



SECTION 5



FUTURE LAND USE

To guide the City's future development, the Future Land Use section describes the way that buildings and parcels should be used if developed or redeveloped.

WHAT'S IN THIS SECTION?

The section includes a short series of actions related to the City's land use decision-making process and Zoning Code.

The section also includes a Future Land Use map that displays the range of uses the community would like to see in the future. This also includes a description and picture of those uses.

Finally, the section has a map of proposed Walkable Character Areas. The map displays locations where an overlay zoning district is proposed to improve

development patterns that make the community more friendly to pedestrians, bicyclists, and transit-users.

HOW DO I USE IT?

The Future Land Use section outlines the way the City should grow and develop in the coming years. It should be used by the City, developers, and planners to consider future development proposals.

WHAT IS THE FUTURE LAND USE MAP?

The Future Land Use map displays the range of uses the community would like to see in the future. For instance, in areas displayed as Attached Single-Family, the community would like to see townhouses, duplexes, and other attached, single-family uses in the future.

The Future Land Use map differs from the Current Land Use map. The Current Land Use map displays the types of uses currently constructed on the land, while the Future Land Use map displays desired land uses. These land uses may differ.

Importantly, a Future Land Use designation that differs from current land use does not change any landowner's existing rights or outlaw any existing uses. The Future Land Use map is meant as a long-term vision for property uses and is meant to guide development over the next decade.

As an example, an existing single-family home that is displayed as multi-family on the Future Land Use map means that if the existing home is sold, it can be replaced with a higher-density apartment building. However, the home can also be maintained as a single-family home in perpetuity, so long as its use does not change.

HOW IS IT USED?

The Future Land Use map is generally used as a responsive tool for the City. Should a property owner desire to change their current type of land use, the City will consult the Future Land Use map to see if the proposed re-zoning would fit with the community's goals as outlined in the map and the future land use actions. The City can also initiate a property rezoning to match zoning to desired future land uses.

WHAT ARE THE DISTRICTS?

The Future Land Use map districts are displayed in the legend below the Future Land Use map. They are also described on the following pages with additional text descriptions and color coded images of a possible building associated with that use.

FUTURE LAND USE CATEGORIES

The following future land use categories correspond to the map on the previous page. The pictures and descriptions are meant to display the types of development envisioned in each zone.

Flickr user Tim Evanson



Detached Single-Family

Separated single-family, residential uses

County Planning



Attached or Multi-Family

Range of high-density options including townhouses and apartment buildings

Montgomery County Planning Commission



Detached or Attached Single-Family

Single-family, townhouses, and other attached, single-family residential uses

Flickr user Brett VA



Mixed-Use: Commercial + Retail

Commercial and retail in walkable buildings with upper-floor residential or offices

City of Cleveland Heights



Detached, Attached, or Two-Family

Single-family residential uses, two-family homes, or townhouses

Flickr user Brett VA



Planned Mixed-Use

Large-scale, planned mixed-use development areas

Ohio Development
Services Agency



Office or Multi-Family

Office buildings including medical office buildings, or multi-family residential

Cleveland.com



Institutional

Government or other non-profit-owned areas such as schools

Government or privately owned institutional spaces that do not have specific plans for closing or moving are shown on the map in blue. Should school closures, relocations, or other changes occur, the future land use of these parcels should remain in keeping with the goals of the Master Plan. Future uses should reinforce the style, character, and walkability of nearby areas.

City of Cleveland
Heights



Parks and Open Space

Parks, open spaces, and green spaces owned by the City or set aside by developers

FUTURE LAND USE ACTIONS

The actions below are used in conjunction with the maps on the following page to describe improvements to the City's Zoning Code and approval process to assist in accomplishing the Community's Vision.

ACTION 1: USE THE FUTURE LAND USE MAP TO GUIDE ZONING DECISIONS

The Future Land Use map describes the type of land uses the City wants to see in the future. The map does not change any existing zoning or remove any existing development rights. Rather, it displays the community's priorities for new development should proposals surface.

The map should be consulted when development proposals are submitted to ensure they reflect the community's desires. The Future Land Use map is displayed on page 109. Each future land use type is linked to existing or proposed zoning code categories, as described on page 110.

