



ZONING FOR GROWTH

PAVING THE PATH FOR
INFILL DEVELOPMENT



PANELISTS

Jennifer Kuzma

Director, Northeast Ohio First Suburbs Consortium

Patrick Hewitt

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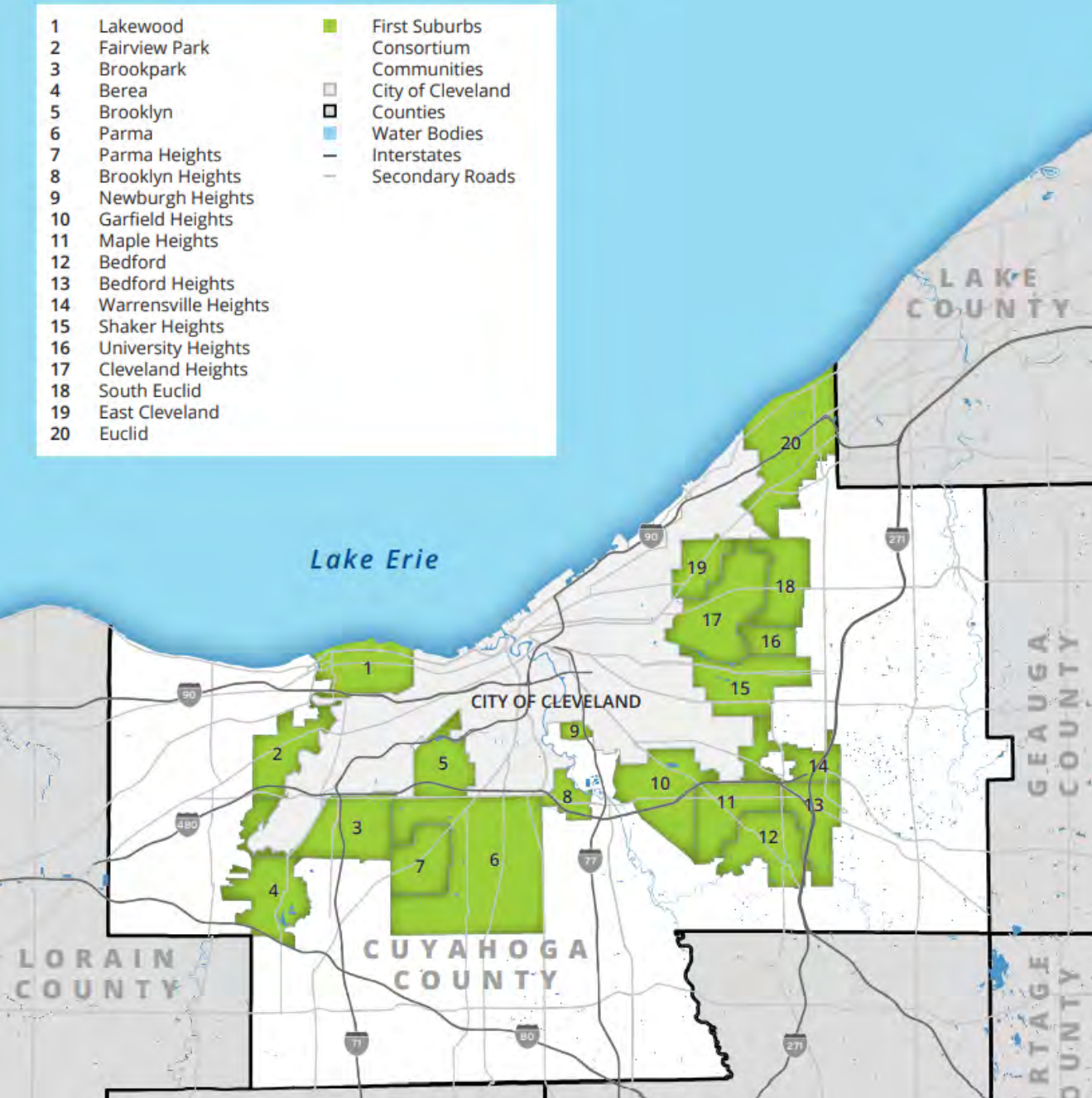
Jennifer Vazquez-Norman

Assistant Director of Real Estate Development, Cuyahoga County Land Reutilization Corporation



Jennifer Kuzma

Director, Northeast Ohio First Suburbs Consortium



First Suburbs Consortium of Northeast Ohio

- What is the First Suburbs Consortium?
 - Advocacy
 - Best Practices Sharing
 - Program Development
 - Partnerships – create, nurture and identify

MISSING TEETH & INFILL HOUSING



MISSING TEETH & INFILL HOUSING





Single-Family Zoning Analysis

- Why did we want to update our single-family housing zoning code?
- Who have we partnered with to complete this work?

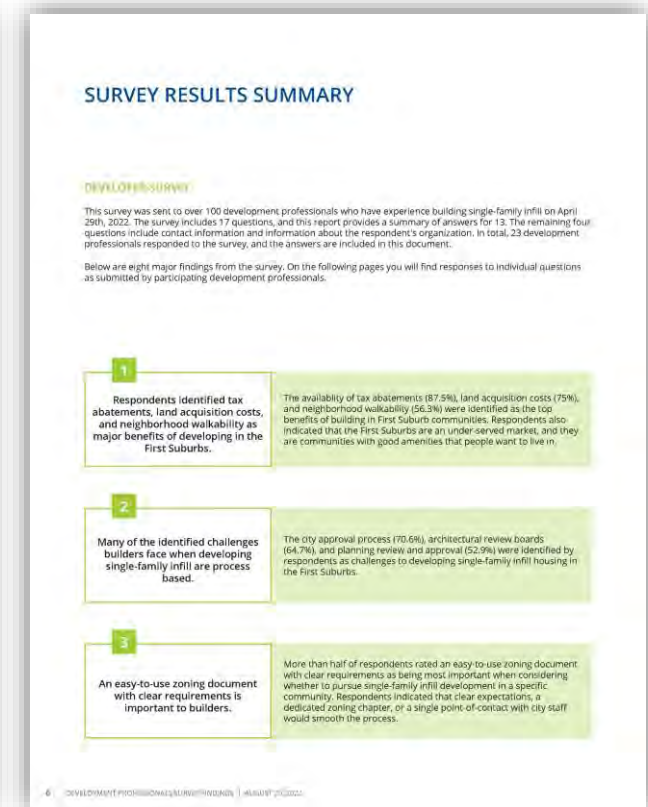
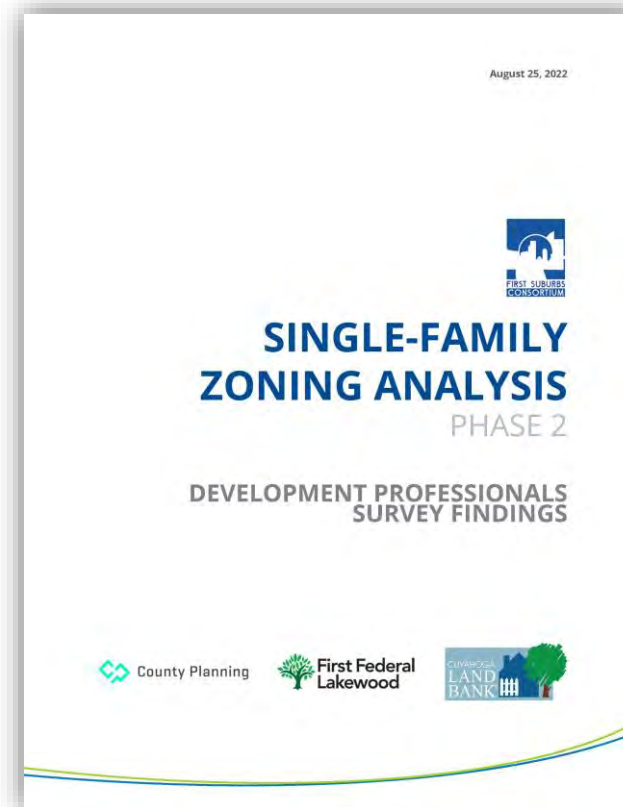
DEVELOPER SURVEY

Goal of the Survey

- Understand how builders see single-family infill in the First Suburbs

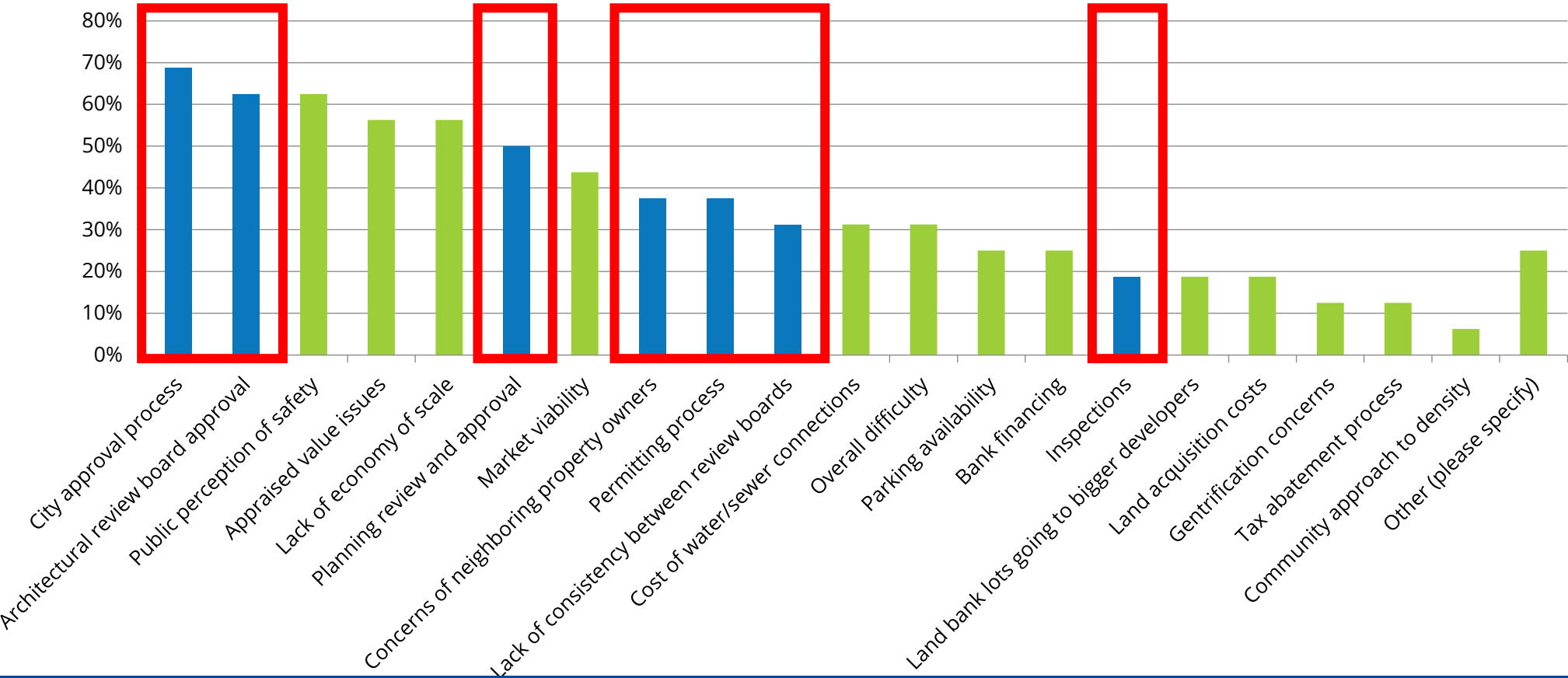
Overview of Responses

- Conducted in Spring, 2022
- Sent to more than 100 developers and builders
- 23 total respondents



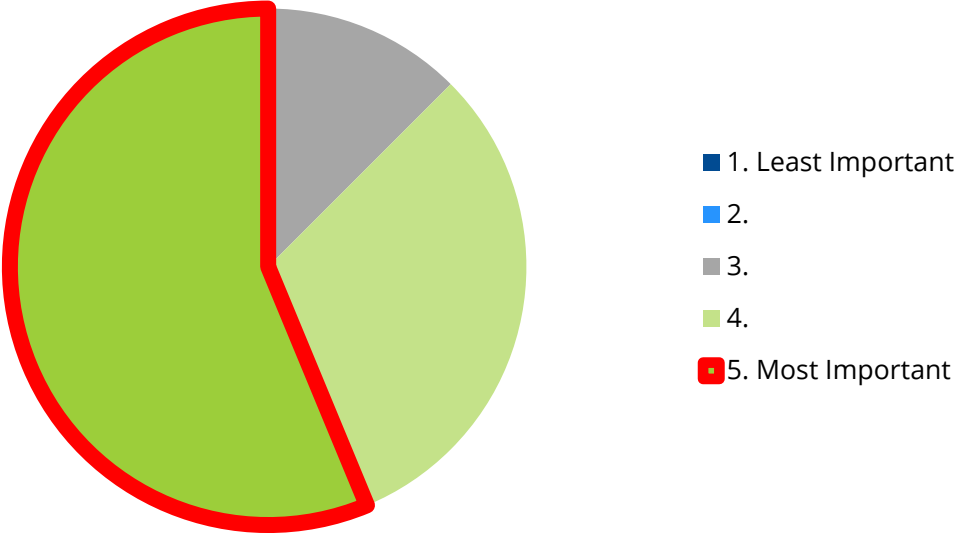
DEVELOPER SURVEY

What are the challenges of developing infill single-family housing in the First Suburbs? (Select all that apply)



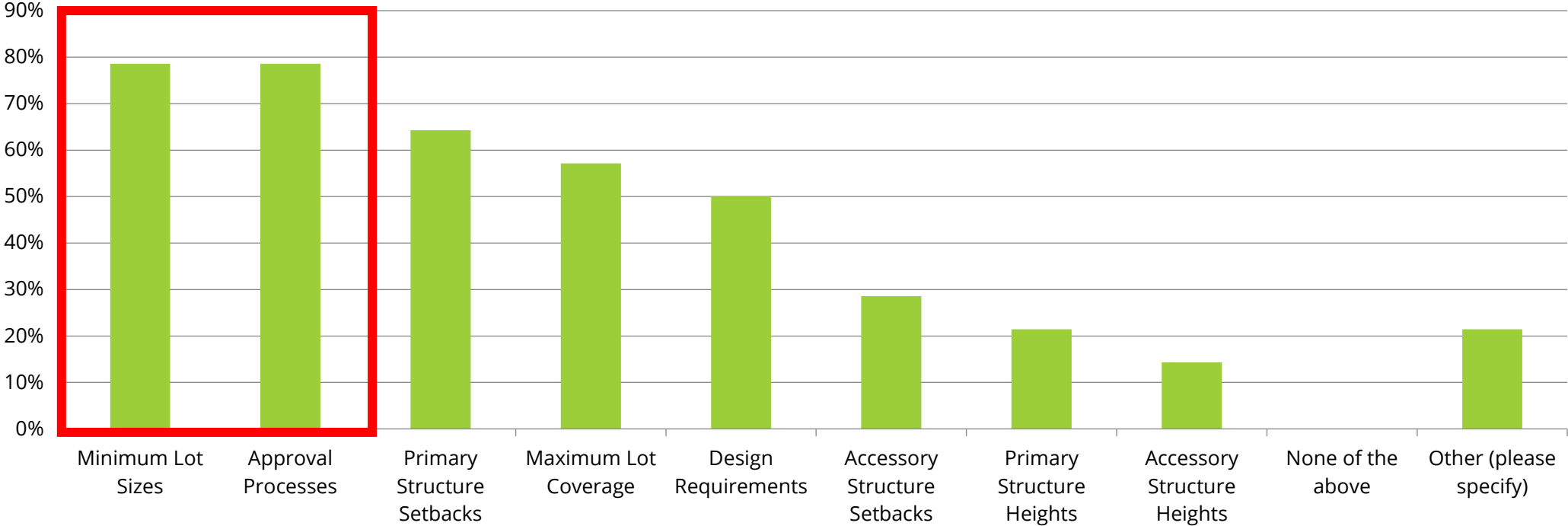
DEVELOPER SURVEY

How important is an easy-to-use zoning document when considering whether to pursue new single-family infill housing development? Please select on a scale of 1-5, with 1 being least important, and 5 being most important



DEVELOPER SURVEY

Which of the following zoning regulations are the biggest barriers to developing single-family infill housing in First Suburb communities? (Select all that apply)





Patrick Hewitt

Planning Manager, Cuyahoga County Planning Commission



Cuyahoga County Planning Commission

- Vision: Inspiring all of our communities to thrive
- Mission: To advance Cuyahoga County's social, economic, and environmental health through equitable community planning

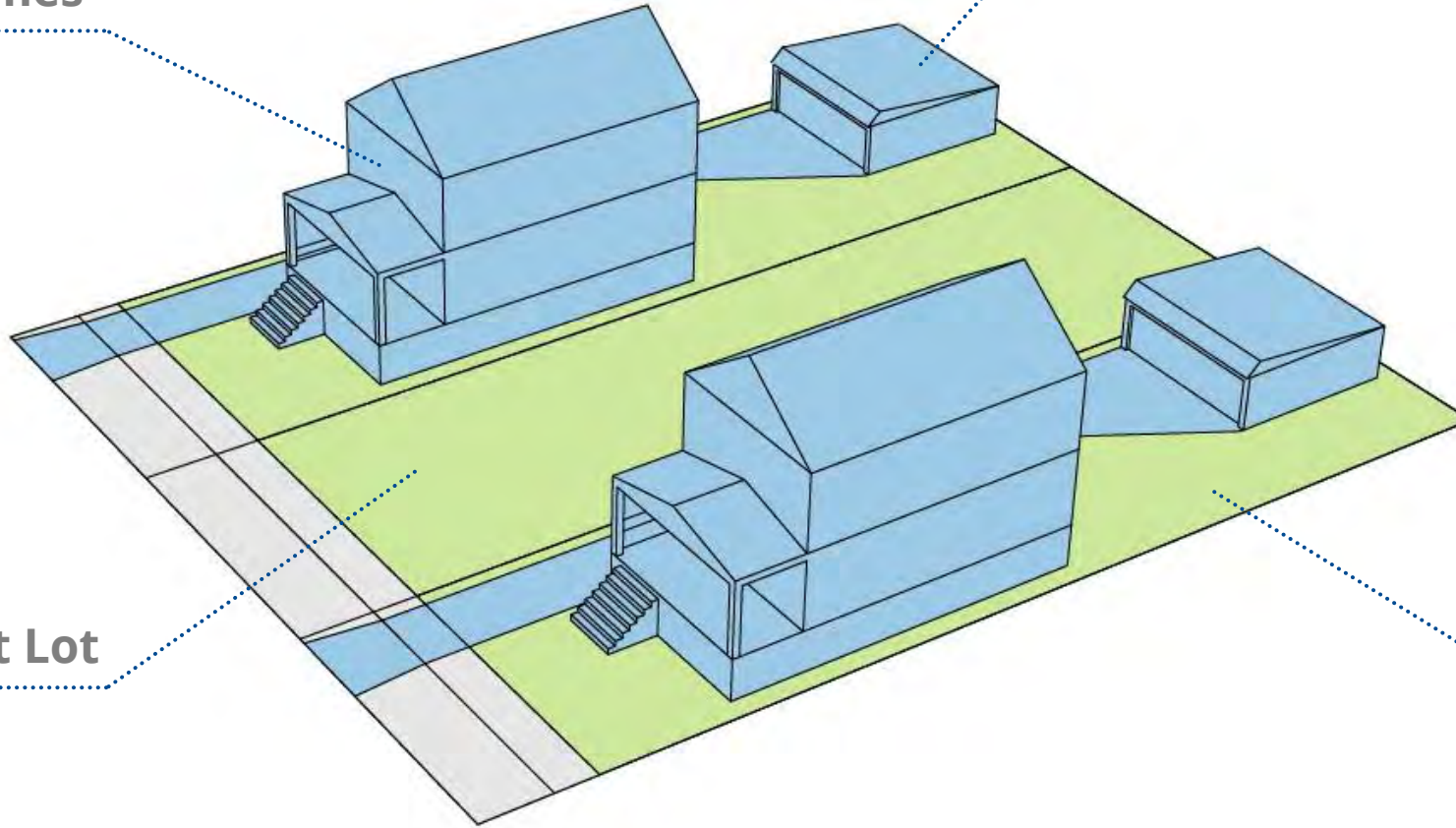
PROJECT BACKGROUND

- **Phase 1:** Identify issues within zoning regulations that can make constructing desired infill housing difficult or cost-ineffective
- **Phase 2:** Outline best practices for improving zoning regulations to make infill more practicable, update codified ordinances, and track infill housing construction over time

