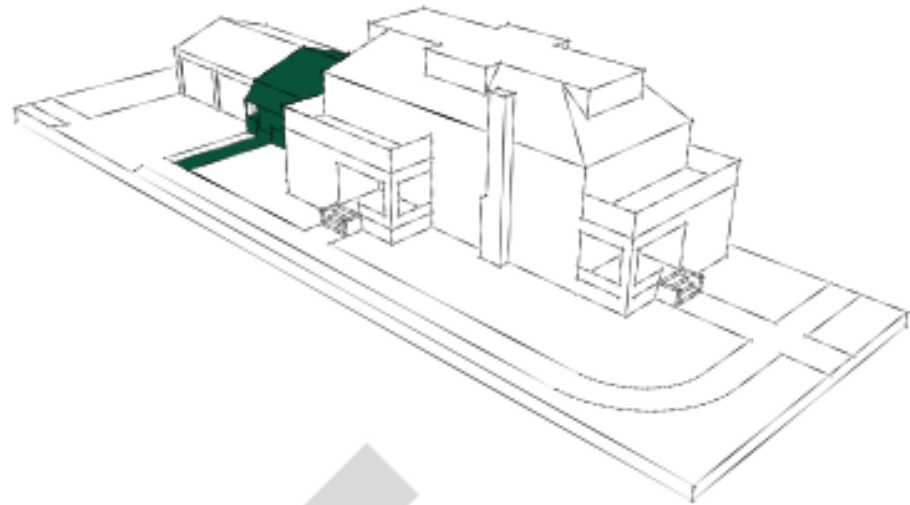
**ADU OPTION:  
CONVERSION & ATTACHED/GARAGE**



**B TWO-FAMILY ZONING LOT (DUPLEX)**



**ADU OPTION:  
ATTACHED/GARAGE**





## POTENTIAL NEXT STEPS FOR ADUs IN THE CITY OF CLEVELAND HEIGHTS



### COMMUNITY EDUCATION, AWARENESS, & OUTREACH

Begin integrating community campaigns surrounding ADUs to increase awareness about them as a functional and attainable housing option. Outline their many benefits and opportunities around Cleveland Heights for residents to consider creating a new housing unit on their property.



### PUBLIC MEETINGS & FEEDBACK

Host an open forum to continue community outreach and begin soliciting more detailed feedback regarding ADUs. The City could consider a community-wide survey to gauge residents' understanding of ADUs, while also collecting data on preferred types, design, etc.



### REVIEW & DISCUSSION

Once outreach and data gathering has concluded, share results publicly and continue the conversation surrounding the development of ADU policies with key boards and commissions—such as City Council, Planning Commission, Architectural Board of Review, Commission on Aging, and the Racial Justice Task Force. Update draft ADU policies and prepare for final adoption.



### DEMONSTRATION PROJECT

Consider a small-scale, hands-on opportunity to test the effectiveness of ADU regulations through a real project to publicly demonstrate the practical application of updated City policies and processes. This could be a compelling argument to help build more support surrounding ADUs as a feasible housing option.