ACTION 2: REVIEW AND UPDATE THE CITY'S ZONING ORDINANCE TO CODIFY WALKABILITY IN THE CITY'S BUSINESS DISTRICTS AND OFFICE CORRIDORS

The City's business districts and office corridors have a variety of zoning districts with various setback requirements, height requirements, design features, and other regulations. Even among business districts, regulations could vary from one side of the street to the other.

To streamline and standardize development and to codify walkability standards in the City's business districts and office corridors, the City's existing requirements

should be reviewed and updated to require consistent, walkable designs.

Improvements for business districts standards should, at minimum, consider the following:

- Maximum front and side setbacks
- Lower parking requirements
- Parking in the rear or side of buildings
- Facade design and articulation
- Minimum area, size, and placement of windows
- Pedestrian entrances
- Design standards and materials
- Minimum building heights
- "Active" first-floor uses, such as retail

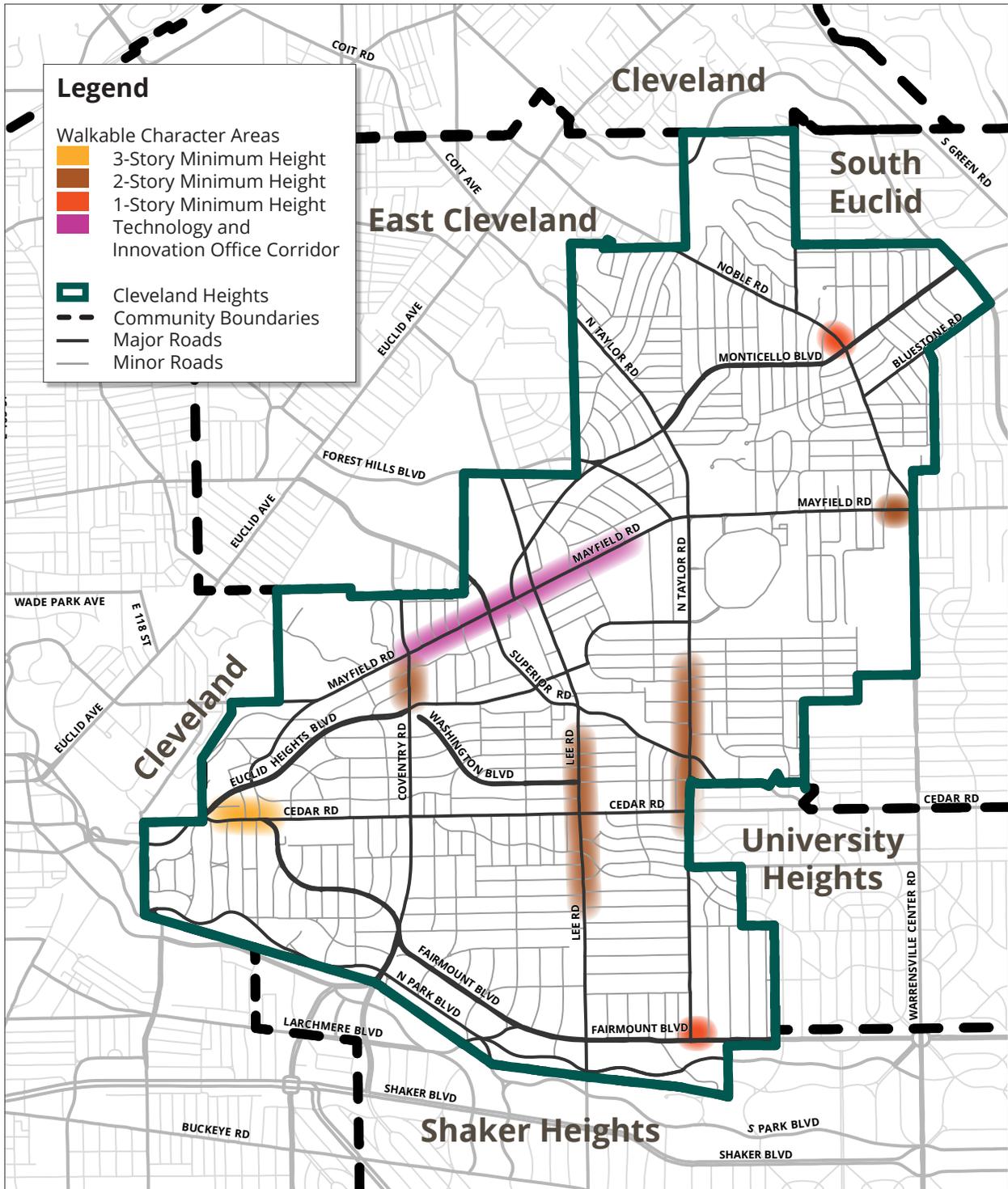
The City should review its existing districts and update the requirements to create standard criteria, with the exception of minimum building heights. The standards for minimum building heights should be adjusted based on various business district types, as displayed on page 113.