CURRENT STRUCTURES

Existing Homes

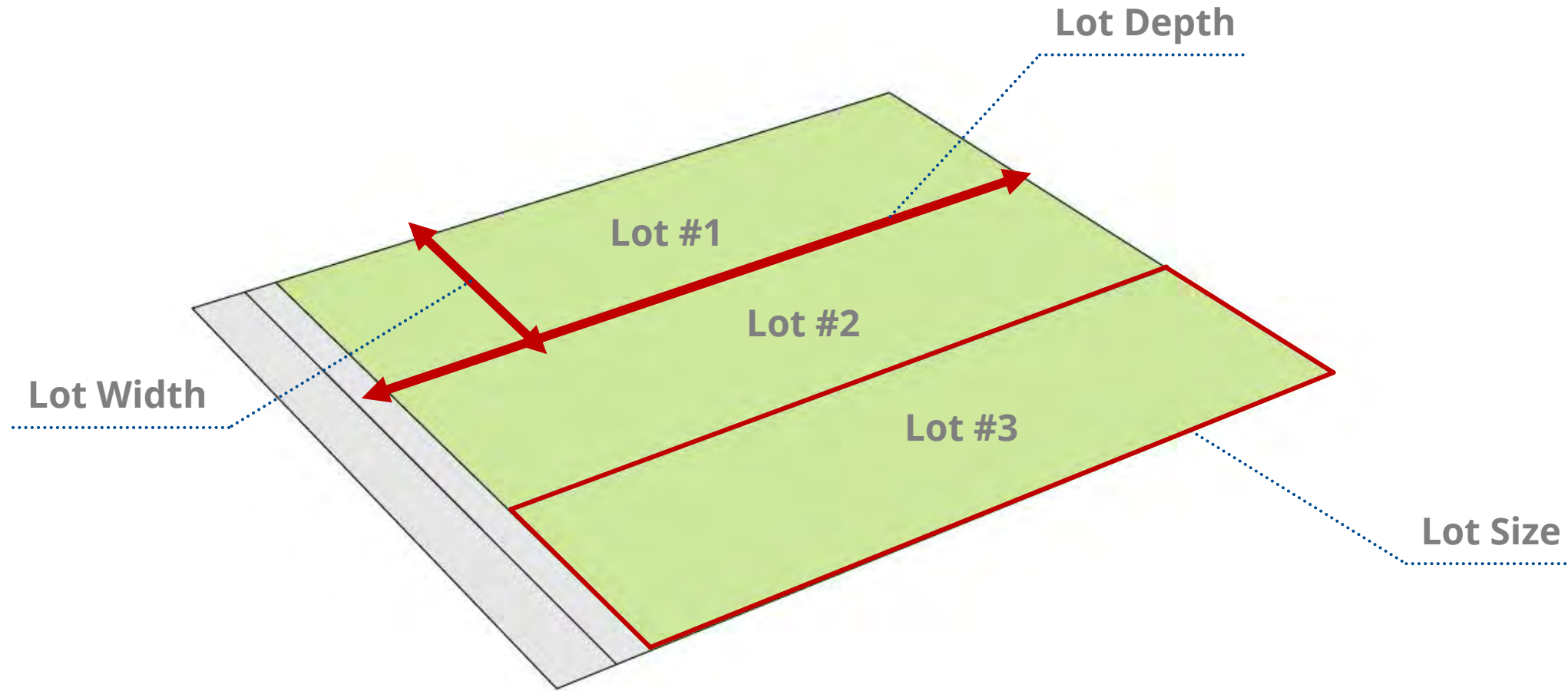
Existing Garages



Vacant Lot

Existing Lots

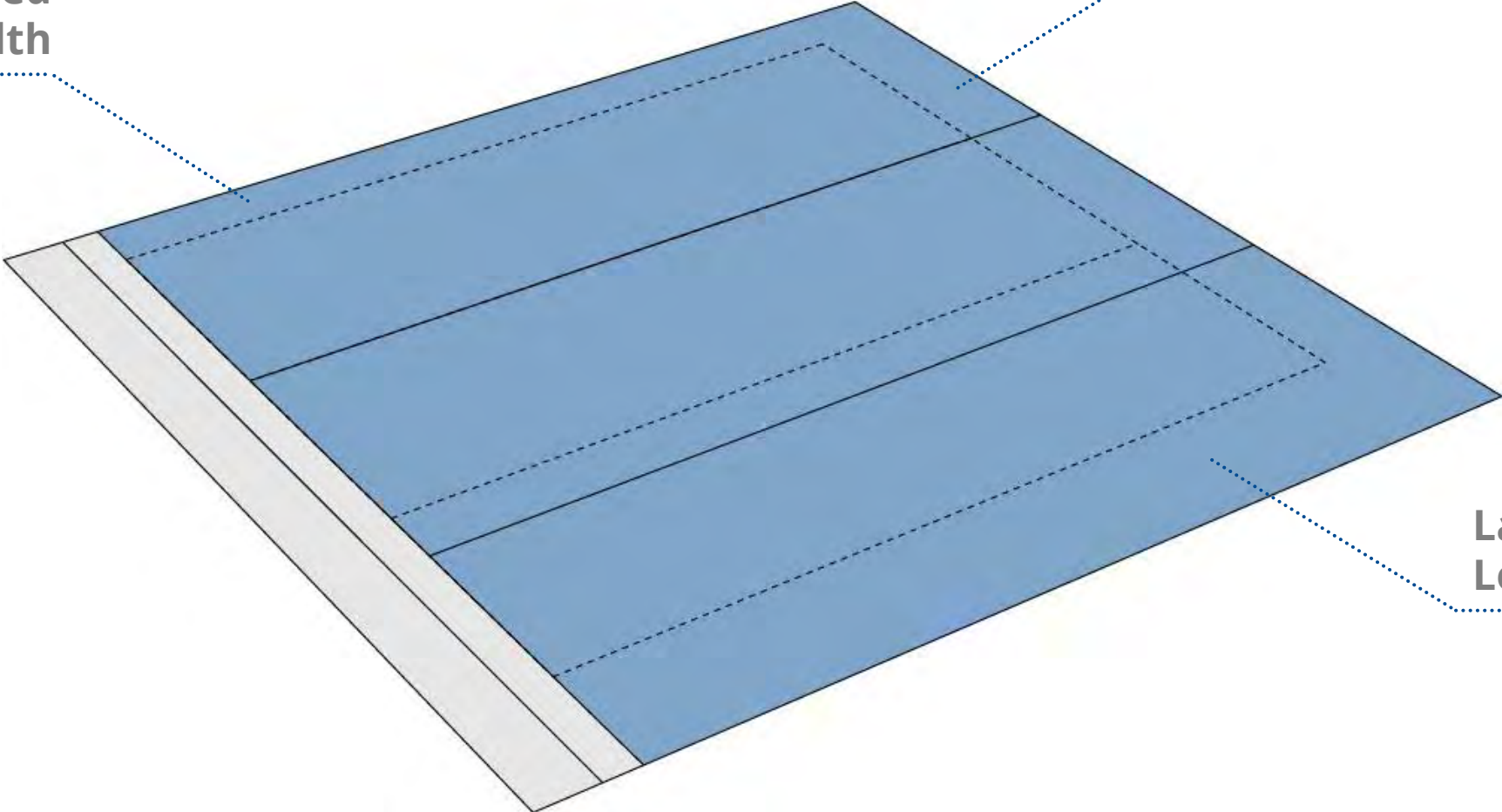
CURRENT LOTS



ZONING LOT REQUIREMENTS

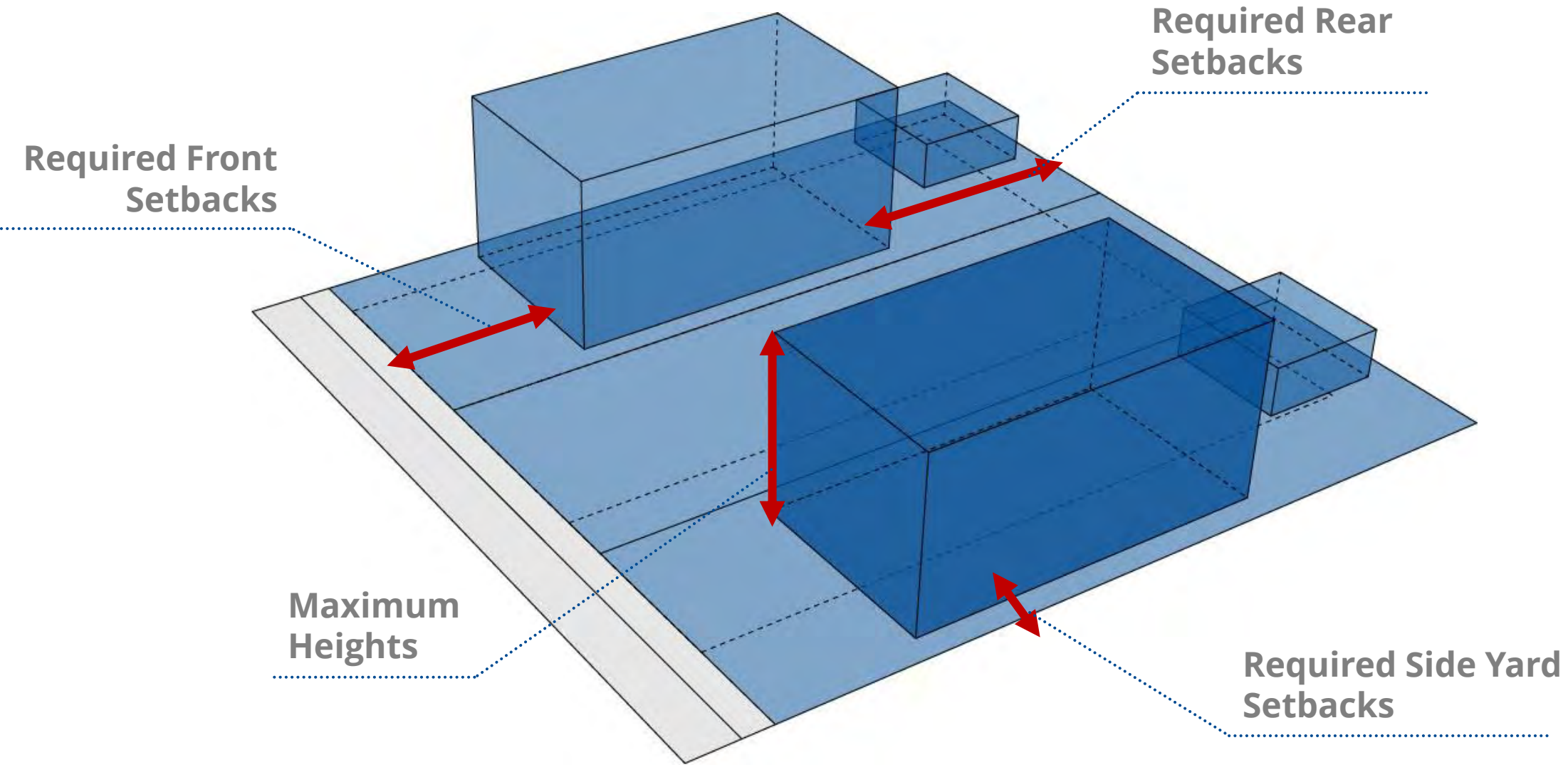
Wider Required
Lot Width

Deeper Required
Lot Depth



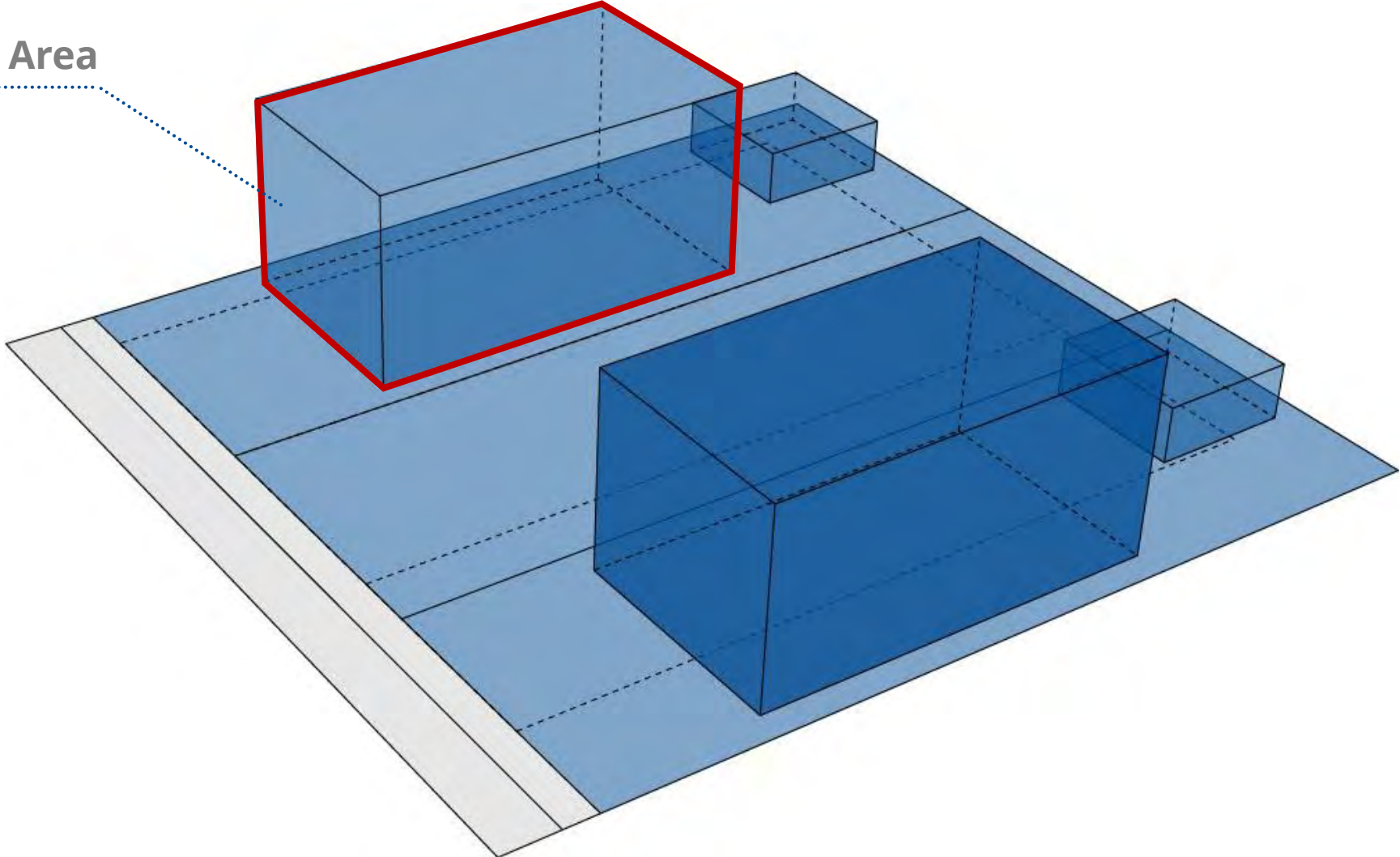
Larger Required
Lot Size

ZONING STRUCTURE REQUIREMENTS

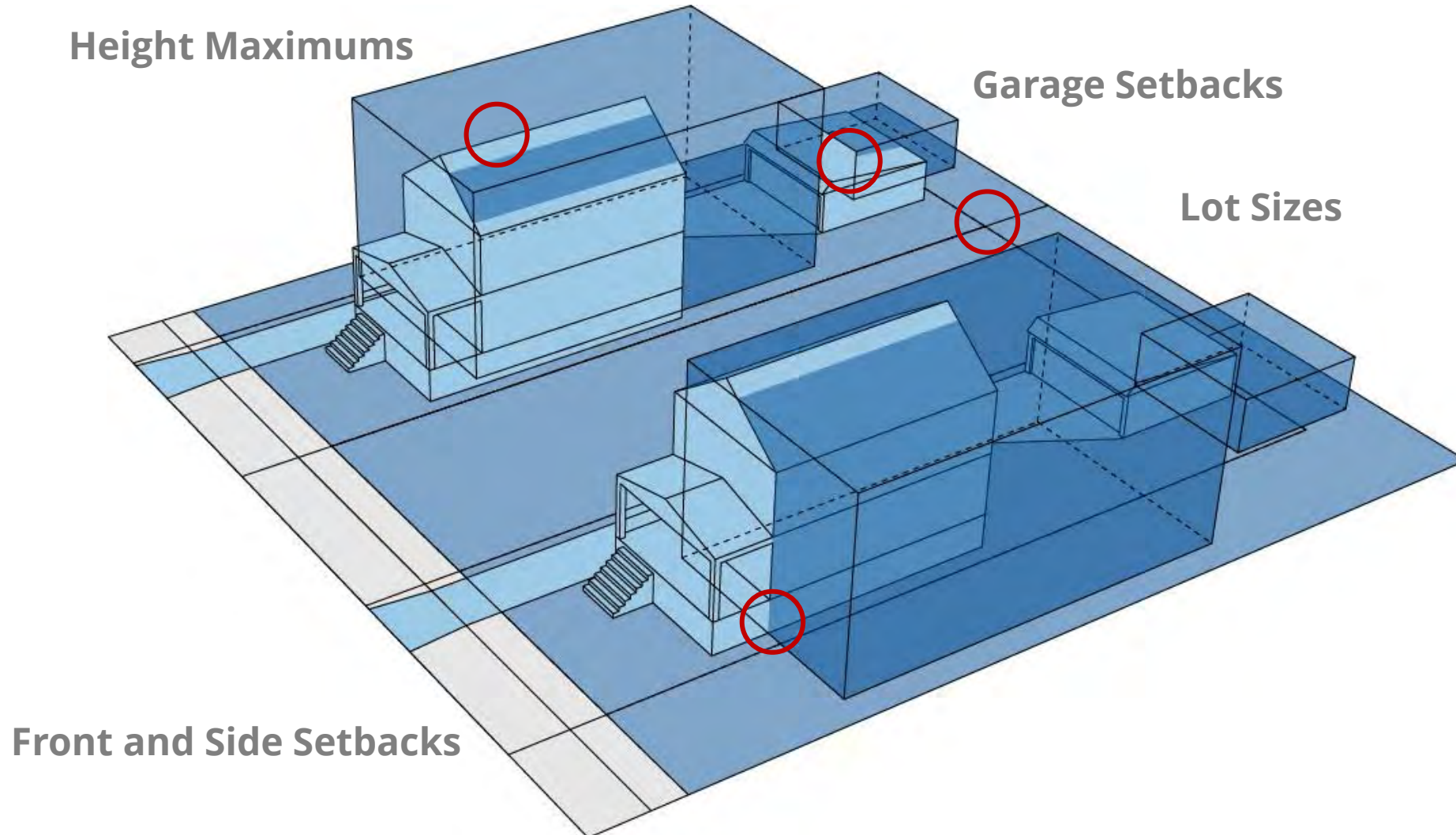


ZONING STRUCTURE REQUIREMENTS

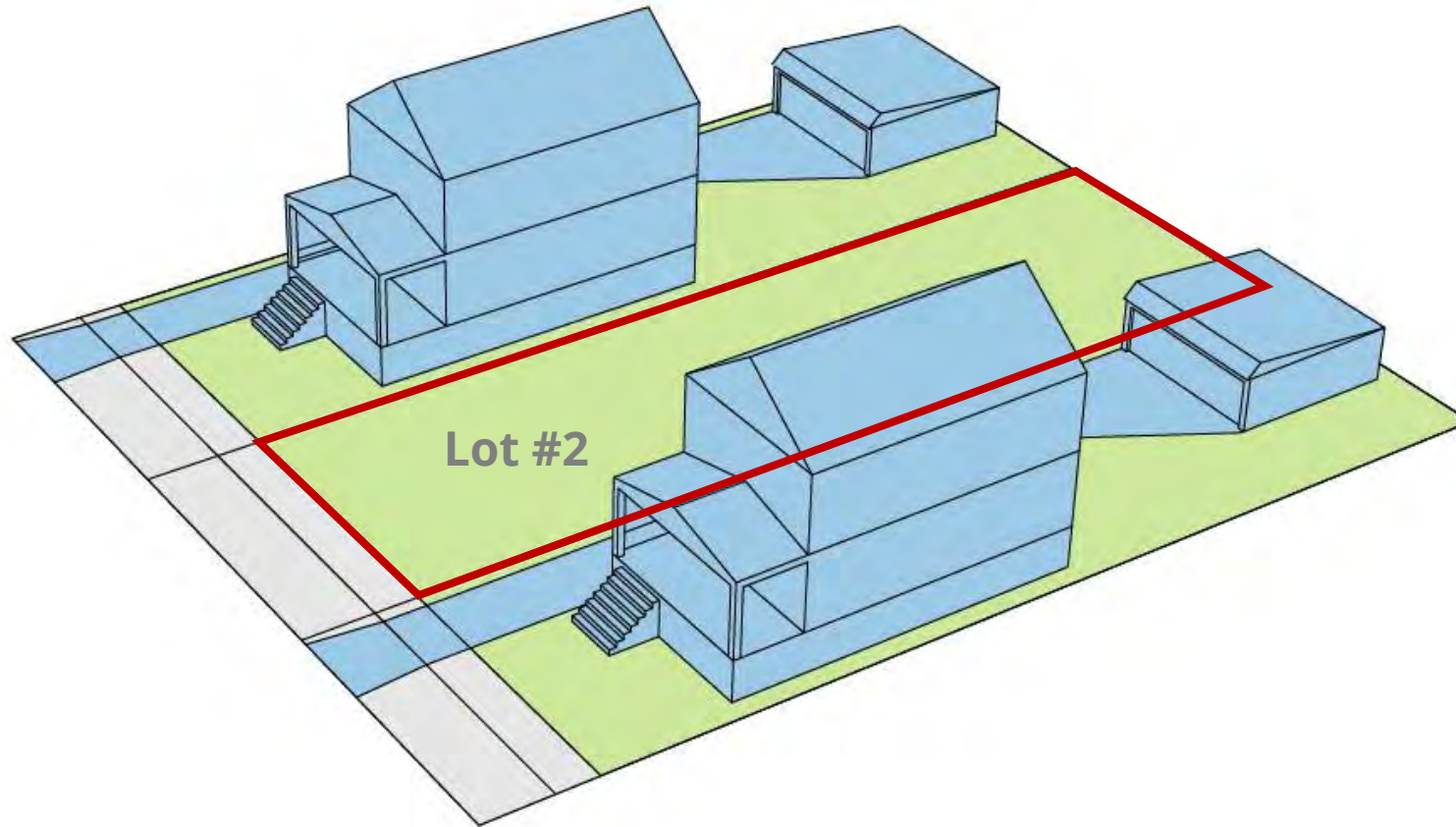
Buildable Area



REGULATORY INCONSISTENCIES

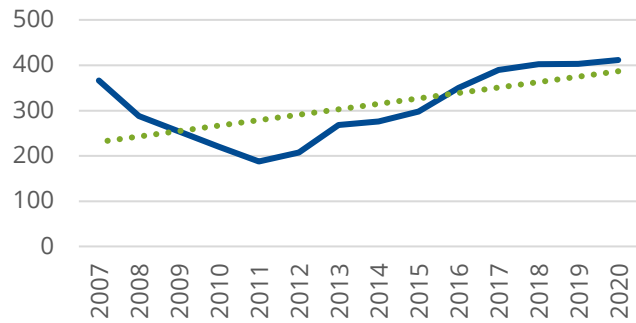


ISSUES FOR INFILL HOUSING

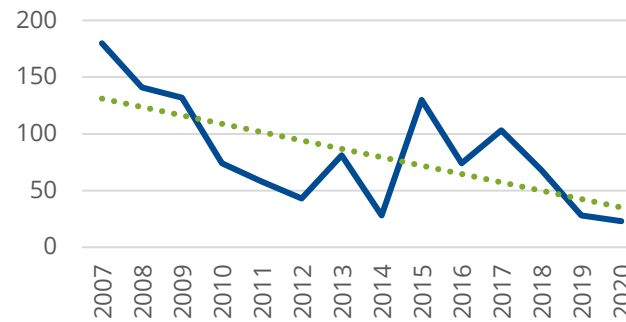


INFILL HOUSING TRENDS

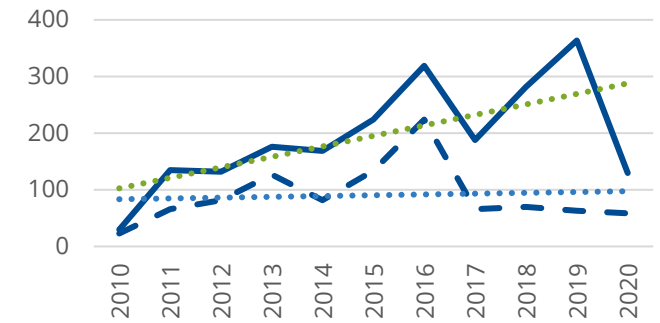
Number of Sales (avg)



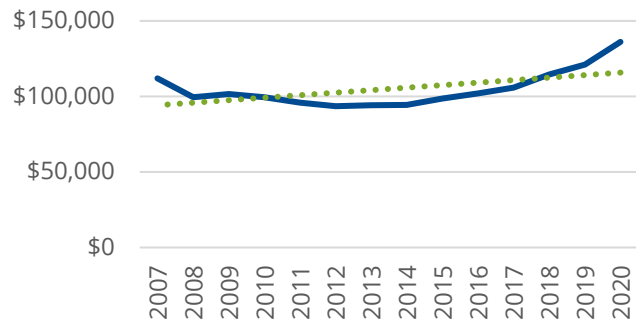
Construction: Year Built



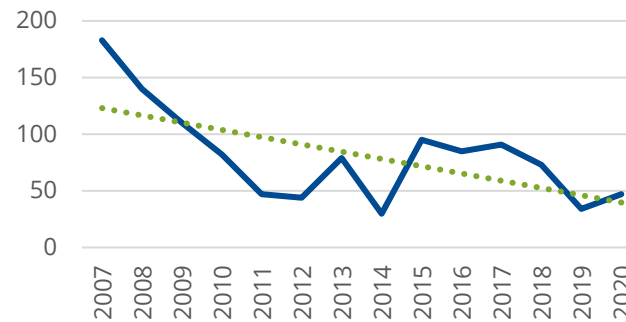
Demolitions



Median Sales Price (avg)



Construction: Building Permits



DISTRICT PROFILES

GOAL

- Answer the question:
 - Can you build current or desired housing easily using current zoning regulations?
 - Example: If a home is demolished, could you build a similar home on the same lot under current regulations?