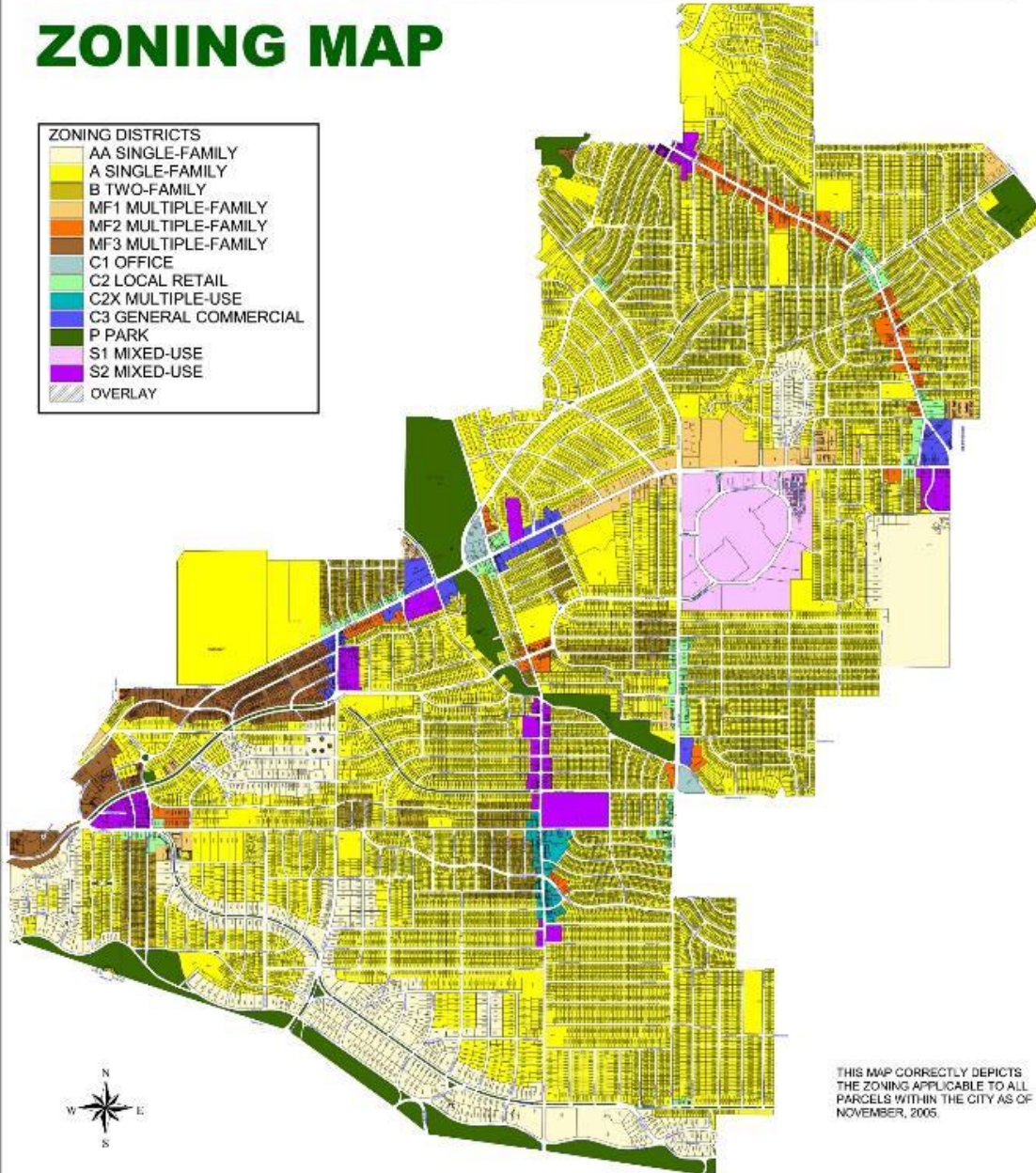
### ADU POLICY ADOPTION & RESOURCES

Once approved, update relevant Zoning Ordinances and continue community campaigns to raise awareness about these changes, and how residents can pursue their own ADU. Consider a dedicated ADU page on the City's website that outlines ADU processes, regulations, relevant Zoning Code sections, and common questions to make the choice of pursuing an ADU an easy one.



## ZONING MAP

ZONING DISTRICTS	
	AA SINGLE-FAMILY
	A SINGLE-FAMILY
	B TWO-FAMILY
	MF1 MULTIPLE-FAMILY
	MF2 MULTIPLE-FAMILY
	MF3 MULTIPLE-FAMILY
	C1 OFFICE
	C2 LOCAL RETAIL
	C2X MULTIPLE-USE
	C3 GENERAL COMMERCIAL
	P PARK
	S1 MIXED-USE
	S2 MIXED-USE
	OVERLAY



THIS MAP CORRECTLY DEPICTS  
THE ZONING APPLICABLE TO ALL  
PARCELS WITHIN THE CITY AS OF  
NOVEMBER, 2005.



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