While requirements in the City's business districts should be streamlined and standardized, the standards for office districts should also be developed to facilitate the development of a walkable office corridor along Mayfield Road. These standards as well as allowable uses should be reviewed as part of this process.

ACTION 3: UPDATE THE CITY'S MULTI-FAMILY ZONING DISTRICT REGULATIONS

The City's existing multi-family zoning districts have deep setbacks, low densities, and excessive parking requirements that make the development of walkable, dense

Map 22 Height Districts and Character Areas



apartment buildings inconsistent with existing regulations.

In order to facilitate the construction of walkable buildings consistent with the character of existing multi-family structures, the multi-family district regulations should be updated. New regulations should require walkable features such as front doors, bicycle parking, and low setbacks while providing relief from excessive parking requirements or stringent height regulations.

ACTION 4: UPDATE THE CITY'S TWO-FAMILY ZONING REGULATIONS

The City's two-family neighborhoods have zoning regulations that do not match the reality of developable parcels in the neighborhood. For instance, the minimum lot size in the two-family zoning district is 7,500 square feet but parcels in the North Coventry area are approximately 5,500 square feet, and the minimum lot width at building line is set at 60 feet but most parcels are approximately 40 feet at the building line.

Zoning regulations should be updated to make development in the two-family district realistic and legal. This should include lowering the minimum lot size and width to better match existing parcels, and reviewing setbacks and minimum floor area per dwelling unit requirements.

ACTION 5: CONSIDER ALLOWING MULTI-FAMILY REZONINGS IN AREAS ADJACENT TO BUSINESS DISTRICTS ON A CASE-BY-CASE BASIS

The Future Land Use map includes many single-family districts directly adjacent to business districts.

Single-family neighborhoods should be protected from encroachment by other uses; however, allowing multi-family rezonings in parcels directly adjacent to business districts if those single-family homes become dilapidated, are demolished, or are aggregated into larger development areas should be considered.

Clear development guidelines should be outlined such as screening and appropriate buffers to protect nearby single-family homes from any negative effects, but rezoning these areas on a case-by-case basis should be considered.

ACTION 6: REVIEW AND CONSIDER REGULATIONS ALLOWING ALTERNATIVE LIVING ARRANGEMENTS

The City's regulations do not allow certain types of living arrangements such as accessory dwelling units. The City should review its regulations and consider changes that allow different types of units such as accessory dwelling units or more intensive live-work areas.

In considering such units, the City should ensure no negative impacts on the nearby neighborhood.

ACTION 7: UPDATE SINGLE-FAMILY ZONING REGULATIONS FOR SMALL LOT NEIGHBORHOODS AND ALLOW HOMES TO BE BUILT WITH SMALLER SQUARE FOOTAGE

The single-family regulations state that a code conforming lot is 7,500 square feet and 50 feet wide at the building line. Many single-family parcels have less than 5,000 square feet and are only 40 feet wide at the building line.

In addition, the average household size is decreasing and number of single-person households is increasing in Cleveland Heights, yielding a need for smaller housing units.

Zoning regulations should be updated to make development of smaller single-family dwellings realistic and legal. This should include lowering the minimum lot size and width to better match existing parcels, and reviewing setbacks and minimum floor area per dwelling unit requirements. This will allow the development of housing on existing lots as well as allow the construction of smaller units that can better fit the needs of modern households.

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