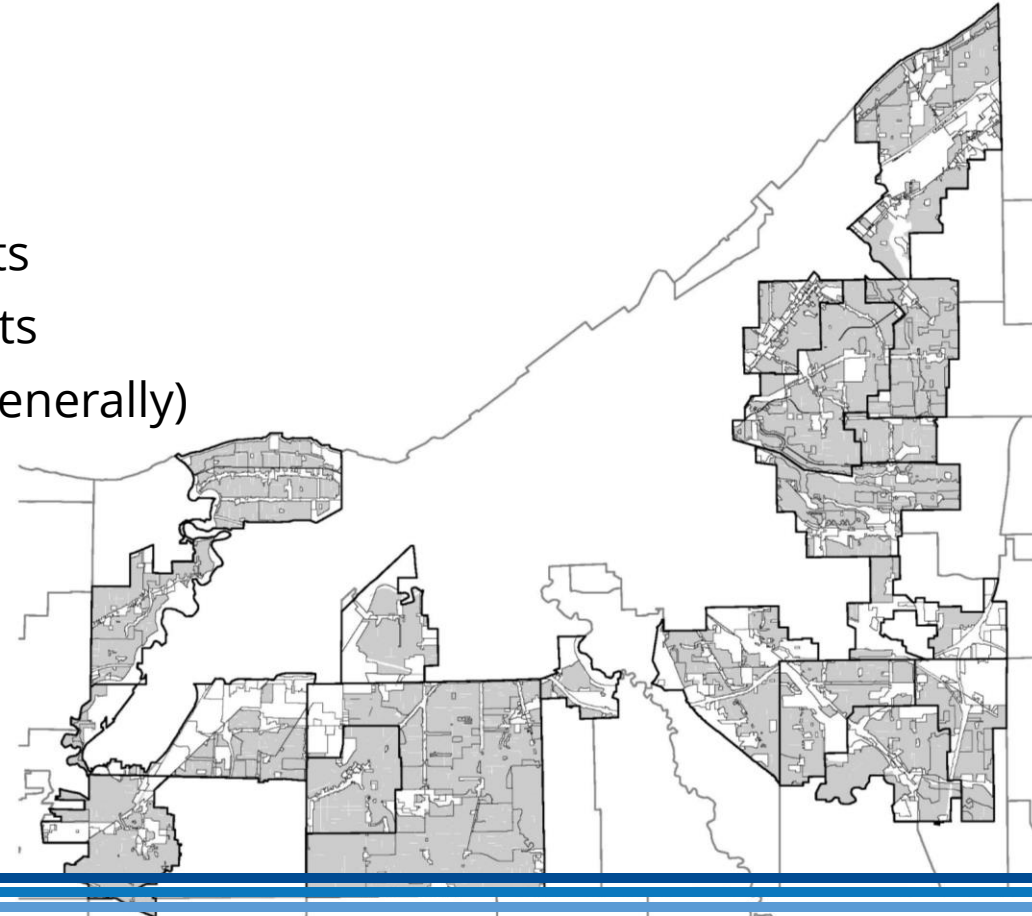
DISTRICT PROFILES

RELEVANT TOPICS

Topics for Categorizing

1. Minimum Lot Size *(m)*
2. Lot Width *(m)*
3. Lot Coverage *(m)*
4. Livable Area *(m)*
5. Front Setbacks *(m)*
6. Rear Setbacks
7. Side Setbacks
8. Heights
9. Accessory Uses
10. Garage Requirements
11. Parking Requirements
12. Design Guidelines (generally)
13. Allowable Uses

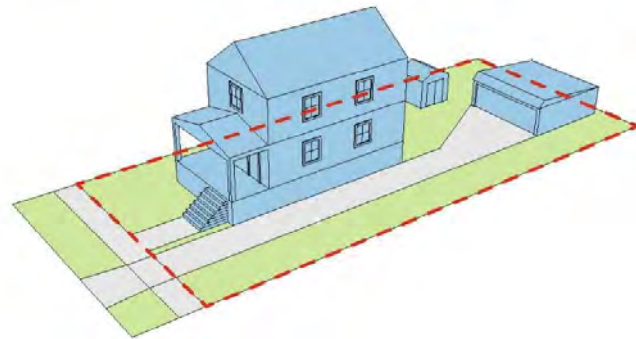
(m) = mapped



DISTRICT PROFILES

MINIMUM LOT SIZE

FIGURE 18
MINIMUM LOT SIZE: MEASUREMENT



Community	District	Minimum Lot Size (Square Feet)	Common Adjustments	Percent Non-Conforming	
				By District	By Community
Bedford	R-1	5,000		1%	7%
	R-2	5,000		8%	
Bedford Heights	R-5	15,000	(a)	0%	42%
	R-1	11,250	(a)	14%	
	R-1-A	11,250	(a)	—*	
	R-2	11,250	(a)	76%	
Berea	RSF-A	6,500		12%	10%
	RSF-B	6,500		8%	
	RSF-T	7,500		27%	
Brook Park	U1-A1	15,000		51%	53%
	U1-A2	11,250		7%	
	U1-A3	10,500		49%	
	U1-A4	8,400		43%	
	U1-A5	7,200		66%	
Brooklyn	SF-DH	10,000		88%	88%
	D-H	6,000		72%	
Brooklyn Heights	1F-100	20,000	(a)	—*	50%
	1F-80	14,000	(a)	40%	
	1F-60	9,000	(a)	39%	
	1F-50	6,500	(a)	67%	
Cleveland Heights	AA	15,000	(a)	11%	47%
	A	7,500	(a)	49%	
East Cleveland	U1	2,000 to 4,000	(b) (c)	3%	3%
Euclid	U1	5,000	(a) (c)	7%	4%
	U2	2,400	(a) (c)	1%	
Fairview Park	RIF-75	11,250	(a)	7%	12%
	RIF-60	7,800	(a)	2%	
	RIF-50	7,500	(a)	17%	
	RIF-40	5,000	(a)	2%	
	R2F	7,500	(a)	66%	
Garfield Heights	U-1	12,000		94%	96%
	U-2	12,000		99%	
Lakewood	R1L	14,000	(a)	42%	34%
	R1M	9,000	(a)	30%	
	R1H	5,000	(a)	21%	
	R2	5,000	(a)	41%	
Maple Heights	RSF-L	12,000		24%	72%
	RSF-M	7,000		73%	
	RTF	7,000		65%	
Parma	SF-AA	12,000		17%	56%
	SF-A	9,000		46%	
	SF-B	7,800		88%	
	2F	4,800		1%	
Parma Heights	A	9,000	(a)	56%	56%
Shaker Heights	SF1	15,000		5%	9%
	SF2	8,500		8%	
	SF3	5,600		12%	
South Euclid	R-75	12,000		16%	16%
	R-60	8,000		13%	
	R-50	6,000		24%	
	R-40	4,800		2%	
University Heights	U-1	6,000		36%	36%
Warrensville Heights	U-1C	12,000	(a)	14%	43%
	U-1B	7,800	(a)	31%	
	U-1A	7,800	(a)	11%	

DISTRICT PROFILES

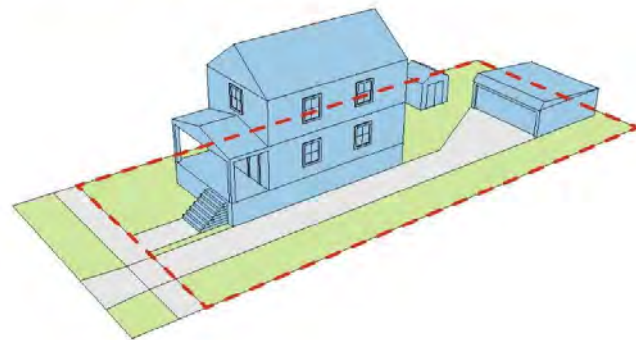
MINIMUM LOT SIZE

C

FIGURE 17
MINIMUM LOT SIZE: COMMON ADJUSTMENTS

- (a) Lots in existence prior to the adoption of the Zoning Code that do not meet minimum lot sizes or widths may be buildable if they meet all other requirements, including setbacks
- (b) Minimum lot sizes vary based on Zoning Map
- (c) Corner lots have smaller required minimum lot sizes

FIGURE 18
MINIMUM LOT SIZE: MEASUREMENT

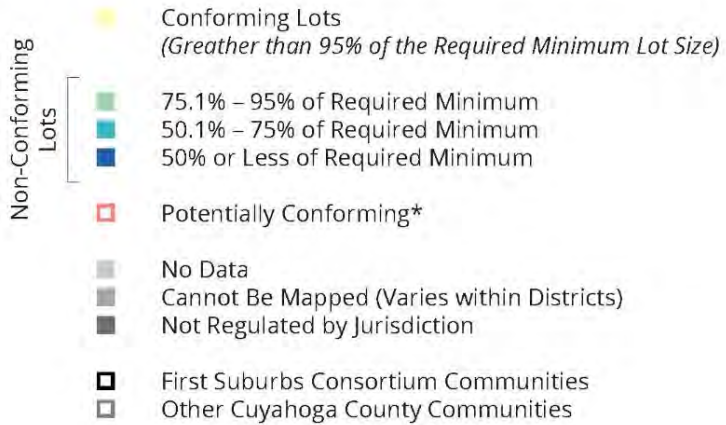


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				By District	By Community
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Bedford Heights	R-5	15,000	(a)	0%	42%
	R-1	11,250	(a)	14%	
	R-1-A	11,250	(a)	—*	
	R-2	11,250	(a)	76%	
Berea	RSF-A	6,500		12%	10%
	RSF-B	6,500		8%	
	RSF-T	7,500		27%	
Brook Park	U1-A1	15,000		51%	53%
	U1-A2	11,250		7%	
	U1-A3	10,500		49%	
	U1-A4	8,400		43%	
	U1-A5	7,200		66%	
Brooklyn	SF-DH	10,000		88%	88%
	D-H	6,000		72%	
Brooklyn Heights	1F-100	20,000	(a)	—*	50%
	1F-80	14,000	(a)	40%	
	1F-60	9,000	(a)	39%	
	1F-50	6,500	(a)	67%	
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	RIF-40	5,000	(a)	2%	
	R2F	7,500	(a)	66%	
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Maple Heights	RSF-L	12,000		24%	72%
	RSF-M	7,000		73%	
	RTF	7,000		65%	
Parma	SF-AA	12,000		17%	56%
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Parma Heights	A	9,000	(a)	56%	56%
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University Heights	U-1	6,000		36%	36%
Warrensville Heights	U-1C	12,000	(a)	14%	43%
	U-1B	7,800	(a)	31%	
	U-1A	7,800	(a)	11%	

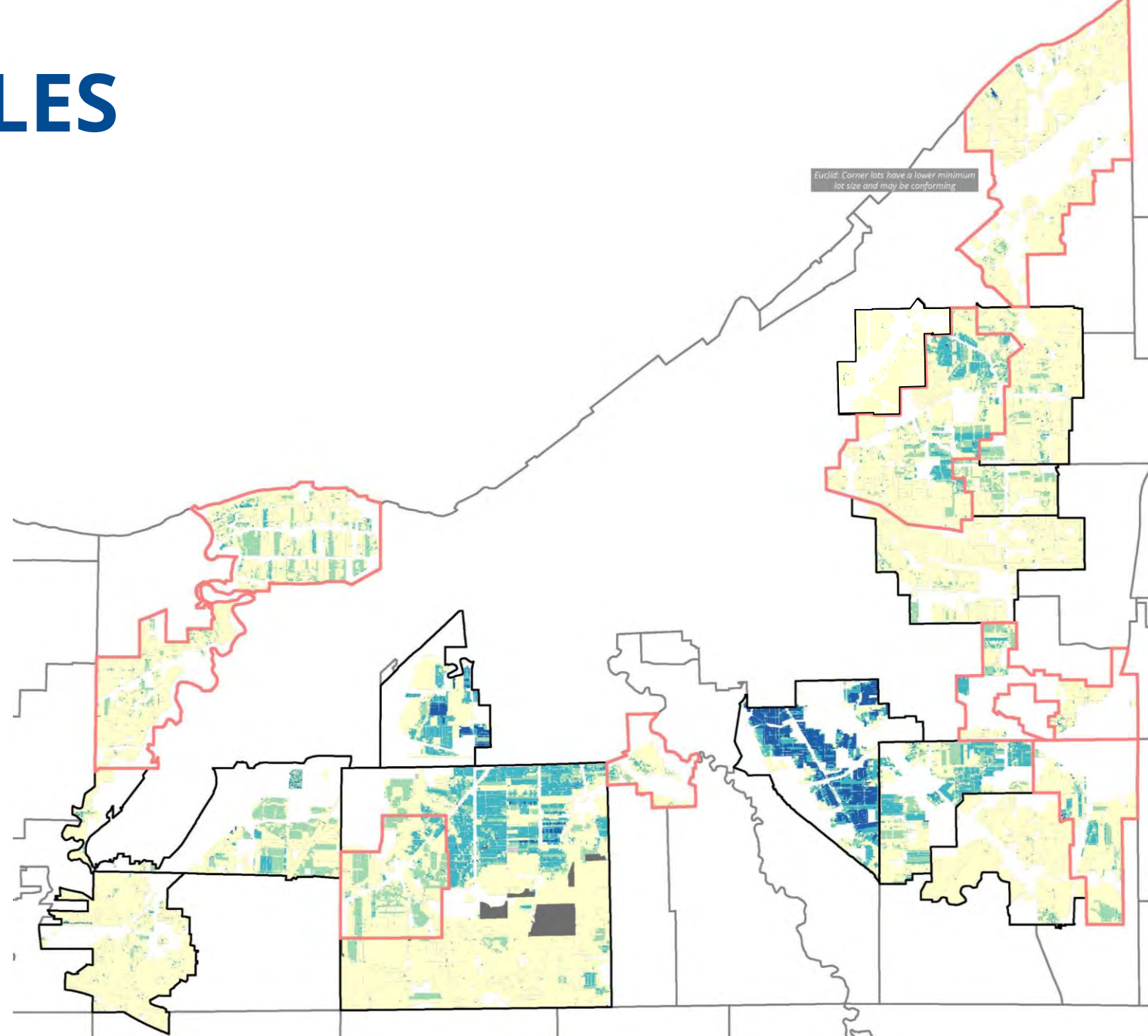
DISTRICT PROFILES

MINIMUM LOT SIZE

MINIMUM LOT SIZE: NON-CONFORMITY



* Lots in existence prior to the adoption of the Zoning Code that do not meet minimum lot sizes or widths may be buildable if they meet all other requirements, including setbacks



DISTRICT FINDINGS

1. There are more than 5,300 vacant, single-family zoned lots in the First Suburbs
2. Zoning maps are not always accessible or up-to-date
3. Communities are seeking infill housing in their neighborhoods
4. A large number of existing, single-family lots do not meet the requirements for lot size and lot width
5. Many existing homes could not be built under current regulations
6. Zoning codes vary greatly across communities
7. Community zoning codes have been updated at different times and are at different stages

PLAN

DESIGN

INCENTIVIZE

EDUCATE

TRACK

FIVE TASKS

- **Plan** *and Zone for Infill Housing*
 - ✓ Development Professionals Survey
 - ✓ Code Update Options Overview
 - ✓ Online Zoning Tool
- **Design** *Housing to Meet Your Goals*
 - ✓ Design Guidelines Guidebook
- **Incentivize** *the Housing You Want*
 - ✓ Infill Incentives Options
- **Educate** *Builders and the Community*
 - ✓ Builder, Community, Municipal Resources
- **Track** *New Housing Investments*
 - ✓ Infill Housing Tracker

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CODE UPDATE OPTIONS

Goal of the Tool

- Provide generalized approaches to updating zoning codes to facilitate infill development

CODE UPDATE OPTIONS

Reorganize and Simplify Zoning Code Structure and Language

Examples:

- Reduce redundancies and inconsistencies
- Transform from text-based to graphic- and table-based

Address Infill in the Purpose/Intent

Example: Include text saying that “allowing compatible infill” is a goal of the regulations

Broaden Permitted Use Regulations

Example: Allow ADUs, two-family, and three-family dwellings as permitted uses

Simplify Administrative Procedures

Examples:

- Allow administrative waivers for small deviations
- Create expedited review processes for 1-, 2-, 3-family residential infill applications

CODE UPDATE OPTIONS

Adjust Dimensional Standards

Examples (from least to most intensive):

- Allow pre-existing lots to be exempt from lot width and size requirements
- Reduce overall area, width, and setback requirements to bring the majority of lots into compliance without sacrificing neighborhood character
- Allow infill to match setbacks, height, or lot coverages of surrounding properties

ONLINE ZONING TOOL

Goal of the Tool

- Visualize where non-conformities exist
- Test how changes in zoning requirements could reduce non-conformities
- Reduce the number of variances needed for infill



Single-Family Zoning Tool



Parcel Locator

Select City (Required)

No category selected

Select Zoning District (Required)

Selection required

Select Land Use

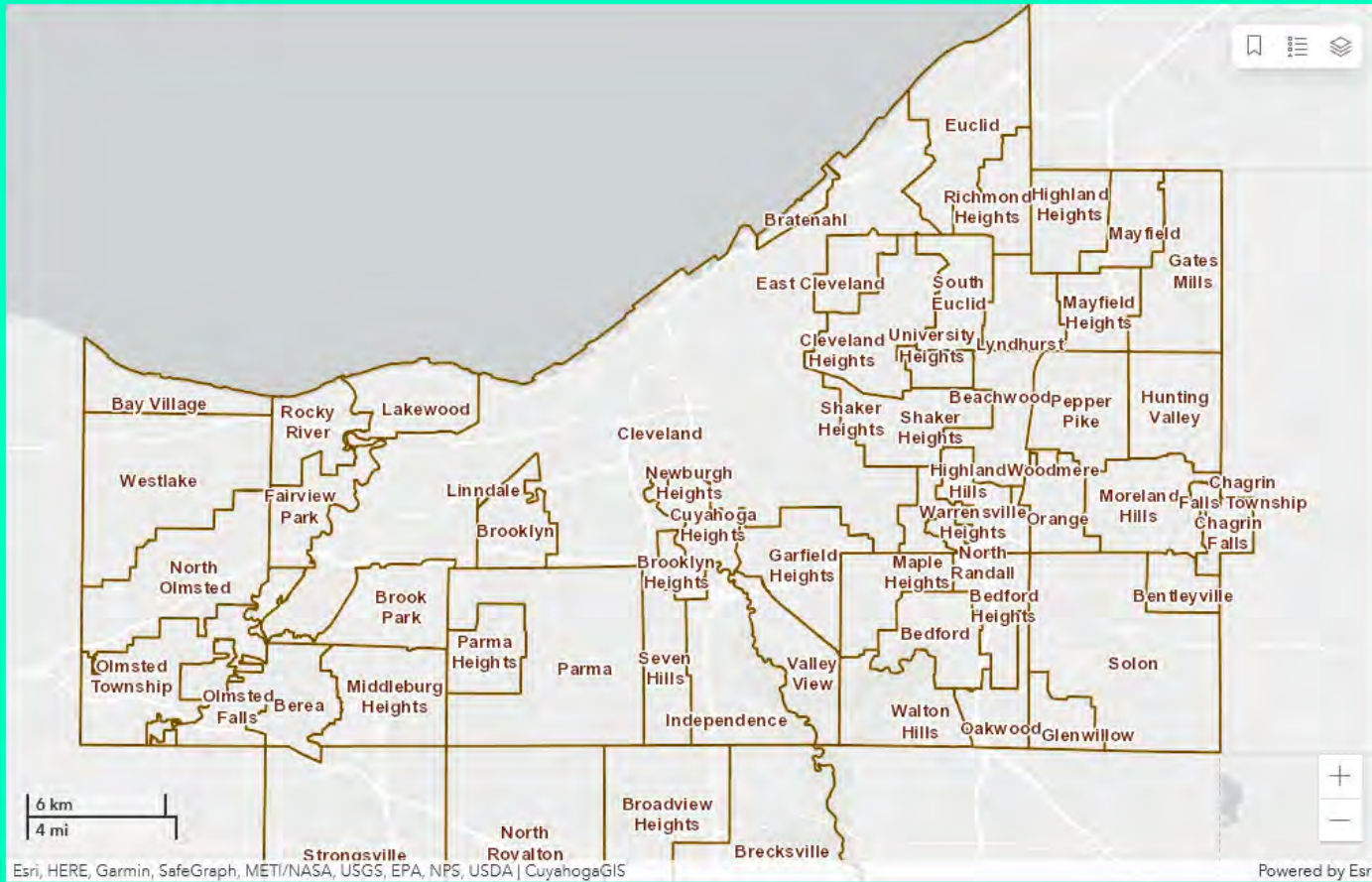
Selection required

Select Parcel Square Footage

Selection required

Select Parcel Frontage

Selection required



Total Parcels

Selection required on one or more elements

Percent of Parcels Meeting Criteria in Zoning District

Selection required on one or more elements

Parcel Attribute Table

Selection required on one or more elements

Last update: 3 minutes ago



Single-Family Zoning Tool



Parcel Locator

Select City (Required)
No category selected

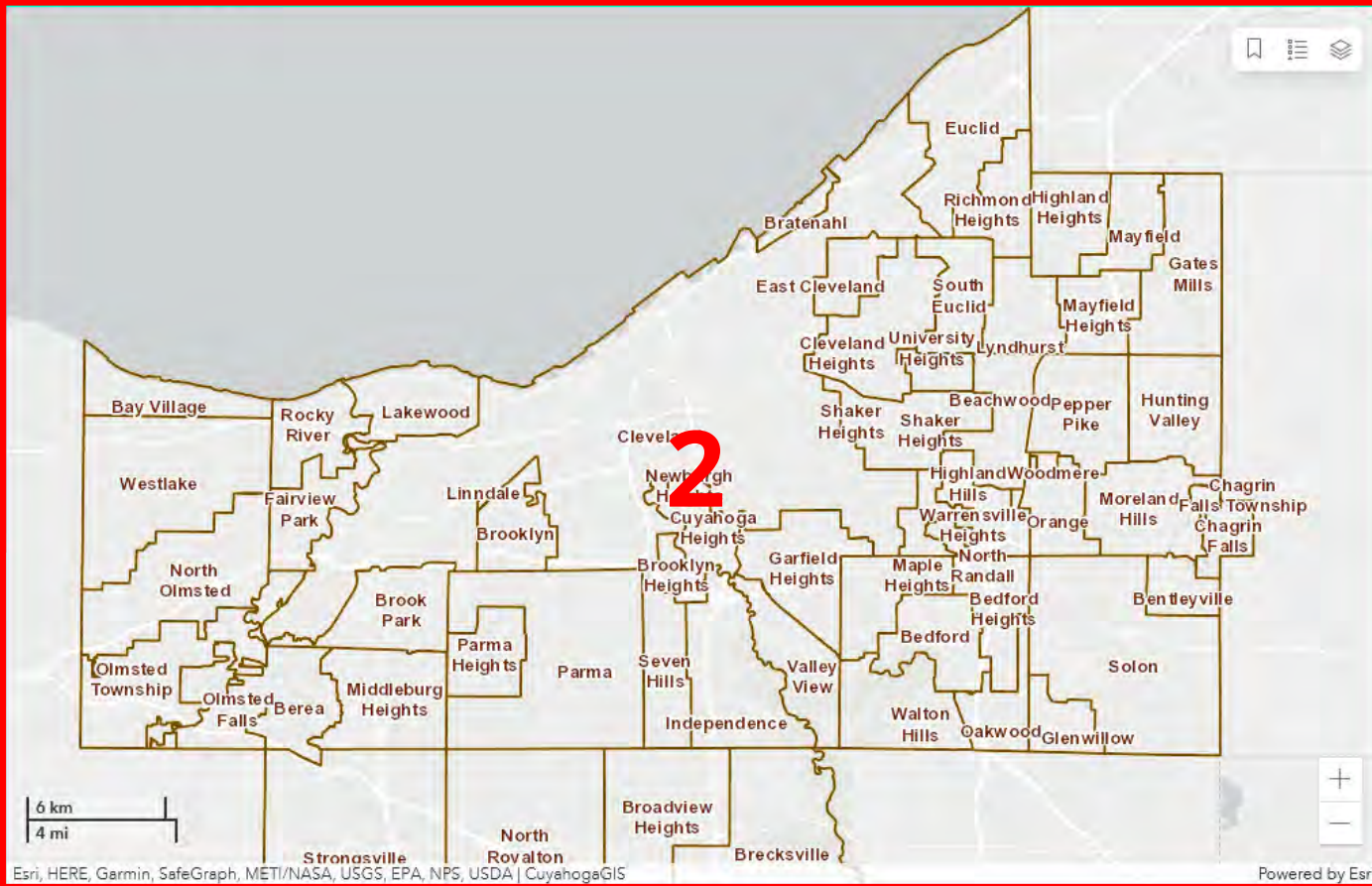
Select Zoning District (Required)
Selection required

Select Land Use
Selection required

Select Parcel Square Footage
Selection required

Select Parcel Frontage
Selection required

1



Total Parcels

Selection required on one or more elements

Percent of Parcels Meeting Criteria in Zoning District

3

Selection required on one or more elements

Parcel Attribute Table

Selection required on one or more elements

4

Last update: 3 minutes ago



Single-Family Zoning Tool



Parcel Locator

Select City (Required)
SOUTH EUCLID

Search...

PARMA

PARMA HEIGHTS

SHAKER HEIGHTS

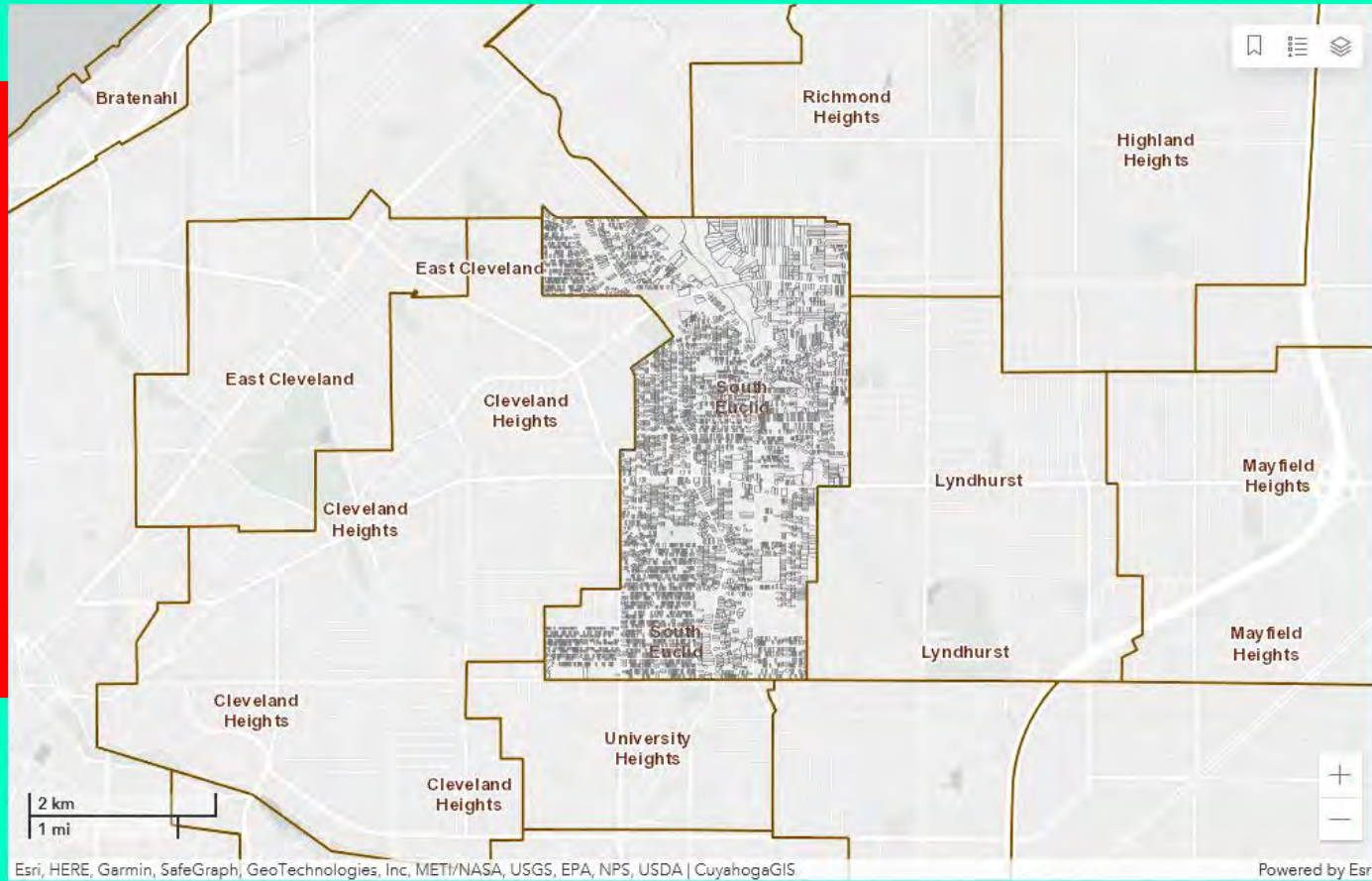
SOUTH EUCLID

UNIVERSITY HEIGHTS

WARRENSVILLE HEIGHTS

Reset

Select all



Total Parcels

9,174

Percent of Parcels Meeting
Criteria in Zoning District

Selection required on one or more elements

Parcel Attribute Table

Selection required on one or more elements

Last update: 13 minutes ago





Single-Family Zoning Tool



Parcel Locator

Select City (Required)
SOUTH EUCLID

Select Zoning District (Required)
SOUTH EUCLID_R-50

Search...

SOUTH EUCLID_R-40

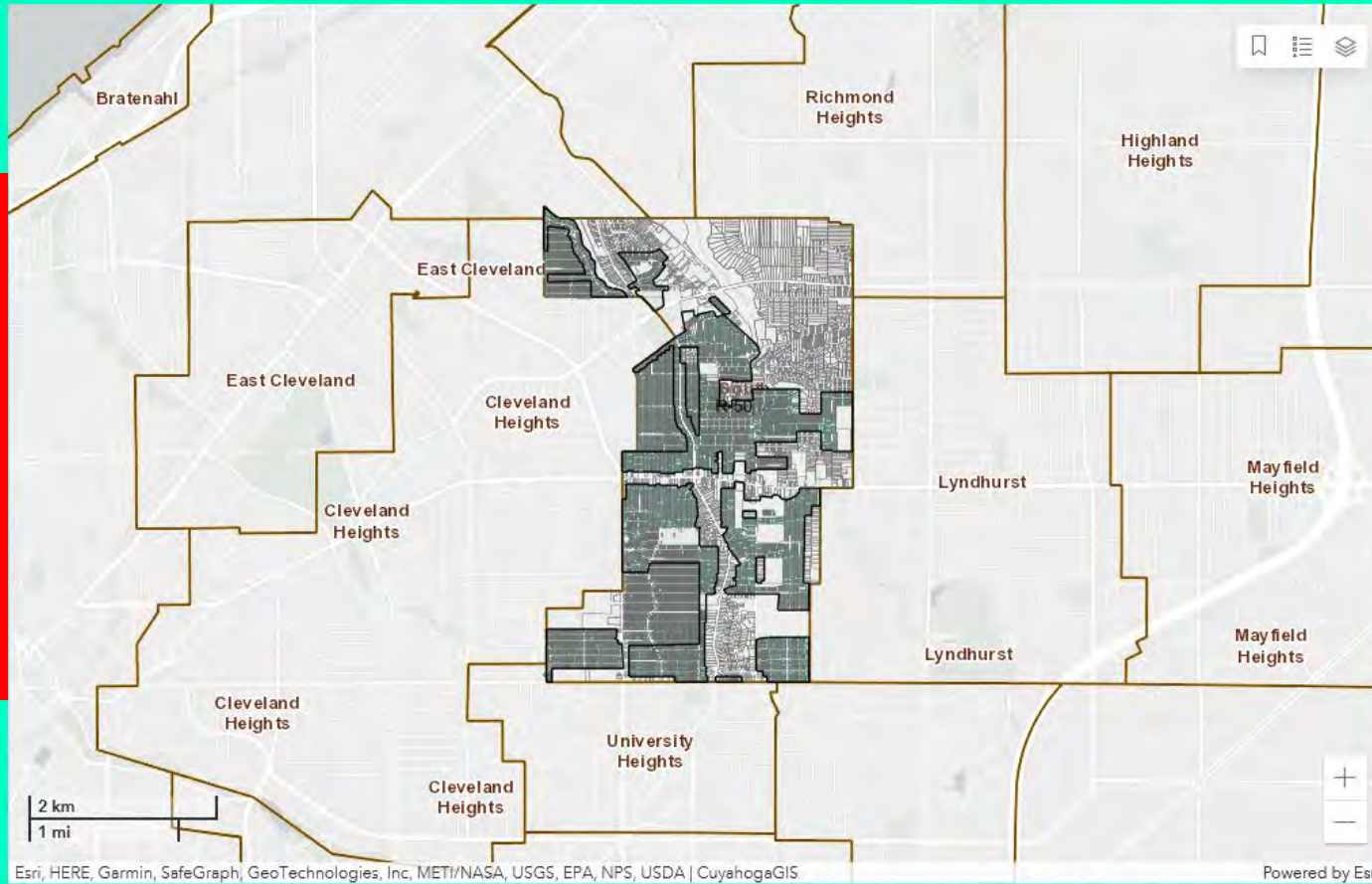
✓ SOUTH EUCLID_R-50

SOUTH EUCLID_R-60

SOUTH EUCLID_R-75

Reset

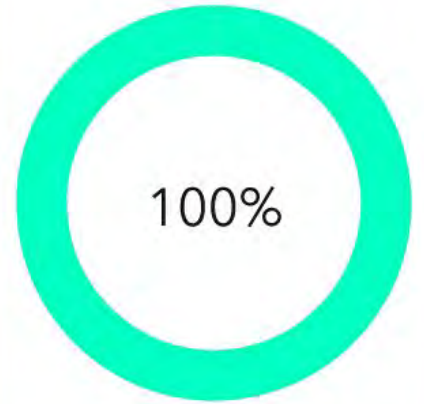
Select all



Total Parcels

4,742

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

Parcel ID	Address	Land Use	Frontage	Square Foot	Acreage	Lot Size Violation	Lot Coverage Violation	Lot Width Violation	Bu
70208004	4246 PLYMOUTH DR, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	50.000000	6650	0.153000		Y		
70423069	3832 WARRENDALE RD, SOUTH EUCLID, OH, 44118	1-FAMILY PLATTED LOT	50.000000	5700	0.131000		Y		

Last update: 1 minute ago



Single-Family Zoning Tool



Parcel Locator

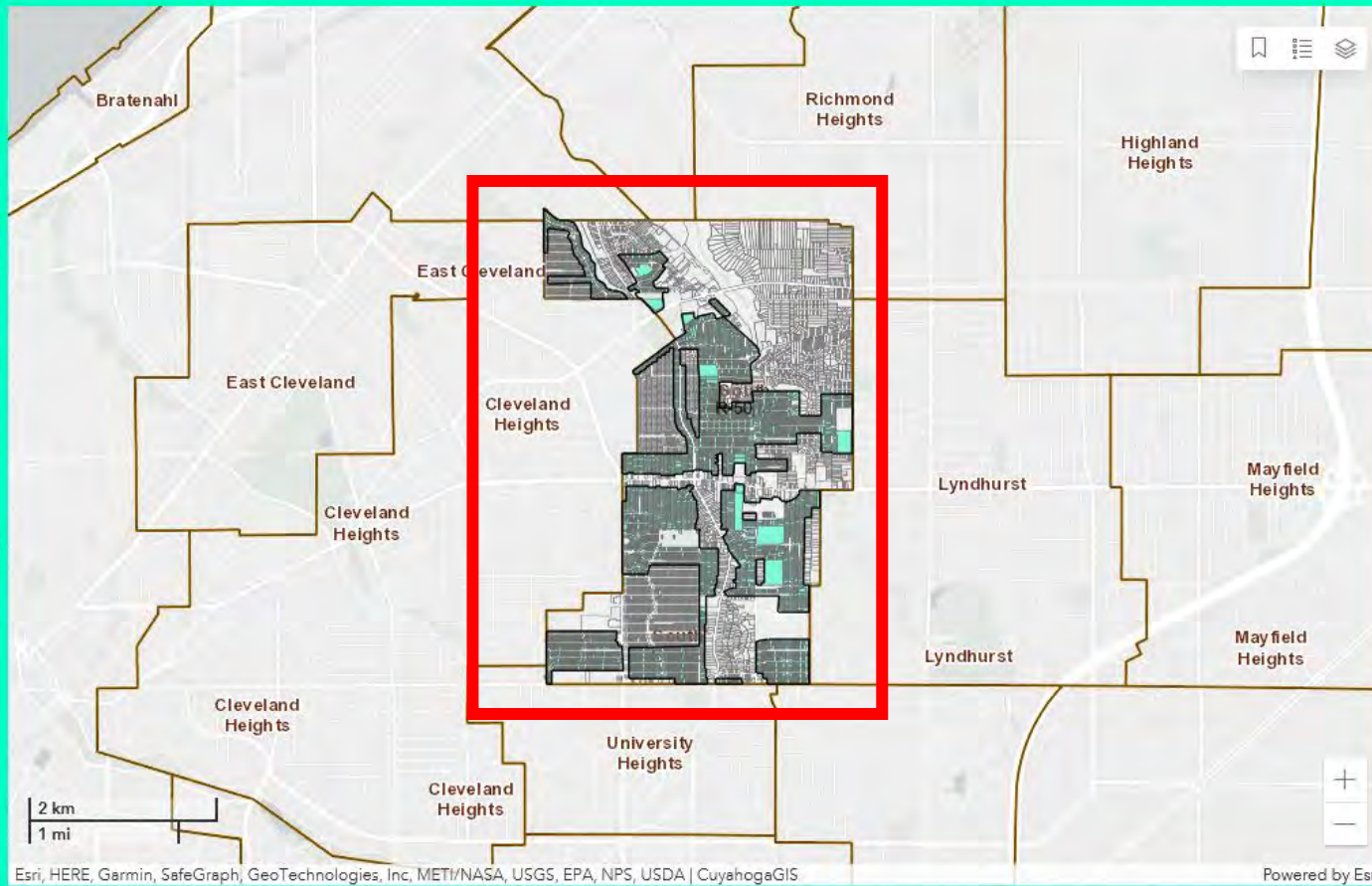
Select City (Required)
SOUTH EUCLID

Select Zoning District (Required)
SOUTH EUCLID_R-50

Select Land Use
No category selected

Select Parcel Square Footage
432 - 729,112

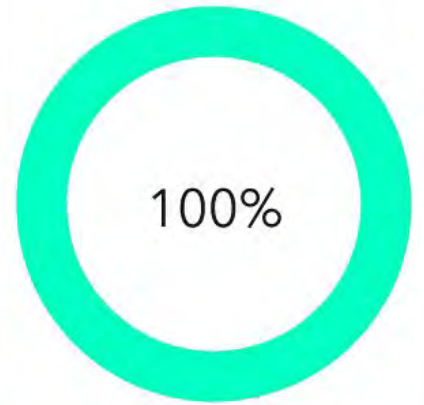
Select Parcel Frontage
3 - 864.6



Total Parcels

4,742

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

Parcel ID	Address	Land Use	Frontage	Square Foot	Acreage	Lot Size Violation	Lot Coverage Violation	Lot Width Violation	BU
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70423069	3832 WARRENDALE RD, SOUTH EUCLID, OH, 44118	1-FAMILY PLATTED LOT	50.000000	5700	0.131000		Y		

Last update: 4 seconds ago



Single-Family Zoning Tool



Parcel Locator

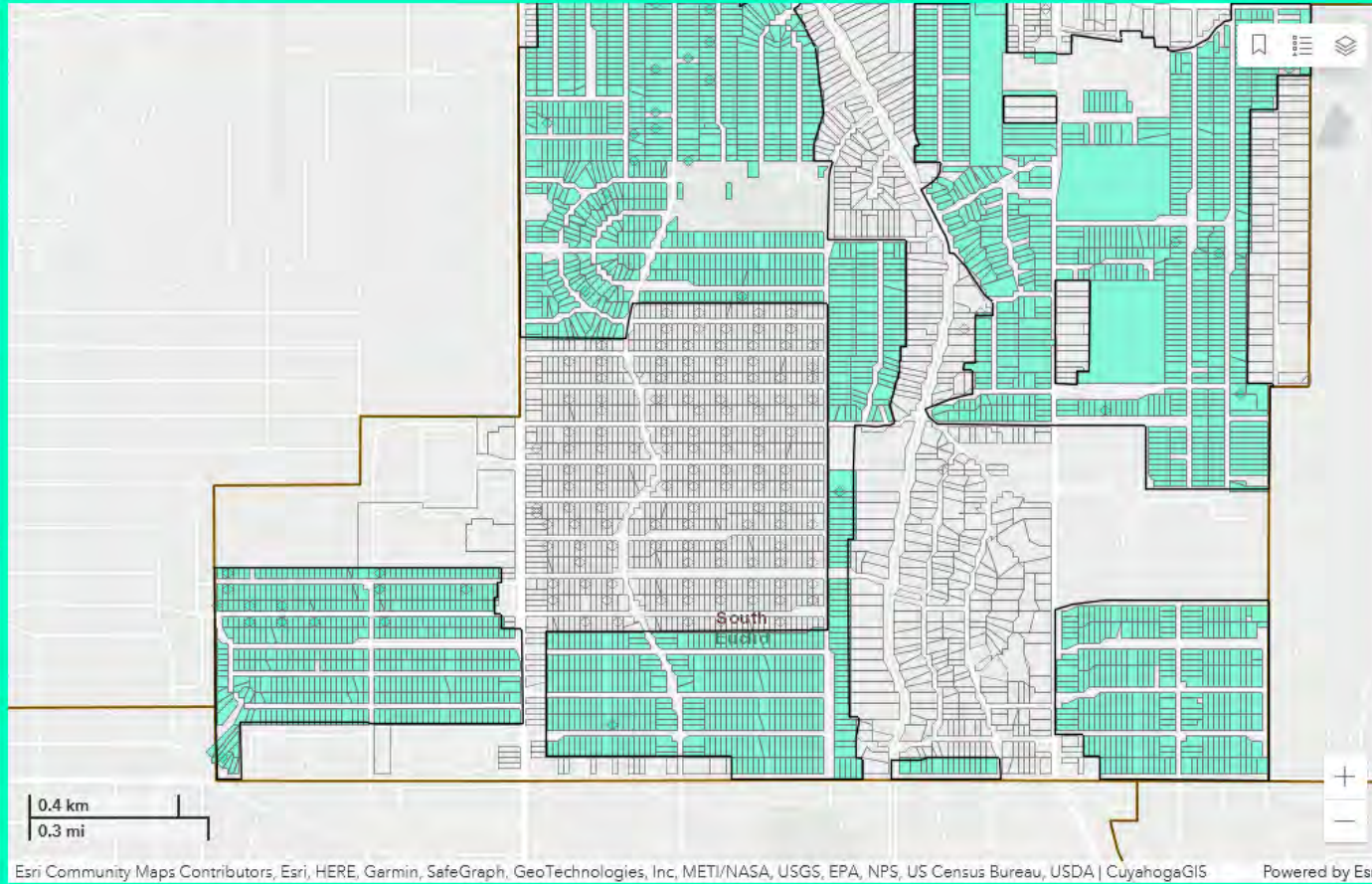
Select City (Required)
SOUTH EUCLID

Select Zoning District (Required)
SOUTH EUCLID_R-50

Select Land Use
No category selected

Select Parcel Square Footage
432 - 729,112

Select Parcel Frontage
3 - 864.6



Total Parcels

4,742

Percent of Parcels Meeting
Criteria in Zoning District



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Parcel ID	Address	Land Use	Frontage	Square Foot	Acreage	Lot Size Violation	Lot Coverage Violation	Lot Width Violation	...
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70423069	3832 WARRENDALE RD, SOUTH EUCLID, OH, 44118	1-FAMILY PLATTED LOT	50.000000	5700	0.131000		Y		

Last update: 14 seconds ago



Single-Family Zoning Tool



Parcel Locator

Select City (Required)
SOUTH EUCLID

Select Zoning District (Required)
SOUTH EUCLID_R-50

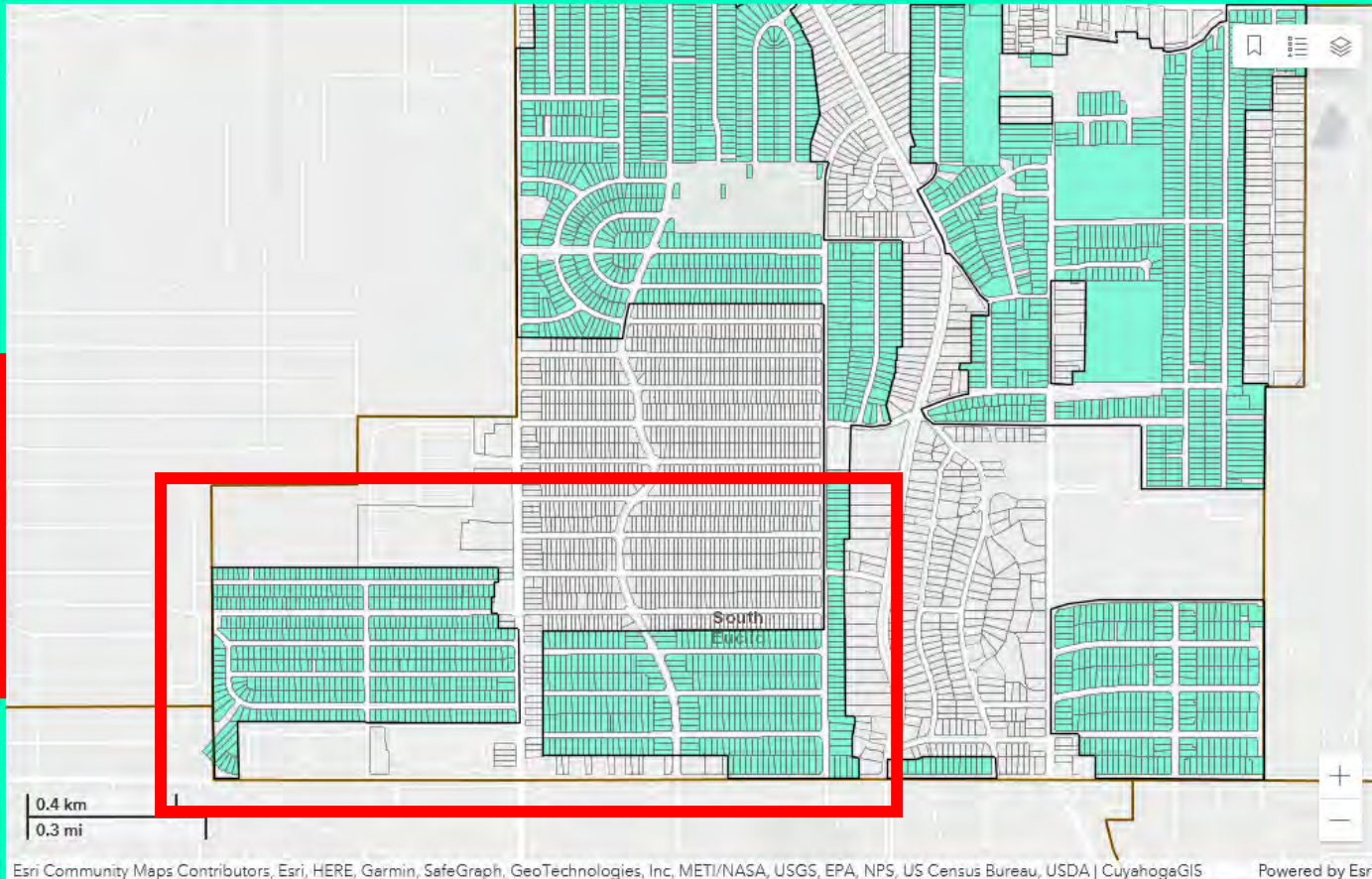
Select Land Use
No category selected

Select Parcel Square Footage
432 - 729,112

432 | 729112

Set to minimum | Set to maximum

Reset



Total Parcels

4,742

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

Parcel ID	Address	Land Use	Frontage	Square Foot	Acreage	Lot Size Violation	Lot Coverage Violation	Lot Width Violation	...
70208004	4246 PLYMOUTH DR, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	50.000000	6650	0.153000		Y		
70423069	3832 WARRENDALE RD, SOUTH EUCLID, OH, 44118	1-FAMILY PLATTED LOT	50.000000	5700	0.131000		Y		

Last update: 24 seconds ago



Single-Family Zoning Tool



Parcel Locator

Select City (Required)
SOUTH EUCLID

Select Zoning District (Required)
SOUTH EUCLID_R-50

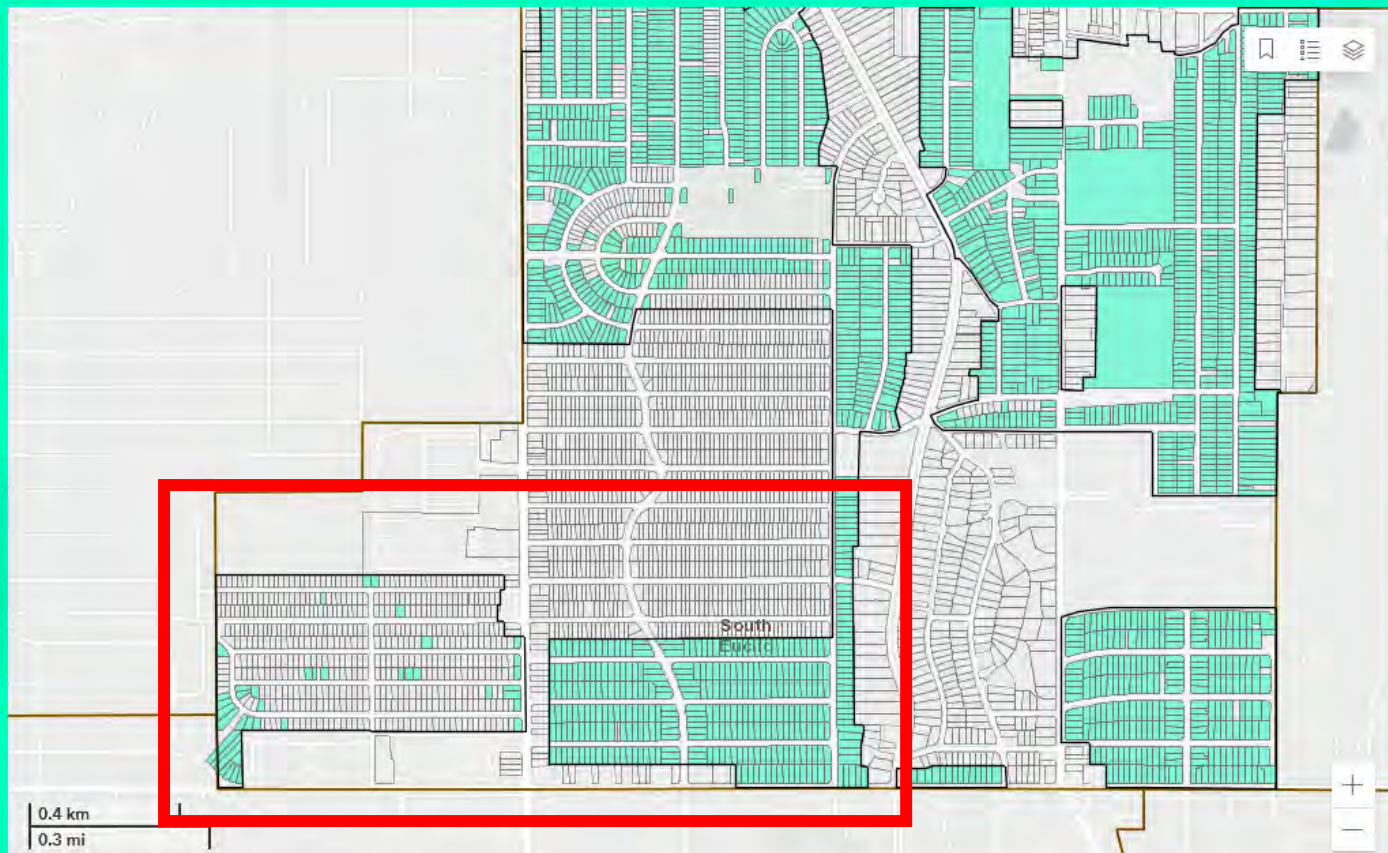
Select Land Use
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Select Parcel Square Footage
6,000 - 729,112

6000 729112

Set to minimum Set to maximum

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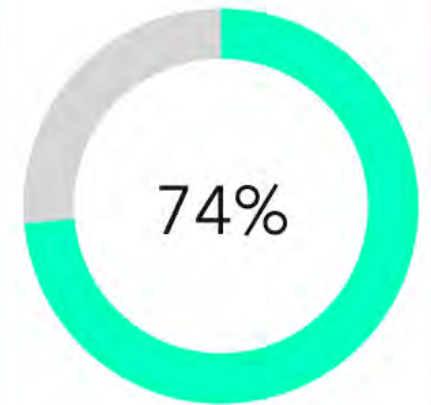


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Total Parcels

3,492

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

Parcel ID	Address	Land Use	Frontage	Square Foot	Acreage	Lot Size Violation	Lot Coverage Violation	Lot Width Violation	...
70208004	4246 PLYMOUTH DR, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	50.000000	6650	0.153000		Y		
70302020	1371 SHEFFIELD RD, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	52.000000	12066	0.277000		Y		

Last update: 3 seconds ago



Single-Family Zoning Tool



Parcel Locator

Select City (Required)
SOUTH EUCLID

Select Zoning District (Required)
SOUTH EUCLID_R-50

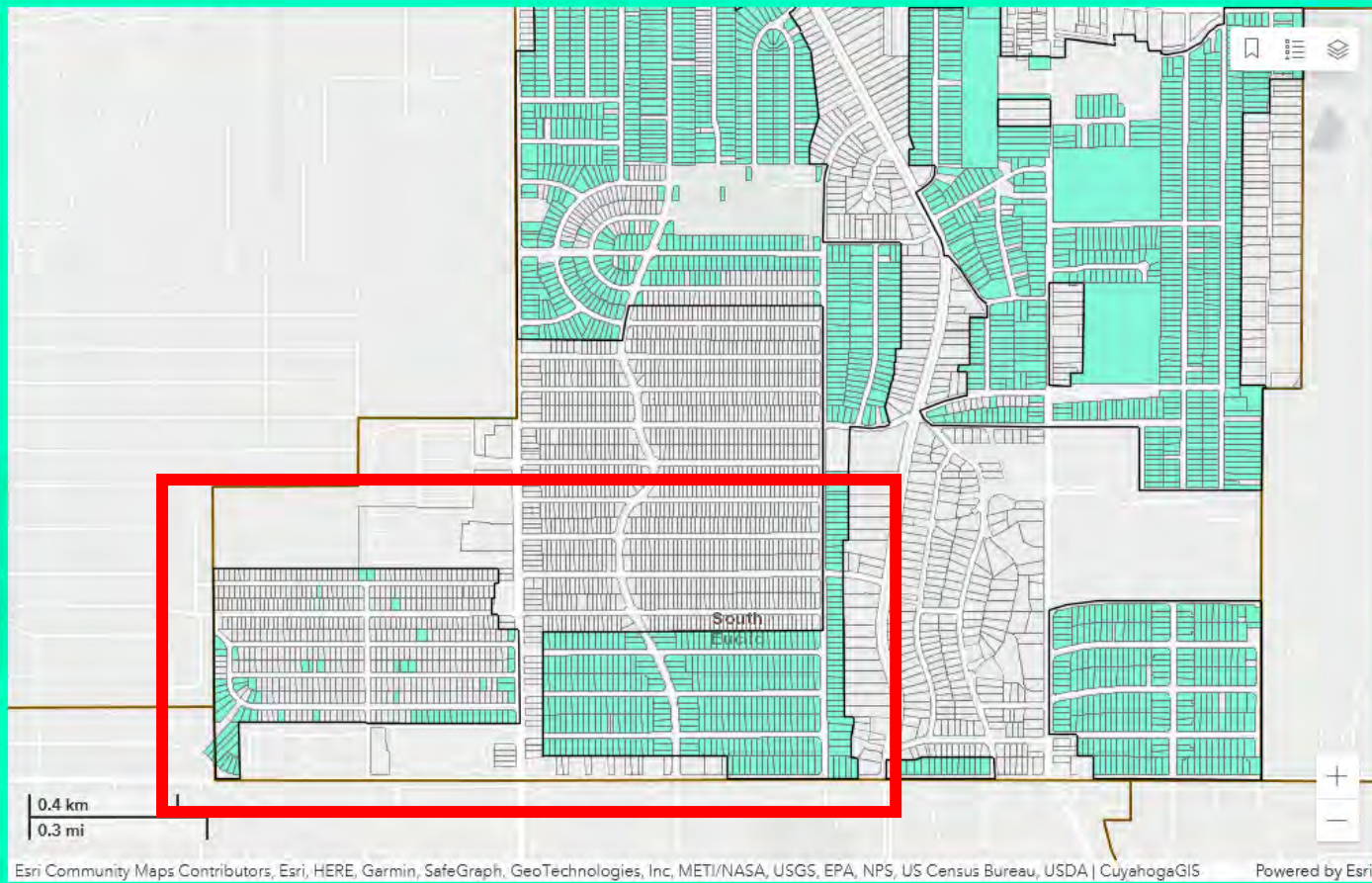
Select Land Use
No category selected

Select Parcel Square Footage
5,800 - 729,112

5800 729112

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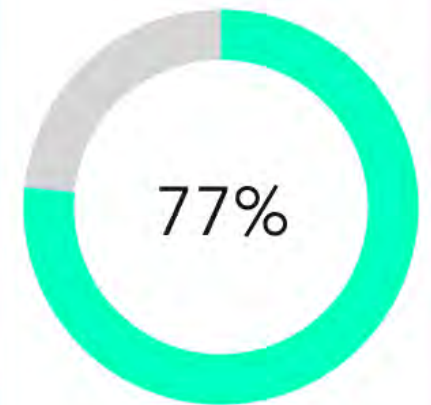
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Total Parcels

3,633

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

Parcel ID	Address	Land Use	Frontage	Square Foot	Acreage	Lot Size Violation	Lot Coverage Violation	Lot Width Violation	...
70208004	4246 PLYMOUTH DR, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	50.000000	6650	0.153000		Y		
70302020	1371 SHEFFIELD RD, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	52.000000	12066	0.277000		Y		

Last update: 4 seconds ago



Single-Family Zoning Tool



Parcel Locator

Select City (Required)
SOUTH EUCLID

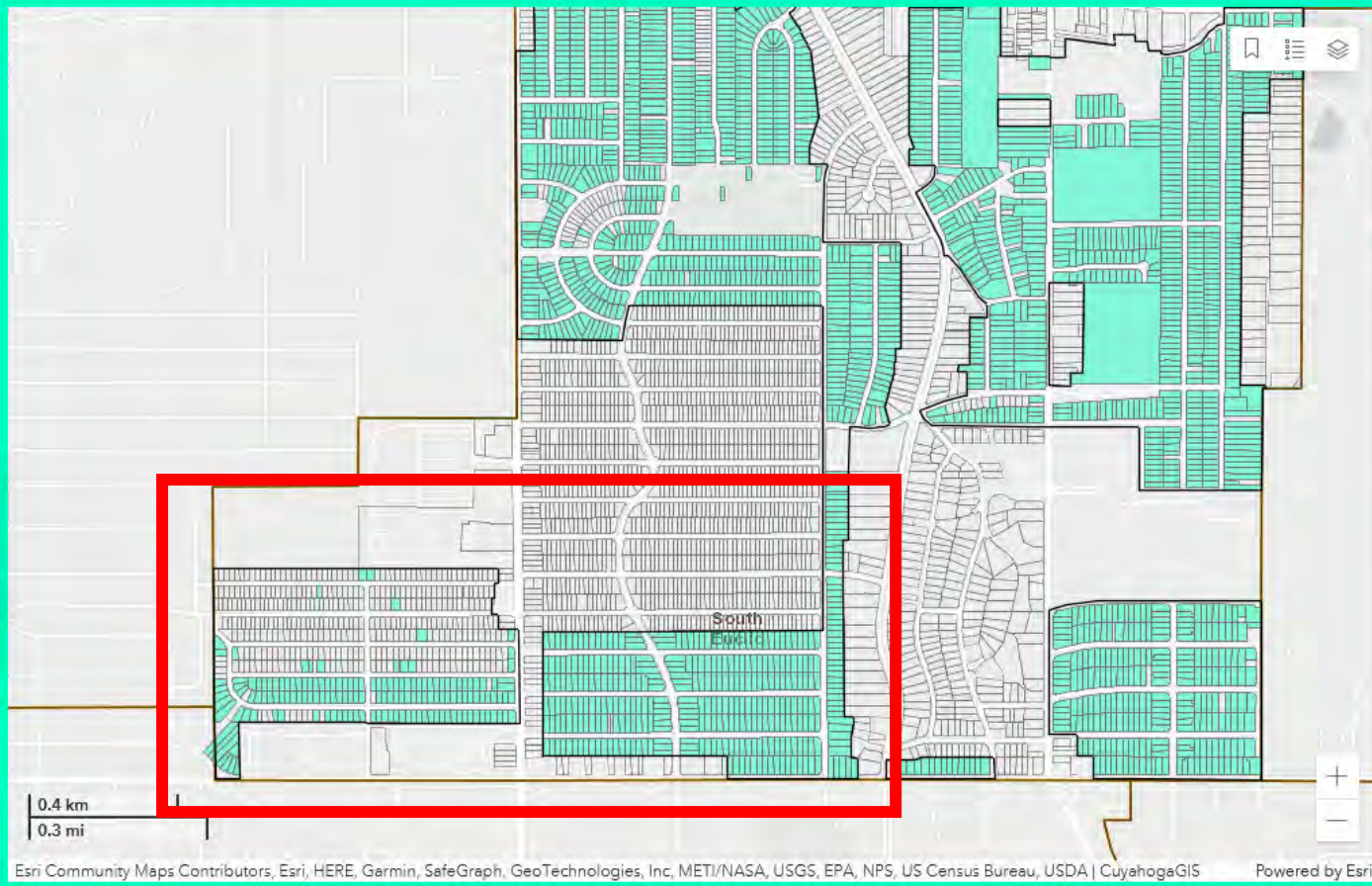
Select Zoning District (Required)
SOUTH EUCLID_R-50

Select Land Use
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Select Parcel Square Footage
5,600 - 729,112

Set to minimum Set to maximum

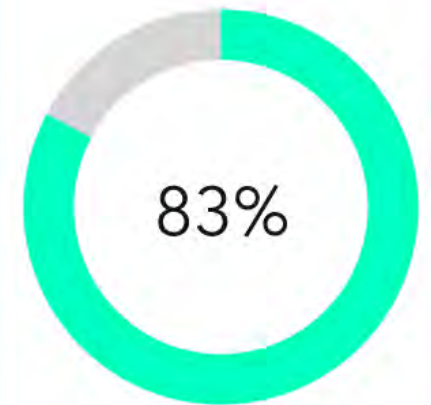
Reset



Total Parcels

3,928

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

Parcel ID	Address	Land Use	Frontage	Square Foot	Acreage	Lot Size Violation	Lot Coverage Violation	Lot Width Violation	...
70208004	4246 PLYMOUTH DR, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	50.000000	6650	0.153000		Y		
70423069	3832 WARRENDALE RD, SOUTH EUCLID, OH, 44118	1-FAMILY PLATTED LOT	50.000000	5700	0.131000		Y		

Last update: 6 seconds ago



Single-Family Zoning Tool



Parcel Locator

Select City (Required)
SOUTH EUCLID

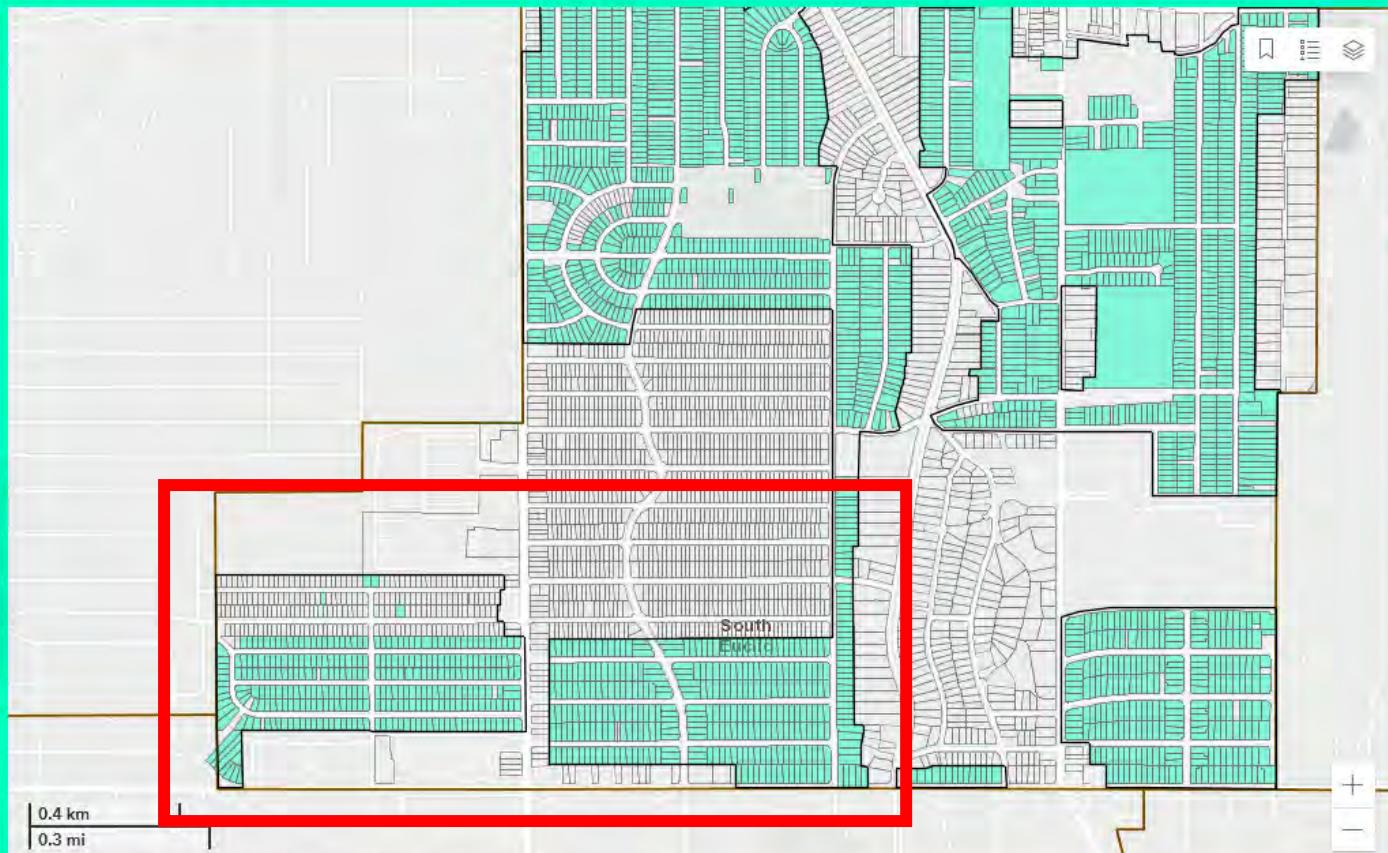
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SOUTH EUCLID_R-50

Select Land Use
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Select Parcel Square Footage
5,400 - 729,112

Set to minimum Set to maximum

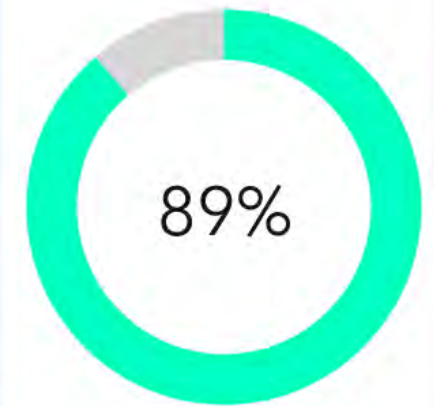
Reset



Total Parcels

4,208

Percent of Parcels Meeting
Criteria in Zoning District



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Parcel Attribute Table

Parcel ID	Address	Land Use	Frontage	Square Foot	Acreage	Lot Size Violation	Lot Coverage Violation	Lot Width Violation	...
70208004	4246 PLYMOUTH DR, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	50.000000	6650	0.153000		Y		
70423069	3832 WARRENDALE RD, SOUTH EUCLID, OH, 44118	1-FAMILY PLATTED LOT	50.000000	5700	0.131000		Y		

Last update: now



Single-Family Zoning Tool



Parcel Locator

Select City (Required)
SOUTH EUCLID

Select Zoning District (Required)
SOUTH EUCLID_R-50

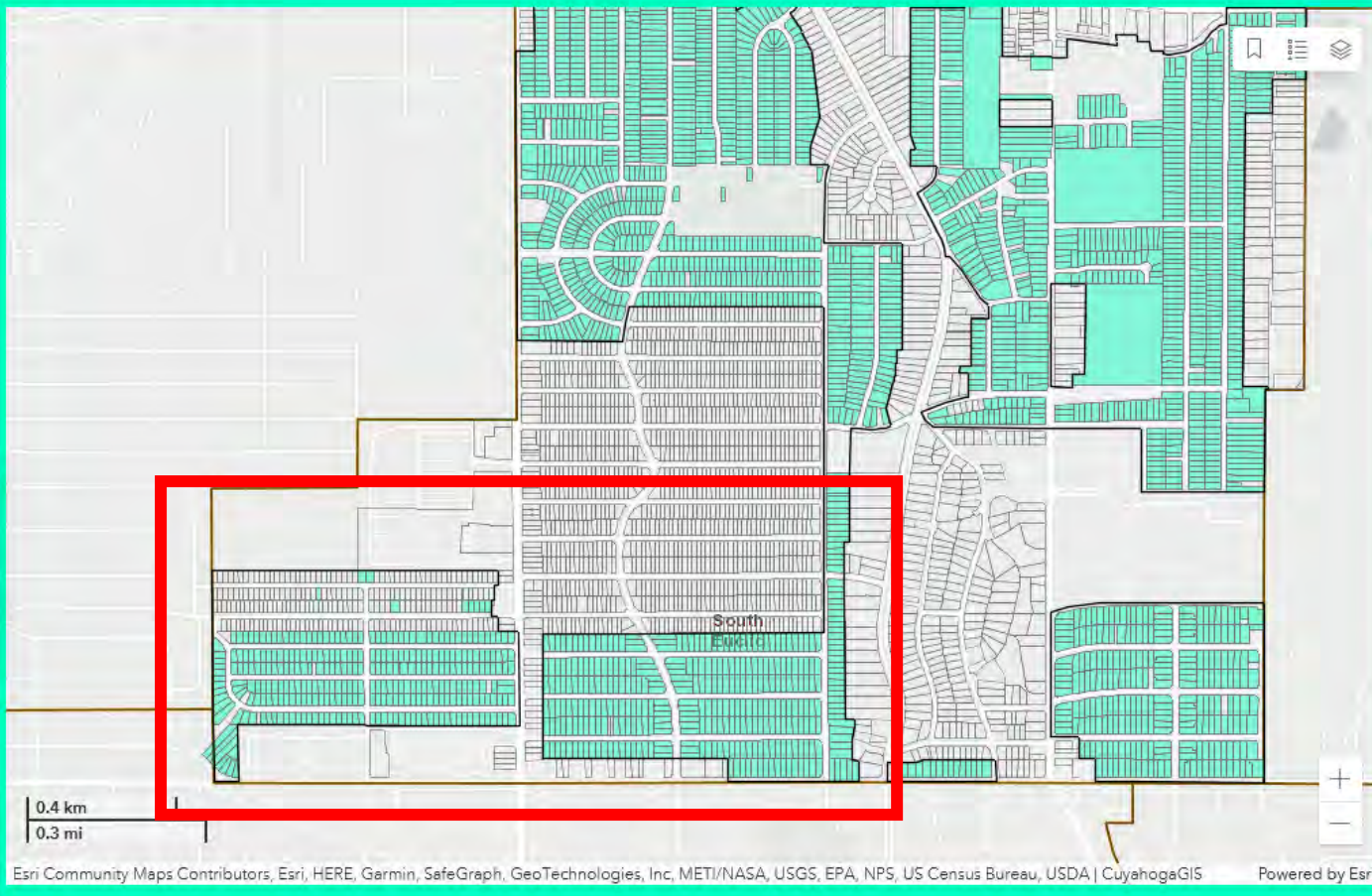
Select Land Use
No category selected

Select Parcel Square Footage
5,200 - 729,112

5200 729112

Set to minimum Set to maximum

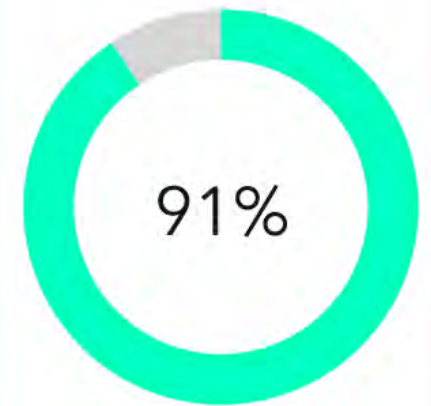
Reset



Total Parcels

4,315

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

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70208004	4246 PLYMOUTH DR, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	50.000000	6650	0.153000		Y		
70423069	3832 WARRENDALE RD, SOUTH EUCLID, OH, 44118	1-FAMILY PLATTED LOT	50.000000	5700	0.131000		Y		

Last update: 10 seconds ago



Single-Family Zoning Tool



Parcel Locator

Select City (Required)
SOUTH EUCLID

Select Zoning District (Required)
SOUTH EUCLID_R-50

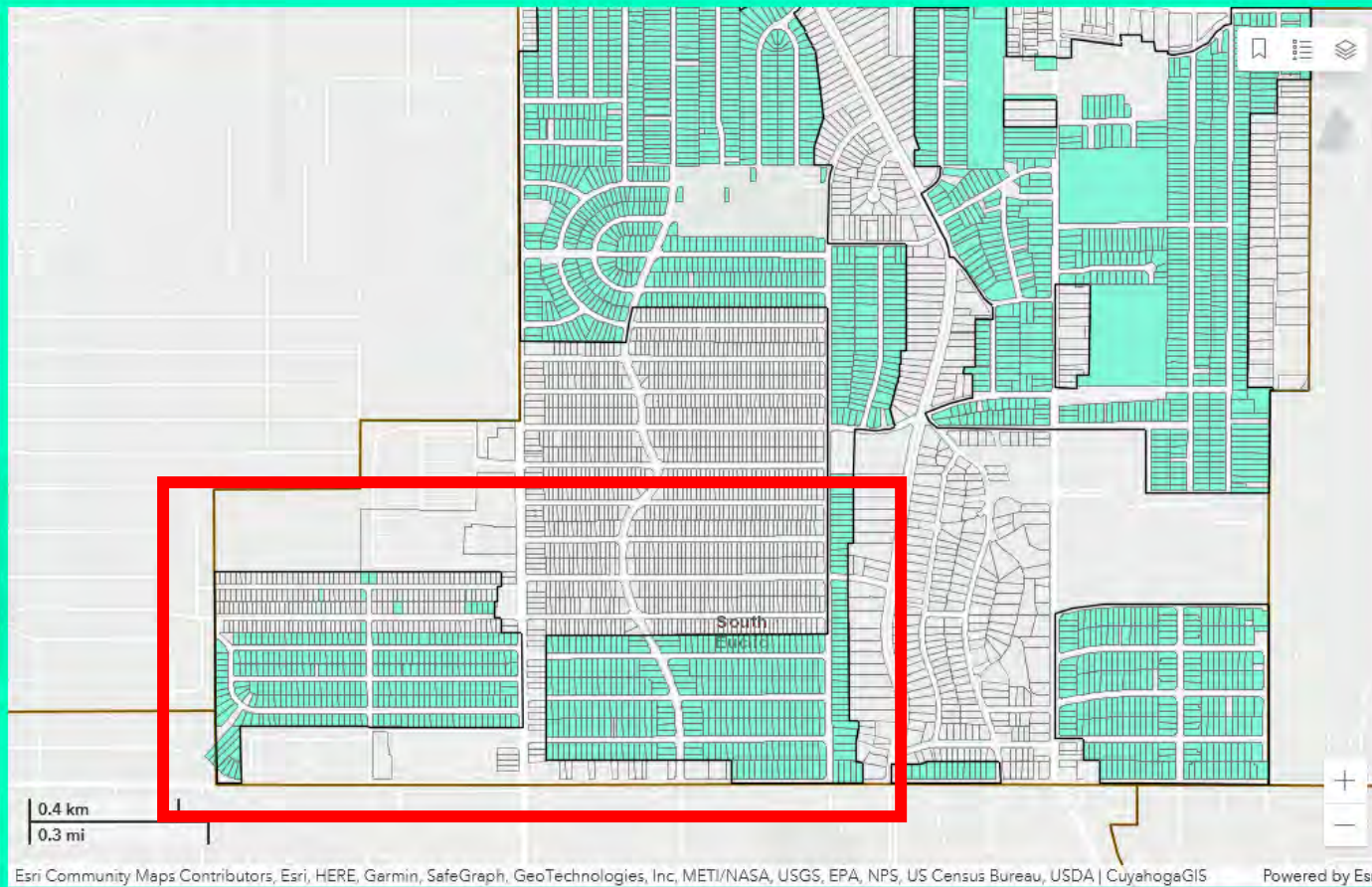
Select Land Use
No category selected

Select Parcel Square Footage
5,000 - 729,112

5000 729112

Set to minimum Set to maximum

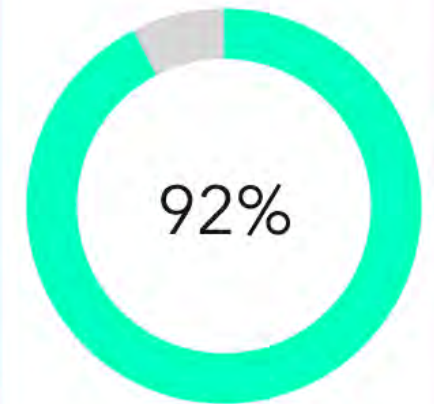
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Total Parcels

4,383

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

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70208004	4246 PLYMOUTH DR, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	50.000000	6650	0.153000		Y		
70423069	3832 WARRENDALE RD, SOUTH EUCLID, OH, 44118	1-FAMILY PLATTED LOT	50.000000	5700	0.131000		Y		

Last update: 10 seconds ago



Single-Family Zoning Tool



Parcel Locator

Select City (Required)
SOUTH EUCLID

Select Zoning District (Required)
SOUTH EUCLID_R-50

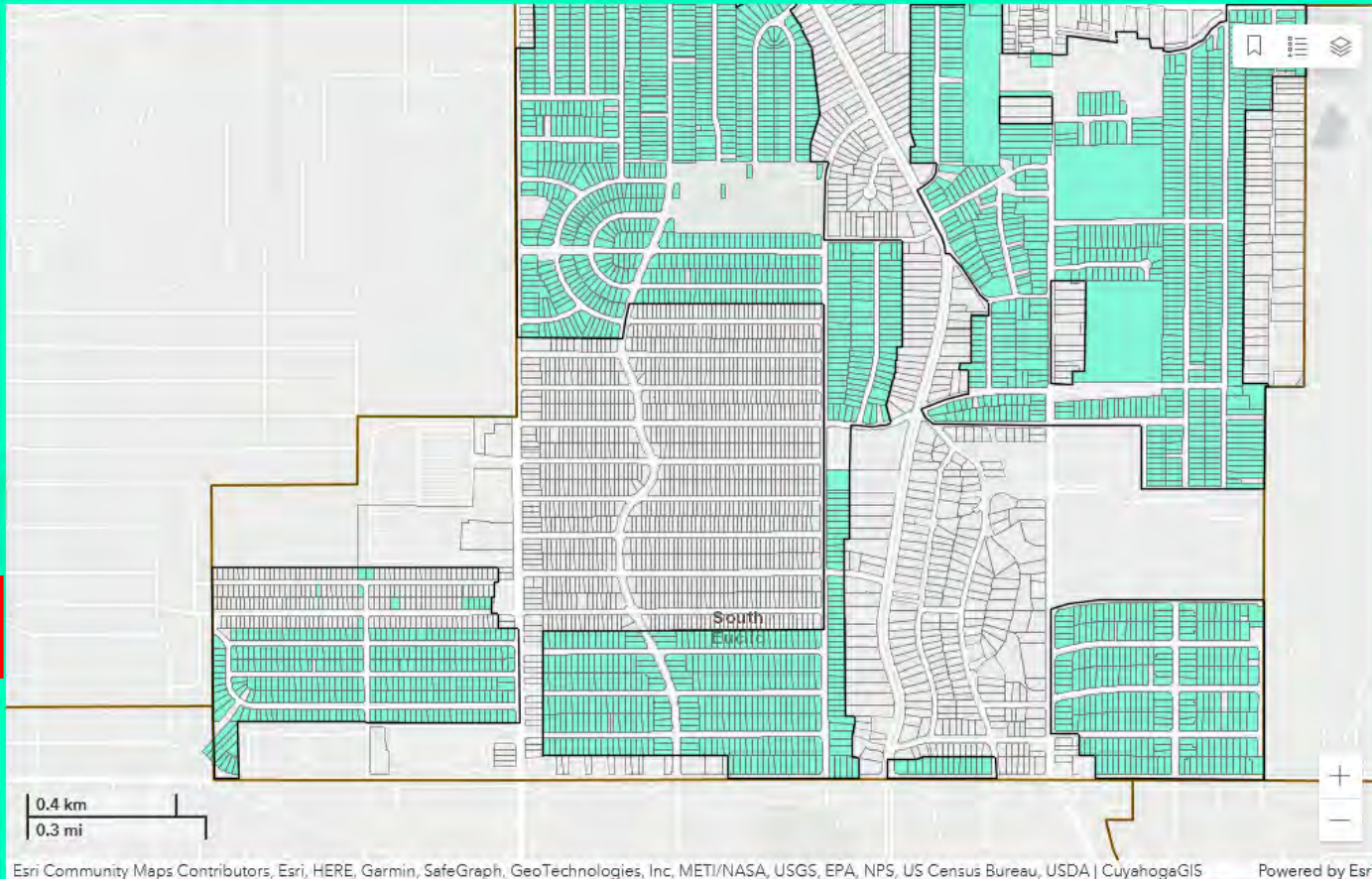
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Select Parcel Square Footage
5,000 - 729,112

5000 — 729112

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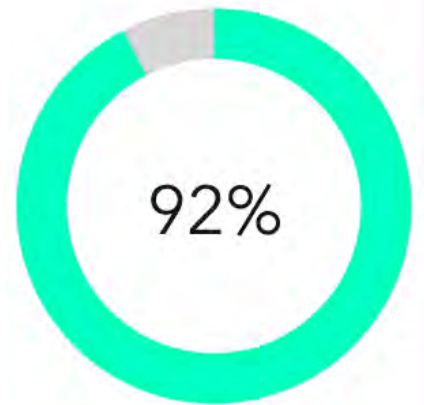
Reset



Total Parcels

4,383

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

Parcel ID	Address	Land Use	Frontage	Square Foot	Acreage	Lot Size Violation	Lot Coverage Violation	Lot Width Violation	...
70208004	4246 PLYMOUTH DR, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	50.000000	6650	0.153000		Y		
70423069	3832 WARRENDALE RD, SOUTH EUCLID, OH, 44118	1-FAMILY PLATTED LOT	50.000000	5700	0.131000		Y		

Last update: 10 seconds ago



Single-Family Zoning Tool



Parcel Locator

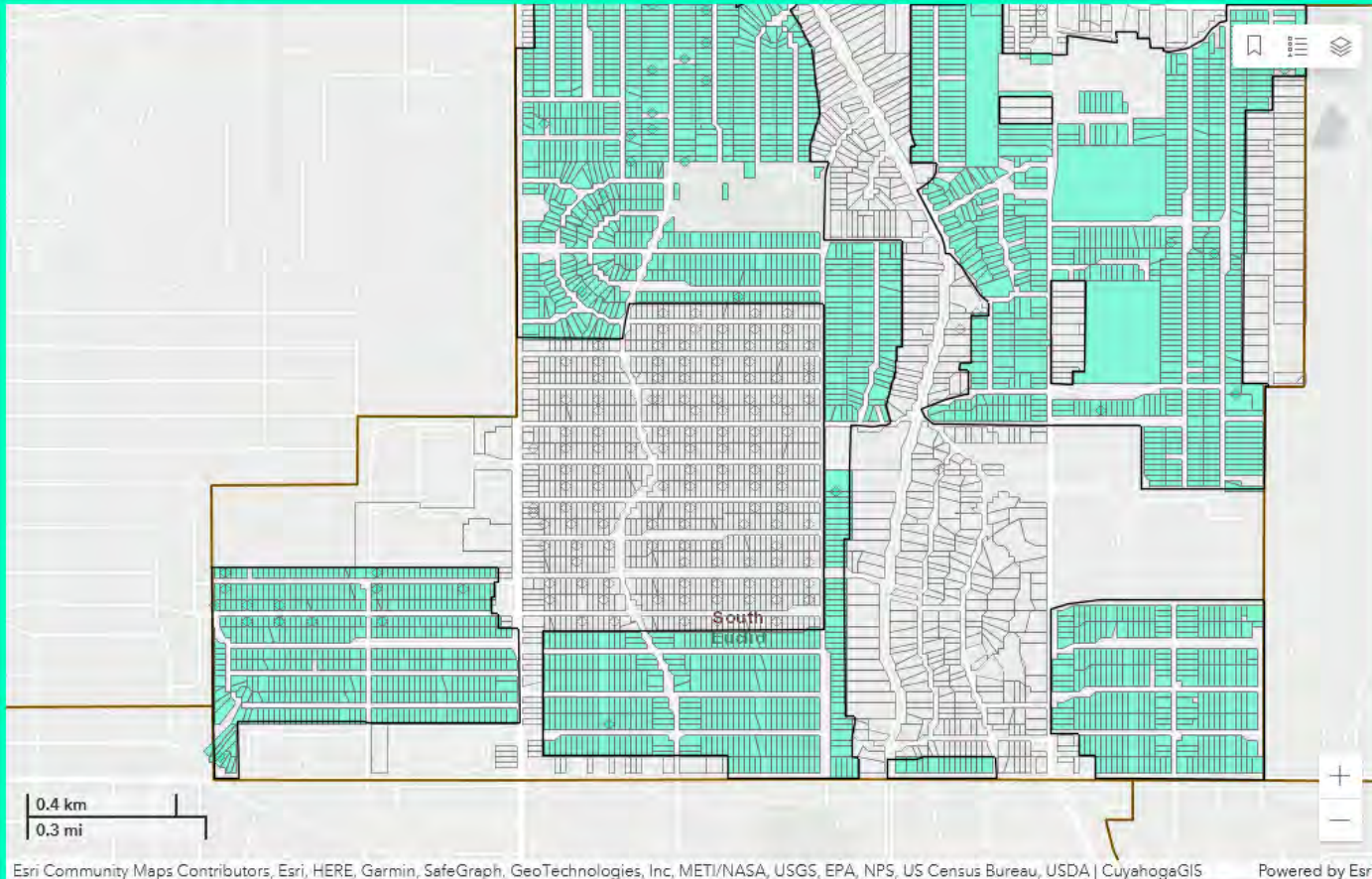
Select City (Required)
SOUTH EUCLID

Select Zoning District (Required)
SOUTH EUCLID_R-50

Select Land Use
No category selected

Select Parcel Square Footage
432 - 729,112

Select Parcel Frontage
3 - 864.6



Total Parcels

4,742

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

Parcel ID	Address	Land Use	Frontage	Square Foot	Acreage	Lot Size Violation	Lot Coverage Violation	Lot Width Violation	...
70208004	4246 PLYMOUTH DR, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	50.000000	6650	0.153000		Y		
70423069	3832 WARRENDALE RD, SOUTH EUCLID, OH, 44118	1-FAMILY PLATTED LOT	50.000000	5700	0.131000		Y		

Last update: 14 seconds ago



Single-Family Zoning Tool



Parcel Locator

Select City (Required)
SOUTH EUCLID

Select Zoning District (Required)
SOUTH EUCLID_R-50

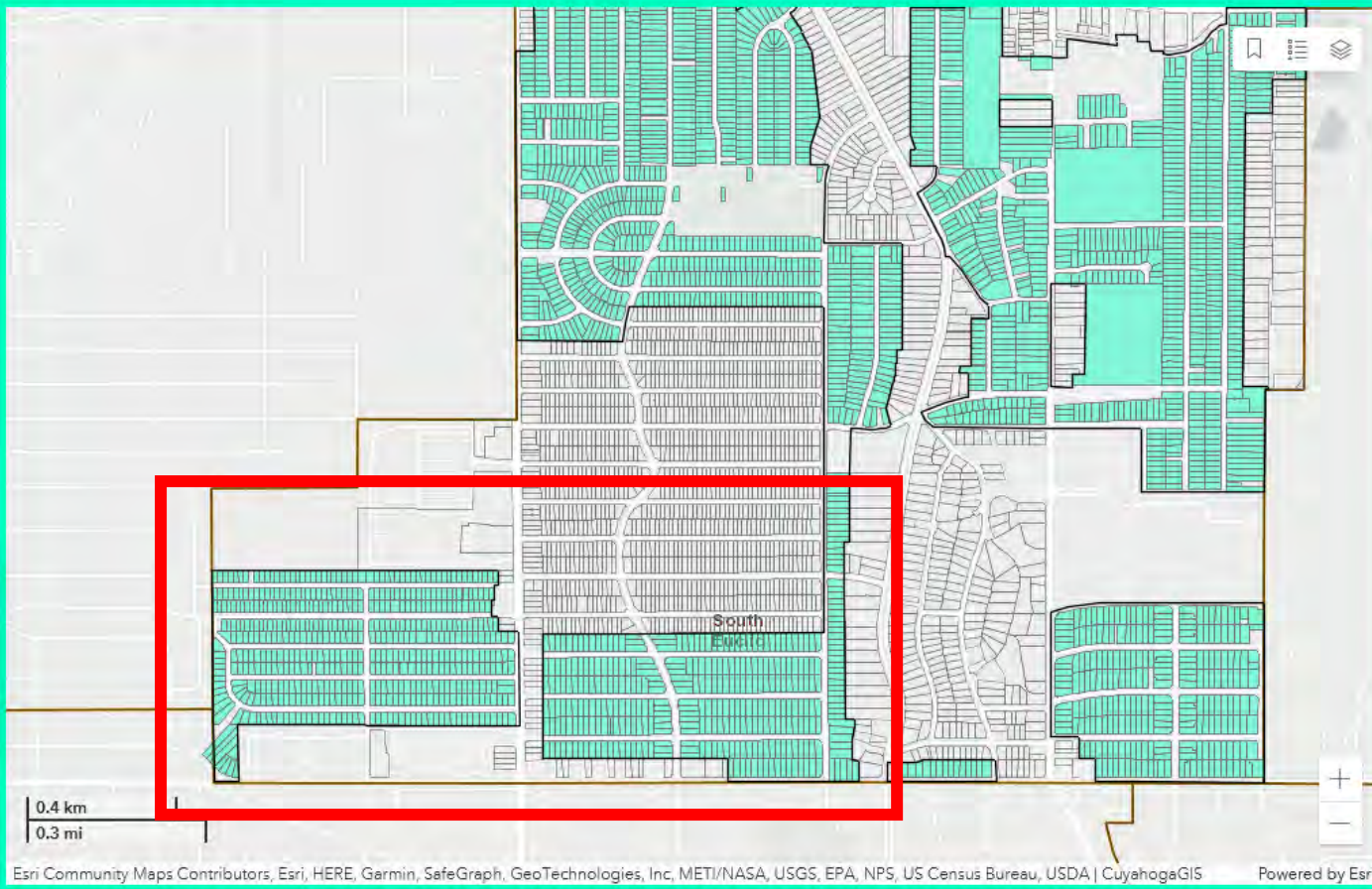
Select Land Use
No category selected

Select Parcel Square Footage
432 - 729,112

Select Parcel Frontage
3 - 864.6

Set to minimum Set to maximum

Reset



Total Parcels

4,742

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

Parcel ID	Address	Land Use	Frontage	Square Foot	Acreage	Lot Size Violation	Lot Coverage Violation	Lot Width Violation	...
70208004	4246 PLYMOUTH DR, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	50.000000	6650	0.153000		Y		
70423069	3832 WARRENDALE RD, SOUTH EUCLID, OH, 44118	1-FAMILY PLATTED LOT	50.000000	5700	0.131000		Y		

Last update: 1 second ago



Single-Family Zoning Tool



Parcel Locator

Select City (Required)
SOUTH EUCLID

Select Zoning District (Required)
SOUTH EUCLID_R-50

Select Land Use
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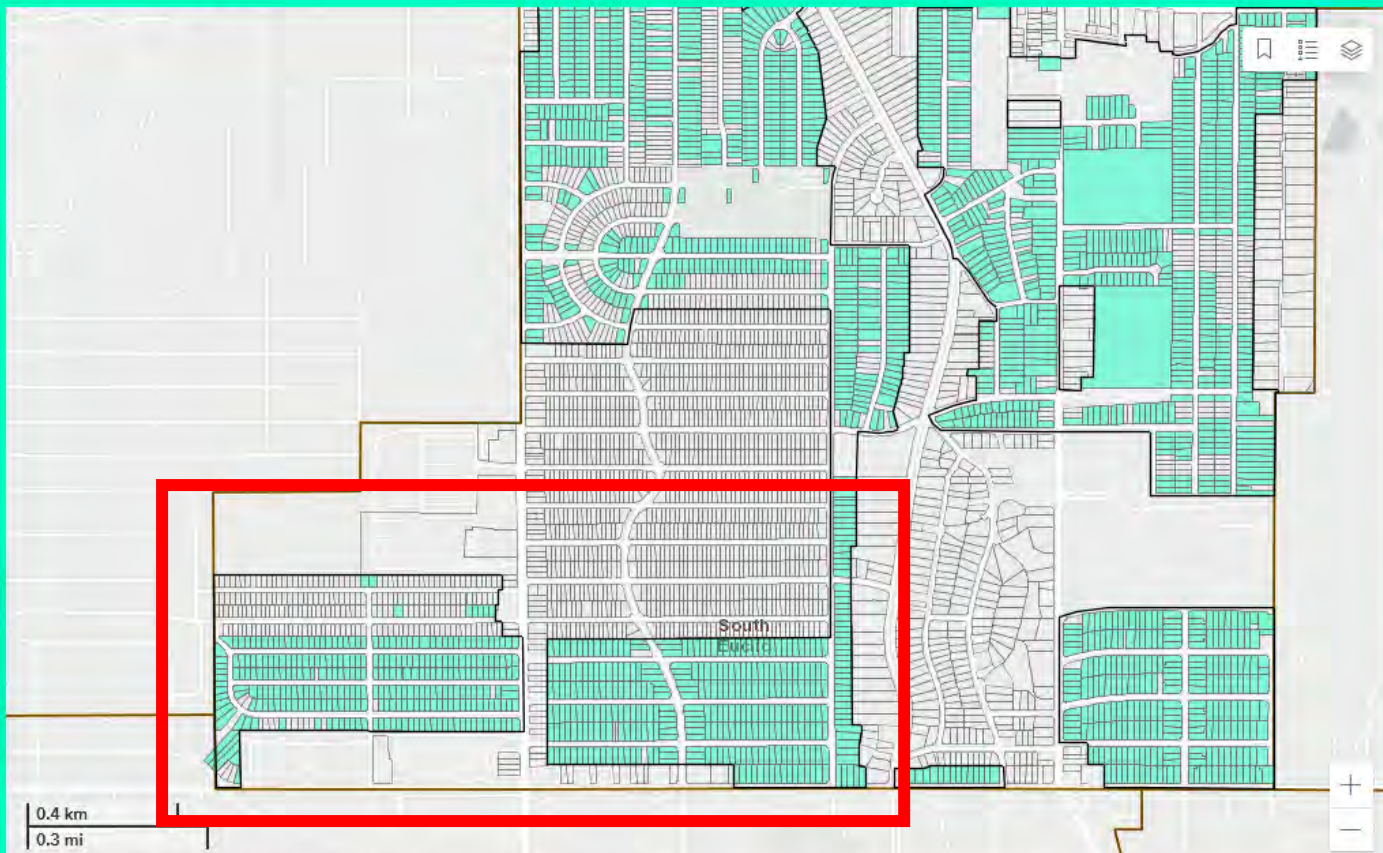
Select Parcel Square Footage
432 - 729,112

Select Parcel Frontage
50 - 864.6

50 864.6

Set to minimum Set to maximum

Reset

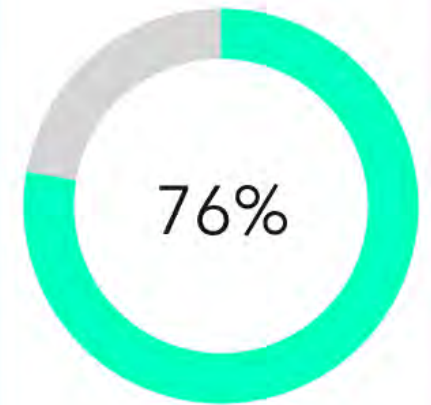


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Total Parcels

3,590

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

Parcel ID	Address	Land Use	Frontage	Square Foot	Acreage	Lot Size Violation	Lot Coverage Violation	Lot Width Violation	...
70208004	4246 PLYMOUTH DR, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	50.000000	6650	0.153000		Y		
70423069	3832 WARRENDALE RD, SOUTH EUCLID, OH, 44118	1-FAMILY PLATTED LOT	50.000000	5700	0.131000		Y		

Last update: 21 seconds ago



Single-Family Zoning Tool



Parcel Locator

Select City (Required)
SOUTH EUCLID

Select Zoning District (Required)
SOUTH EUCLID_R-50

Select Land Use
No category selected

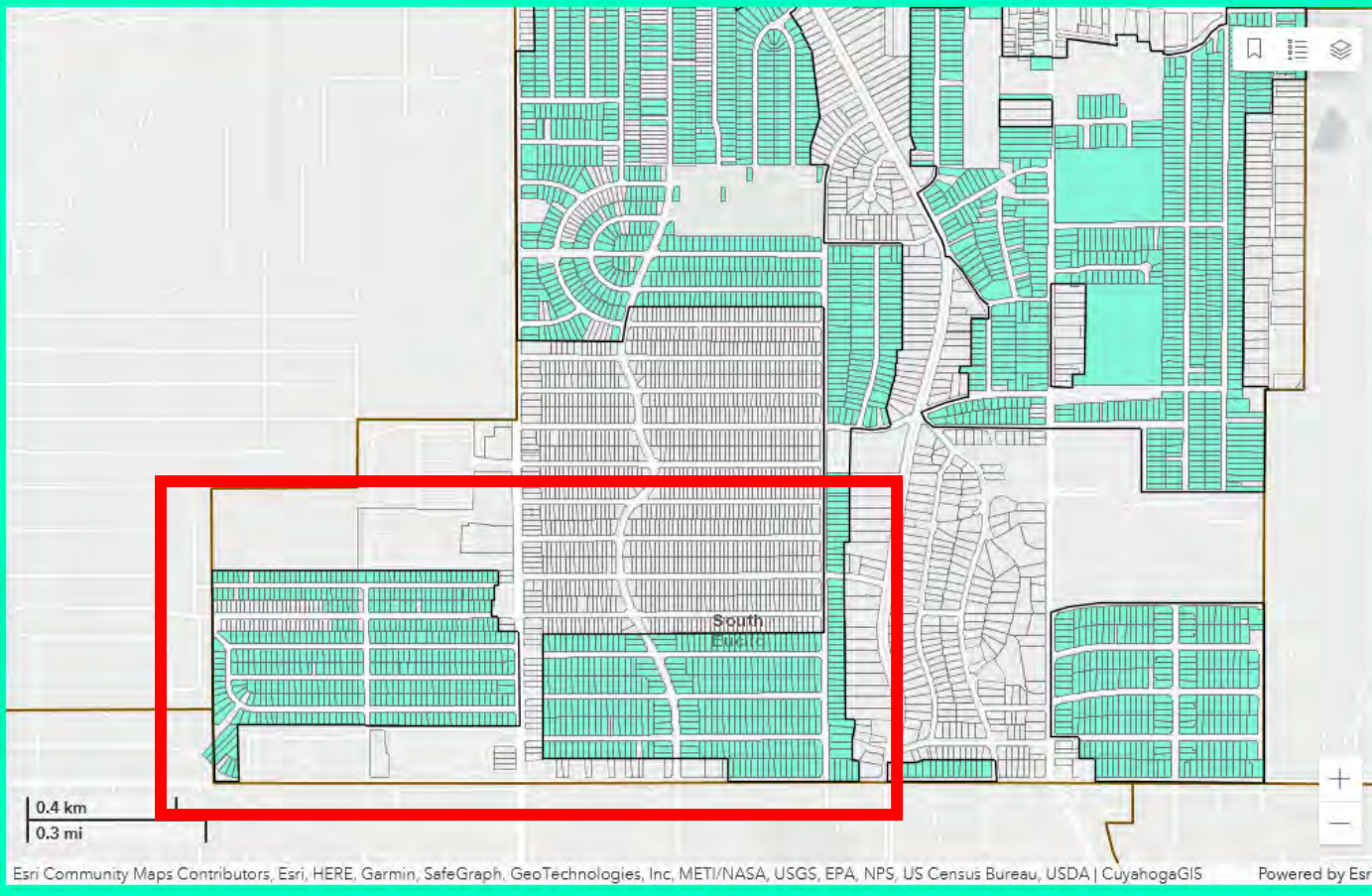
Select Parcel Square Footage
432 - 729,112

Select Parcel Frontage
45 - 864.6

45 864.6

Set to minimum Set to maximum

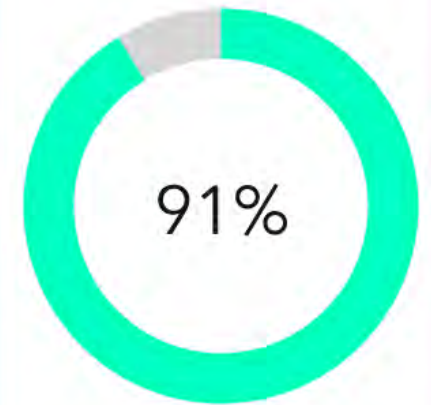
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Total Parcels

4,331

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

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70208004	4246 PLYMOUTH DR, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	50.000000	6650	0.153000		Y		
70423069	3832 WARRENDALE RD, SOUTH EUCLID, OH, 44118	1-FAMILY PLATTED LOT	50.000000	5700	0.131000		Y		

Last update: 21 seconds ago



Single-Family Zoning Tool



Parcel Locator

Select City (Required)
SOUTH EUCLID

Select Zoning District (Required)
SOUTH EUCLID_R-50

Select Land Use
No category selected

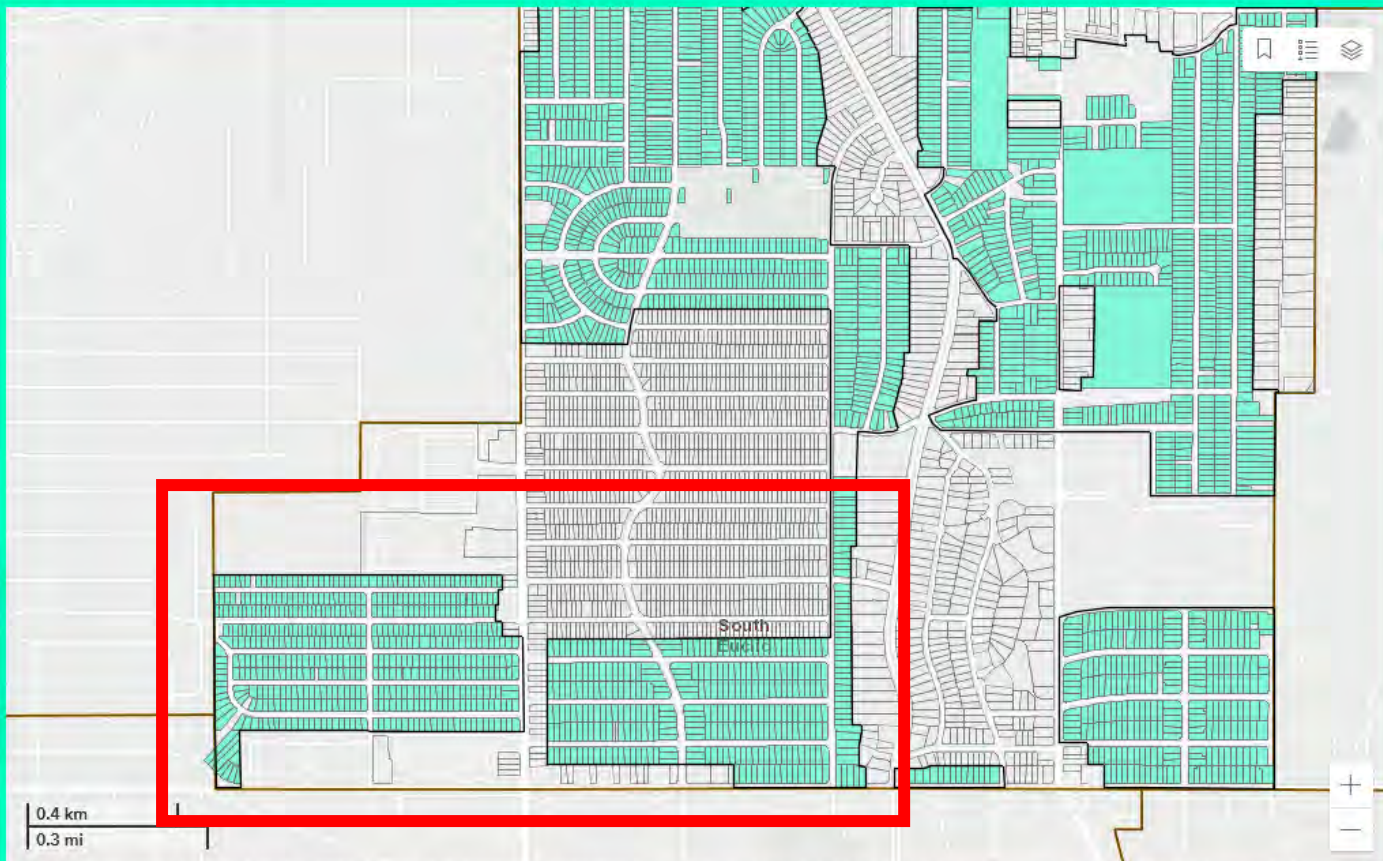
Select Parcel Square Footage
432 - 729,112

Select Parcel Frontage
40 - 864.6

40 | 864.6

Set to minimum | Set to maximum

Reset



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Total Parcels

4,676

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

Parcel ID	Address	Land Use	Frontage	Square Foot	Acreage	Lot Size Violation	Lot Coverage Violation	Lot Width Violation	...
70208004	4246 PLYMOUTH DR, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	50.000000	6650	0.153000		Y		
70423069	3832 WARRENDALE RD, SOUTH EUCLID, OH, 44118	1-FAMILY PLATTED LOT	50.000000	5700	0.131000		Y		

Last update: 1 second ago

PLAN



Single-Family Zoning Tool



Parcel Locator

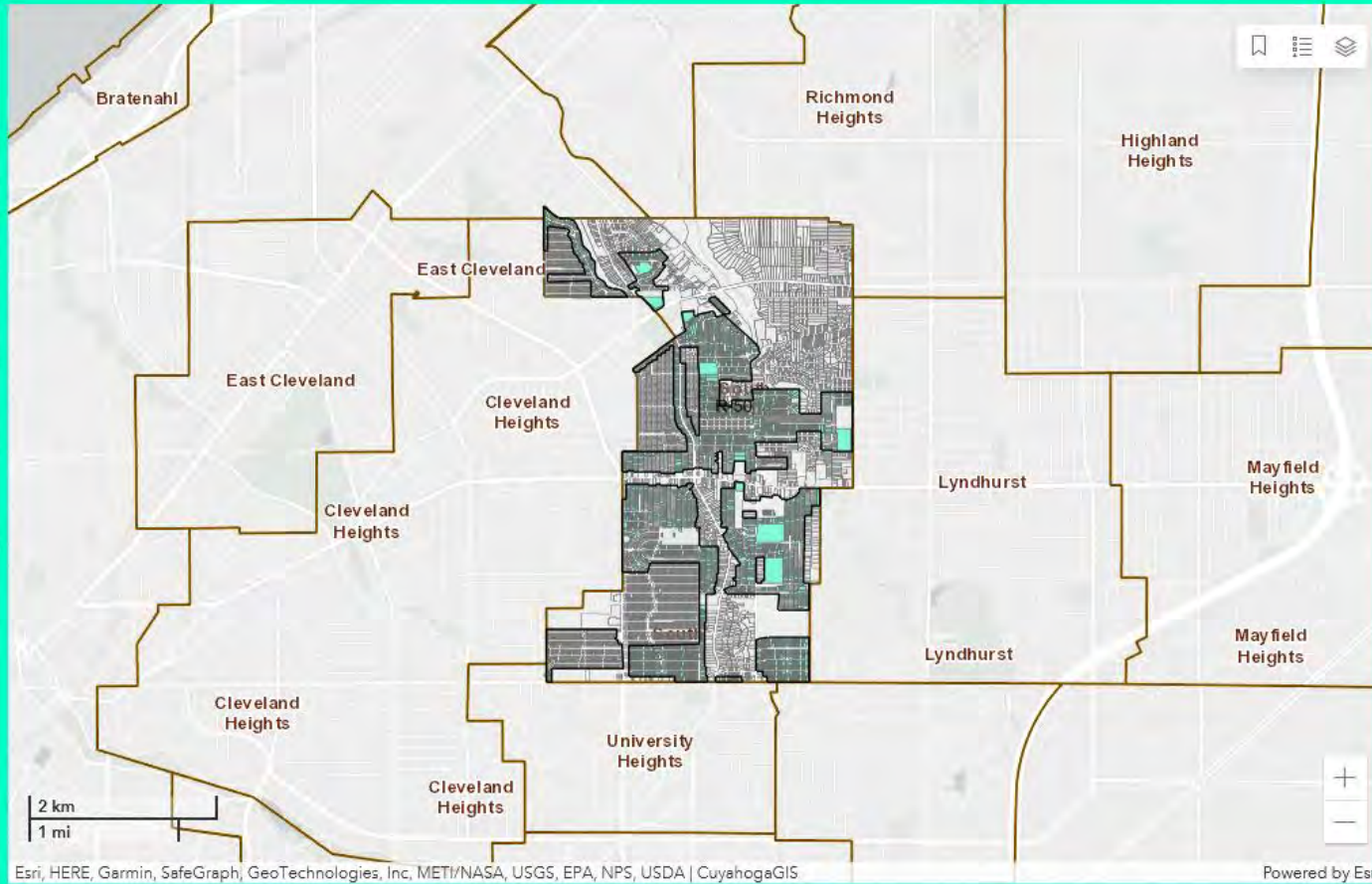
Select City (Required)
SOUTH EUCLID

Select Zoning District (Required)
SOUTH EUCLID_R-50

Select Land Use
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Select Parcel Square Footage
6,000 - 729,112

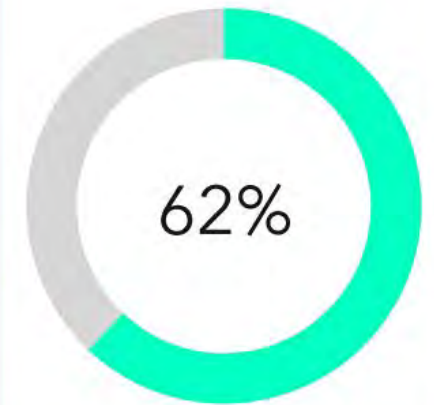
Select Parcel Frontage
50 - 864.6



Total Parcels

2,942

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

Parcel ID	Address	Land Use	Frontage	Square Foot	Acreage	Lot Size Violation	Lot Coverage Violation	Lot Width Violation	BU
70208004	4246 PLYMOUTH DR, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	50.000000	6650	0.153000		Y		
70302020	1371 SHEFFIELD RD, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	52.000000	12066	0.277000		Y		

Last update: 1 second ago



Single-Family Zoning Tool



Parcel Locator

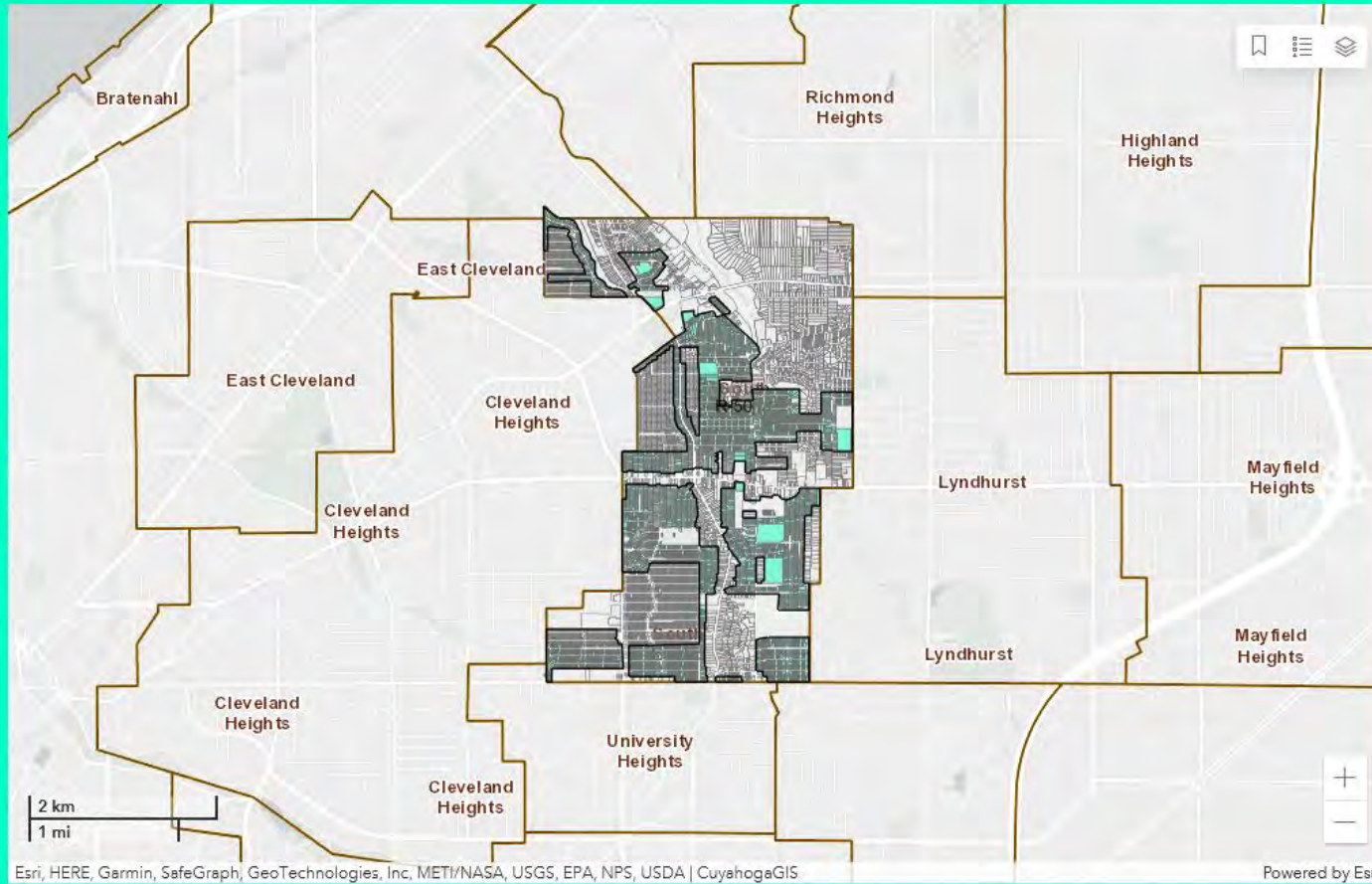
Select City (Required)
SOUTH EUCLID

Select Zoning District (Required)
SOUTH EUCLID_R-50

Select Land Use
No category selected

Select Parcel Square Footage
5,100 - 729,112

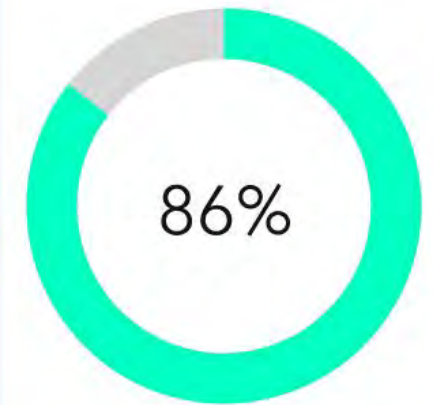
Select Parcel Frontage
45 - 864.6



Total Parcels

4,087

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

Parcel ID	Address	Land Use	Frontage	Square Foot	Acreage	Lot Size Violation	Lot Coverage Violation	Lot Width Violation	Buyer
70208004	4246 PLYMOUTH DR, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	50.000000	6650	0.153000		Y		
70423069	3832 WARRENDALE RD, SOUTH EUCLID, OH, 44118	1-FAMILY PLATTED LOT	50.000000	5700	0.131000		Y		

Last update: 14 seconds ago

INFILL INCENTIVES OPTIONS

Goal of the Tool

- Provide a summary of policies and programs that can incentivize single-family infill development

Key Takeaways from Phase 1 and 2






- Most First Suburb Communities offer incentives for infill single-family housing, with most using CRA abatements
- Many identified challenges are process based

<p>BA1: Tax abatement programs, P. 12</p> <p>Provides tax abatements for investments in real property improvements through Community Reinvestment Areas (CRA). CRA's delay increases in taxes that come with new investment for a certain period of time.</p>		<p>CR1: Fee waivers or deferrals, P. 15</p> <p>Involves the partial or total refund or repayment of development related fees after project is complete if the project meets certain criteria. This incentive can be capped at a certain dollar amount or can be scaled based on different criteria.</p>	<p>CR2: Infill loans and grants, P. 16</p> <p>Loans or grants that are issued by municipalities to builders to help reduce the financial burden on new construction. These funds can be used to offset development charges, applied to building fees, or for affordable housing construction.</p>
<p>BA2: Down payment assistance, P. 14</p> <p>Provides supplemental funding for down payments and closing costs to low- and moderate-income households. These programs can give developers assurance that their infill homes will be purchased.</p>		<p>SI1: Priority infill development areas, P. 21</p> <p>Identifies strategic infill development target areas within communities. This shows areas in which municipalities strive for concentrated investment and where additional incentives or faster processes are focused.</p>	<p>SI2: Vacant land inventory, P. 21</p> <p>An inventory of vacant land that is available for purchase and ready for infill housing development. Municipalities can present this to potential developers saving the step of identifying potential vacant lots for infill single-family development.</p>
		<p>PS1: Infill development guide, P. 23</p> <p>Provides developers with greater certainty and rationale during the development permitting and review process. Can include process flow charts, checklists, fee schedules, and incentive requirements to give developers necessary information.</p>	<p>PS2: Infill project review team, P. 24</p> <p>A team of dedicated staff familiar with the development process, with strong links to other necessary city departments. This allows for more efficient communication between city and developer throughout the development process.</p>
		<p>PS3: Expedited development review, P. 23</p> <p>Serves as an alternative development process for eligible single-family infill developments. This can significantly shorten the development timeline if projects meet certain criteria as defined by the municipality, which also saves developers money.</p>	<p>PS4: Administrative waivers, P. 24</p> <p>Allows for city staff to review projects in place of board of appeals, planning review, or variance processes. Authorizing a relevant administrator to waive onerous requirements can provide additional flexibility to projects.</p>
<p>PD1: Pre-application meetings, P. 26</p> <p>Meetings before development occurs, giving both the city and developer the opportunity to discuss any potential issues, concerns, required permits, and project timelines. Results in more transparency and communication between parties.</p>		<p>PD2: Pre-inspection/ connection of utilities, P. 26</p> <p>Proactively inspecting the condition of utility lines on vacant lots. Knowing the state of utilities before development occurs can reduce the risk for prospective developers and prevent unexpected costs from deterring development.</p>	<p>PD3: Pre-approved building designs, P. 27</p> <p>A list of pre-approved home designs available for developers that fit the existing zoning code and desired character of the city. These save valuable time needed for planning commission and architectural review board approval.</p>

Source: County Planning

SINGLE-FAMILY ZONING ANALYSIS 9

INFILL INCENTIVES OPTIONS

Financial Incentives		Process Incentives		
Buyer Attraction	Cost Reduction	Site Identification and Assemblage	Development Process Simplification	Pre-Development Incentives
<p>BA1: Tax abatement programs</p> <p>BA2: Down payment assistance</p>	<p>CR1: Fee waivers or deferrals</p> <p>CR2: Infill loans and grants</p>	<p>SI1: Priority infill areas</p> <p>SI2: Vacant land inventory</p>	<p>PS1: Expedited development review</p> <p>PS2: Infill development guide</p> <p>PS3: Infill project review team</p> <p>PS4: Administrative waivers</p>	<p>PD1: Pre-application meetings</p> <p>PD2: Pre-inspection/ connection of utilities</p> <p>PD3: Pre-approved building designs</p>
				

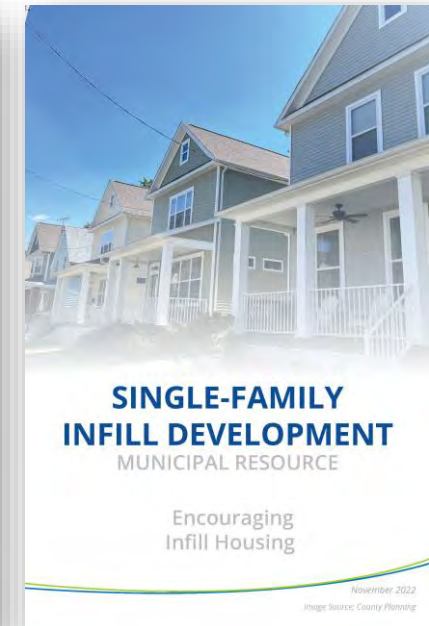
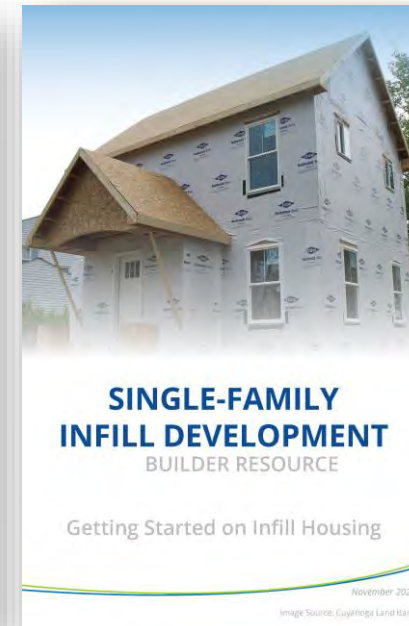
EDUCATIONAL RESOURCES

Goal of the Tool

- Establish a better understanding of single-family infill development
- Provide an overview of best practices and commonly asked questions
- Improve communication between municipalities and their constituents

Audiences

- Community members, builders, and municipalities



EDUCATIONAL RESOURCES

COMMUNITY BENEFITS OF INFILL

Expansion of residential infill development is an important element in neighborhood reinvestment, allowing communities to address housing demand while maintaining neighborhood character and affordability. Benefits of residential infill development include:



ENHANCING THE HOUSING STOCK

There is an opportunity to develop new housing that accommodates smaller households or intergenerational families, and incorporates marketable elements such as modern floor plans, accessible features, and a variety of price points.



IMPROVING PROPERTY VALUES

Residential infill development attracts investment, thereby marginally increasing adjacent property values, which is important for neighborhoods that have experienced prolonged disinvestment.



LOWERING COST OF PUBLIC SERVICES

Through residential infill development, vacant lots become occupied, further contributing to the tax base and spreading the cost of public services. The additional tax money helps support and maintain transit, sidewalks, utilities, schools, and public safety.



STRENGTHENING NEIGHBORHOODS

Residential infill development eliminates vacant lots and adds new homes to existing neighborhoods—meaning more residents to maintain properties and more appealing and safer streets in vibrant and resilient neighborhoods.

ADDRESSING COMMON QUESTIONS

Since residential infill development takes place in established neighborhoods, community members often have questions. Below are some common questions and general guidance. Contact your local municipality to learn about specific regulations and approaches to residential infill development.

1. How will infill housing near me affect my property?

The impact of infill housing on nearby properties varies depending on the location, the scale of housing investment, the housing market, and a city's regulations. However, typically a marginal increase in property value can be expected. Small-scale infill housing tends to have a more incremental impact.

2. Is infill housing denser or larger than existing homes?

New infill housing can be developed at different scales, which could include single-family homes, town homes, or multi-family homes, depending on what is compatible with adjacent properties. Additionally, a city's regulations can help ensure the new housing is adequately spaced from surrounding homes and located reasonably from the street.

3. Will my neighborhood become overcrowded?

Many neighborhoods often have residential populations well below what they were designed for, as indicated by vacant lots where homes previously stood. These lots are generally smaller and are often redeveloped with single-family infill homes, which helps restore a neighborhood's population size incrementally.

4. Will the character of my neighborhood be changed?

To ensure new housing fits with adjacent properties, municipalities can adopt design guidelines that outline desired or required elements for infill development. Additionally, they can provide pre-approved designs.

5. Will new housing cause flooding or disturb street trees?

Cities will often require supporting information that demonstrate the new infill home will not have unintended consequences such as flooding or disturbances to surrounding landscaping such as street trees.

6. How can disturbances from construction be minimized?

Cities can have regulations and best practices to minimize potential disturbances from infill construction. Some possible interventions include outlining allowable hours of operation to address noise concerns and requiring screening to keep construction from obstructing the sidewalk and to contain debris.

EDUCATIONAL RESOURCES

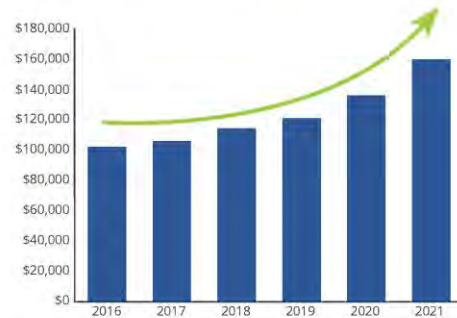
SINGLE-FAMILY INFILL OVERVIEW

Residential infill development is new construction of housing on vacant lots within established neighborhoods, often where homes have been demolished. Residential infill ranges from individual homes and attached homes to large-scale development including multi-family complexes. Single-family infill refers to a single home built on a single lot. Infill projects are common in the First Suburbs, as they are typically built-out with only smaller, scattered vacant lots available.

HOUSING DEMAND IN THE FIRST SUBURBS

There is a growing demand for housing in the First Suburbs as families and individuals are seeking smaller homes in walkable neighborhoods. This has led to a significant improvement in the housing market among First Suburbs, as indicated by the increase in the average number of single-family home sales and in median sale price. In 2021, there was an average of 411 homes sold among First Suburbs, representing a 23% increase from 2016, while the median sale price increased to \$159,757, a 56% increase during the same time frame. Although 2021 represents a more volatile housing market due to the Covid-19 pandemic and more modest increases are expected in the future, these improvements point to the growing potential for new infill housing in the First Suburbs.

56% increase in median single-family home sale price in the First Suburbs



Median Single-Family Home Sale Price, 2016 to 2021
Data Source: Northeast Ohio Metropolitan Data Resources

GENERAL DEVELOPMENT PROCESS

Outlined below is a general development process with a focus on the typical components of a development review & approval process. Specific timelines and requirements vary across communities. It is important to be aware of a municipality's policies and to review a municipality's zoning code as it dictates what, where, and how something can be built.



PLAN

DESIGN

INCENTIVIZE

EDUCATE

TRACK

FIVE TASKS

- **Plan** *and Zone for Infill Housing*
 - ✓ Development Professionals Survey
 - ✓ Code Update Options Overview
 - ✓ Online Zoning Tool
- **Design** *Housing to Meet Your Goals*
 - ✓ Design Guidelines Guidebook
- **Incentivize** *the Housing You Want*
 - ✓ Infill Incentives Options
- **Educate** *Builders and the Community*
 - ✓ Builder, Community, Municipal Resources
- **Track** *New Housing Investments*
 - ✓ Infill Housing Tracker



Jennifer Vazquez-Norman

Assistant Director of Real Estate Development, Cuyahoga County Land Reutilization Corporation



Cuyahoga Land Bank

- **Public Purpose**

- To facilitate the reclamation, rehabilitation and reutilization of vacant, abandoned, tax-foreclosed or other real property
- To efficiently hold and manage that real property pending its reclamation, rehabilitation and reutilization
- To assist governmental entities and other non-profit or for-profit entities in the assembly of that real property and the clearing of title in a coordinated manner
- To promote economic and housing development of the county or region

- **Mission**

- To strategically acquire properties
- Return them to productive use
- Reduce blight
- Increase property values
- Support community goals
- Improve the quality of life for county residents

4225 WILMINGTON

A COMPATIBLE INFILL HOME:

This infill project was designed to fit with the neighborhood. It matches the style, character, and layout of nearby homes, while incorporating modern amenities and single-story living.

The new home at 4225 Wilmington Road has an open concept floor plan that creates an inviting atmosphere for entertaining guests and for everyday living. The home includes a spacious living room, stainless steel appliances, and a gourmet kitchen.

The primary suite includes a private bathroom and walk-in closet—all on a single-floor so you can age in place.

The home is Energy Star Certified and won 2023 Best Green Built Home under 2,500 square feet from the Home Builders Association of Greater Cleveland.



NEEDED VARIANCES

NEEDED VARIANCES:
The new home at 4225 Wilmington Road required two variances for construction: a reduction in the front setback and a reduction in the rear setback.

The two variances required to construct 4225 Wilmington included reductions of the front and rear setback requirements. The front setback was required to be 40 feet, but 36.8 feet was requested. Importantly, the requested front setback was in line with adjacent homes on the street, whereas a 40 foot setback would have placed the new home further from the street and out of character with the rest of the neighborhood.

The rear setback was required to be 40 feet, but 34.2 feet was requested. This shallower rear setback provided more developable space and allowed the home to be single story and fit with the low height of nearby homes.

Zoning Metric	R-40 Requirement	4225 Wilmington	Meets Requirement?
Lot Size	4,800 Sq Ft Min	5,437 Sq Ft	✓
Lot Width	40 Ft Min	40 Ft	✓
Front Setback	40 Ft Min	34.2 Ft	✗
Side Setback	3 Ft & 7 Ft Min	5 Ft & 13 Ft	✓
Rear Setback	40 Ft Min	36.8 Ft	✗
Lot Coverage	Not Regulated		✓
Living Area	300 Sq Ft Min	1,459 Sq Ft	✓
Height	35 Ft Max	23 Ft 3.5 In	✓



NON-CONFORMING FRONT SETBACKS

FRONT SETBACKS:

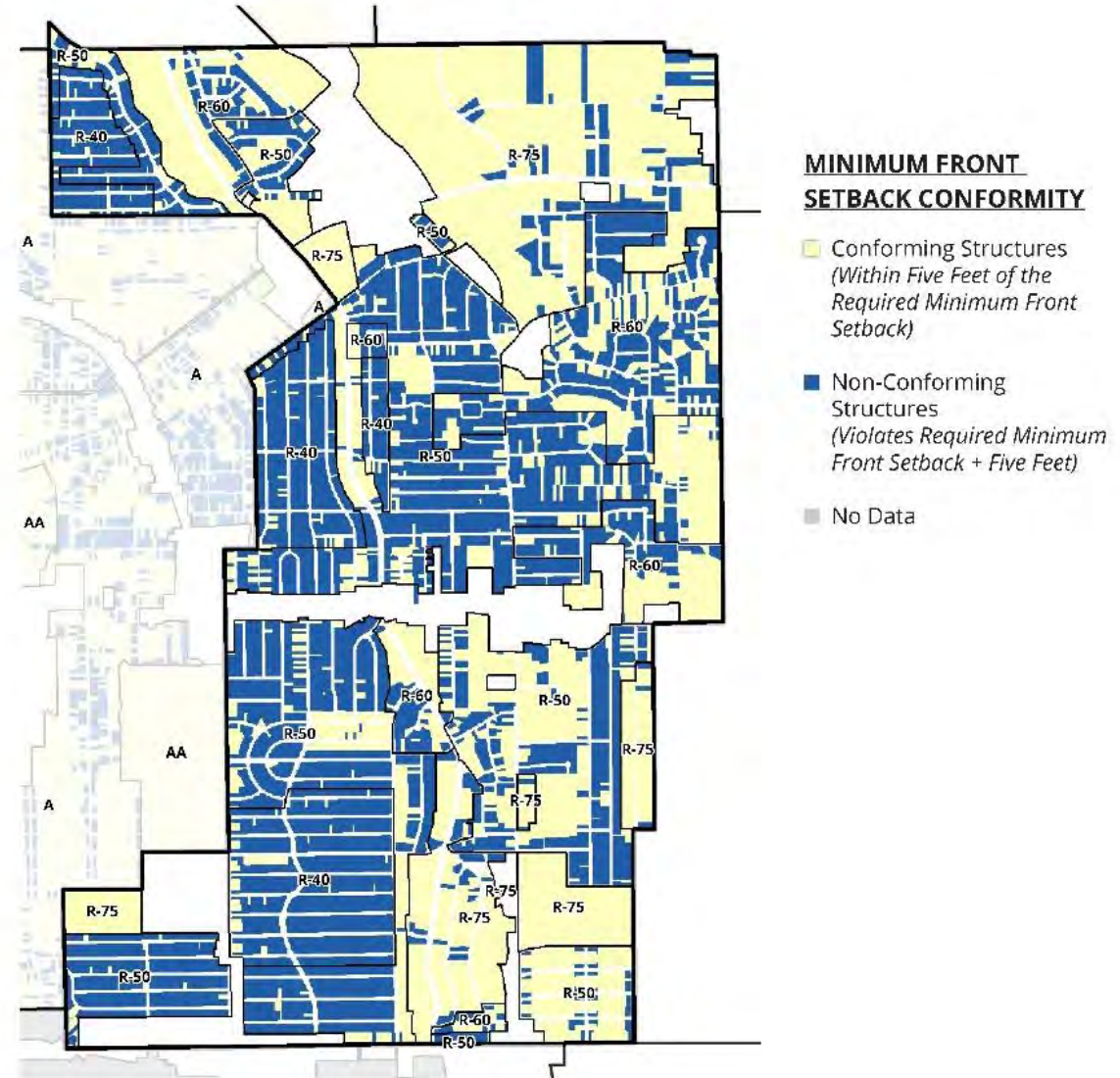
Approximately 73% of existing homes in South Euclid do not meet the front setback requirements of their zoning district.

This means new homes either require a variance to match existing setbacks or will be significantly further from the street than adjacent homes.

Front setbacks regulate the space between the front of the principal building and the edge of the right-of-way. They provide space to create a front yard.

South Euclid's current code requires front setbacks of 40 or 45 feet, depending on the zoning district. Using building footprint data, County Planning estimated the existing front setback of homes in the City.

Approximately 6,650 homes in South Euclid do not conform to front setback requirements. Within the R-40 district, 94% of homes are estimated to be closer to the street than what would be allowed by zoning.





Jennifer Kuzma

Director, Northeast Ohio First Suburbs Consortium

EUCLID

Zoning Changes

- Consolidating definitions and height and area regulations
- Permitting single-, two-, and three-family as well as townhouses in certain districts
- Reducing minimum lot size and width requirements
- Aligning front setbacks with existing homes

Current Status

- Under review by City staff

SOUTH EUCLID

Zoning Changes

- Streamlined chapters
- Added residential infill overlay district
 - Reduced minimum lot area and width requirements
 - Provided flexibility in yard sizes
 - Aligned front yard requirements
- Streamlined review and application process
- Developed design guidelines

Current Status

- Approved by Planning Commission
- Scheduled for City Council approval

BROOKLYN

Zoning Changes

- Reduced minimum lot width and size requirements
- Reduced front yard setbacks

Current Status

- Adopted by City

GARFIELD HEIGHTS

Zoning Changes

- Undertaking comprehensive zoning code rewrite

Current Status

- Consultant process underway

WARRENSVILLE HEIGHTS

Zoning Changes

- Made all nonconforming lots buildable even if it does not meet the area and width requirements

Current Status

- Adopted by City

MAPLE HEIGHTS

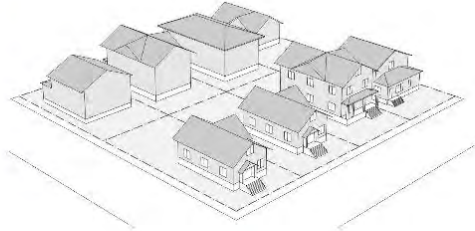
Zoning Changes

- Reduced minimum lot area and width requirements

Current Status

- Adopted by City

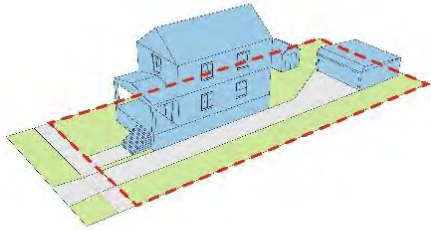
ZONING OVERLAY



EXPANDING PERMITTED USES:

The overlay district expressly permits both single-family and two-family dwellings, bringing existing two-family homes into conformity.

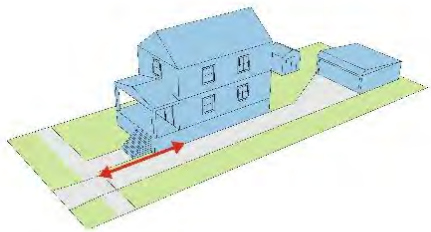
This update means two-family homes would be code compliant. This can reduce issues related to insurance, financing, resale, and maintenance of non-conforming two-family buildings.



RIGHT-SIZING LOT STANDARDS:

The overlay district reduces minimum lot sizes and widths for pre-existing lots.

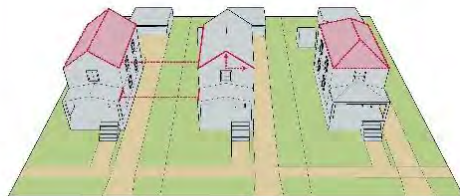
This change reduces the minimum lot size based on use and underlying base district. The updated lot standards bring more than 1,800 lots into code compliance, thereby reducing future variances.



RELAXING DEVELOPMENT STANDARDS:

The overlay district reduces front setbacks so that infill homes can match the existing character of the street.

The updated regulations allow front setbacks to match the median setback of the street or the average of adjacent properties. The overlay also reduces the required rear setback to 25 or 30 feet.



FORMALIZING DESIGN GUIDELINES:

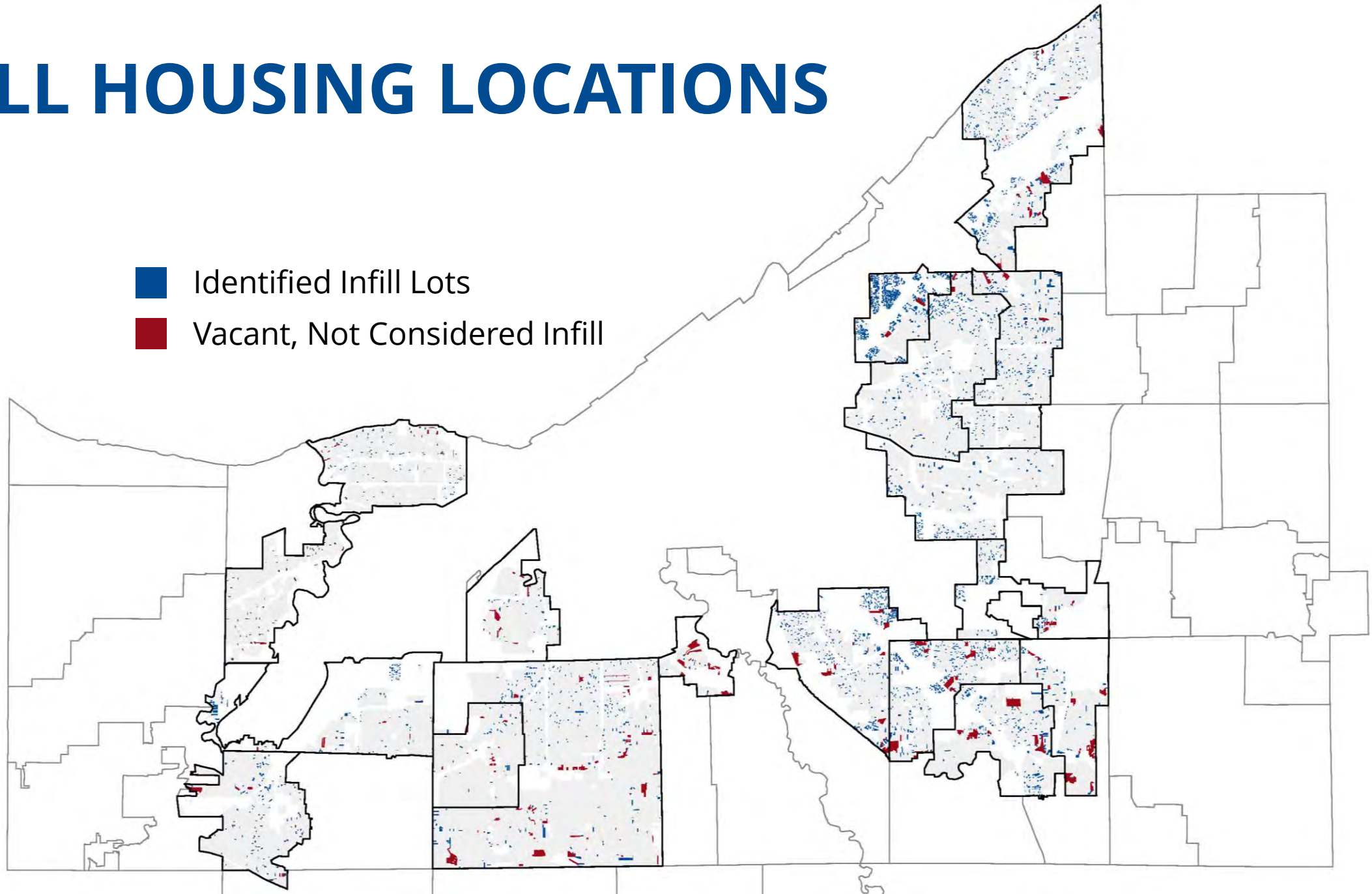
New code language formalizes design guidelines for new infill residential construction to ensure quality design.

The guidelines provide formal instruction to applicants concerning compatibility, massing and scale, architectural elements, windows and doors, materials, and roof design, among others.

Together, these and other changes to the Zoning Code would have reduced the need for variances for 4225 Wilmington Road.

INFILL HOUSING LOCATIONS

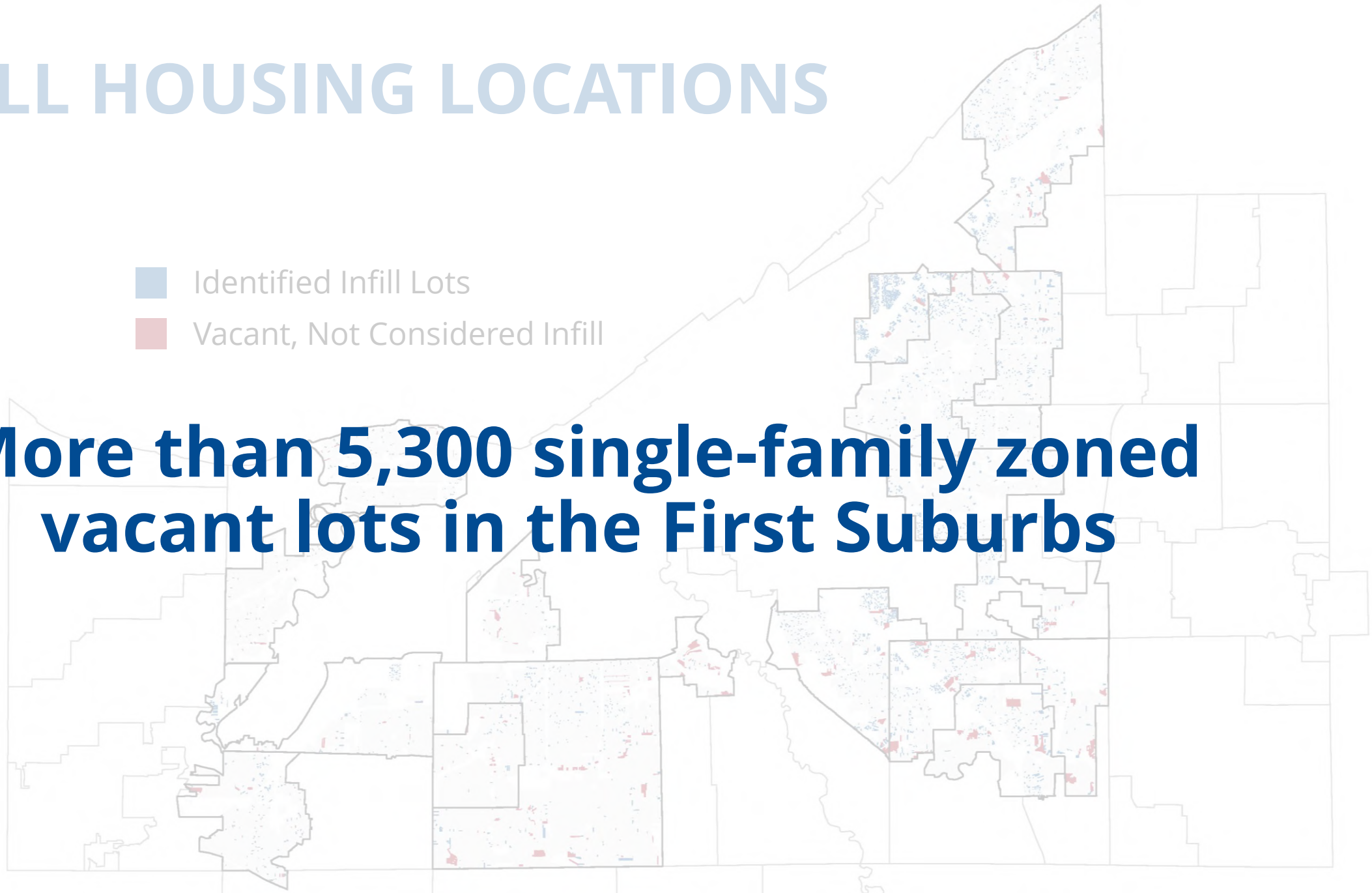
- Identified Infill Lots
- Vacant, Not Considered Infill



INFILL HOUSING LOCATIONS

- Identified Infill Lots
- Vacant, Not Considered Infill

More than 5,300 single-family zoned vacant lots in the First Suburbs



PANELISTS

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ZONING FOR GROWTH

PAVING THE PATH FOR
INFILL DEVELOPMENT

