



# **SINGLE-FAMILY ZONING ANALYSIS**

## **PHASE ONE**

Northeast Ohio First Suburbs Consortium

6/3/21

# INTRODUCTIONS

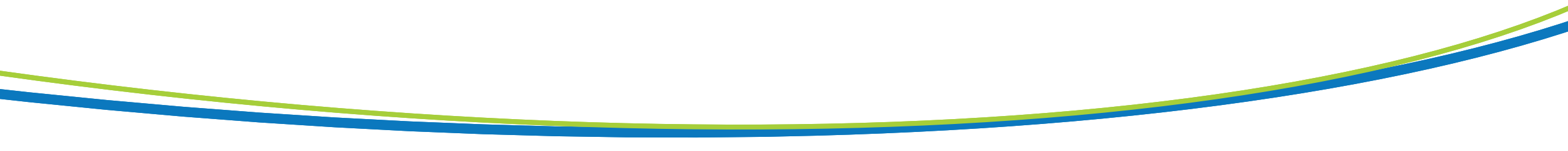
- County Planning
    - Mary Cierebiej, AICP, Executive Director
    - Patrick Hewitt, AICP, Planning Manager, Strategy & Development
    - Daniel Meaney, GISP, Manager, Information & Research
    - Rachel Novak, AICP, Planner
    - Kevin Leeson, Planner
    - Robin Watkins, GIS Specialist
    - Laura Mendez Ortiz, Planning Intern
- 
- Decorative wavy lines in blue and green at the bottom of the slide.

# OUR MISSION

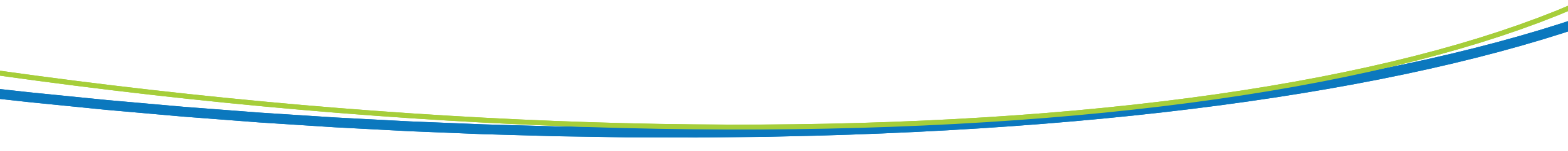
// To inform and provide services  
in support of the short and long term **comprehensive  
planning, quality of life, environment, and economic  
development** of Cuyahoga County and its cities, villages and  
townships. //

Decorative wavy lines in blue and green at the bottom of the slide.


# AGENDA

- Project Goals & Process
  - Regional and First Suburbs Trends
  - Task 1: Single-Family Infill Housing Overview
  - Task 2: Zoning District Identification & Review
    - Single-Family District Profiles
    - Survey of Communities
  - Next Steps
- 
- The bottom of the slide features two decorative wavy lines. The top line is a light green color, and the bottom line is a medium blue color. Both lines start on the left, dip slightly, and then rise towards the right, creating a modern, flowing aesthetic.

# PROJECT GOALS & PROCESS



# PROJECT GOALS

- **1:** Identify issues within zoning regulations that can make constructing desired infill housing difficult or cost-ineffective
  - **2: (future)** Outline best practices for improving zoning regulations to make infill more practicable
  - **3: (future)** Write codified ordinances to address issues and adopt best practices
  - **4: (future)** Track infill housing construction over time
- 



# MISSING TEETH & INFILL HOUSING



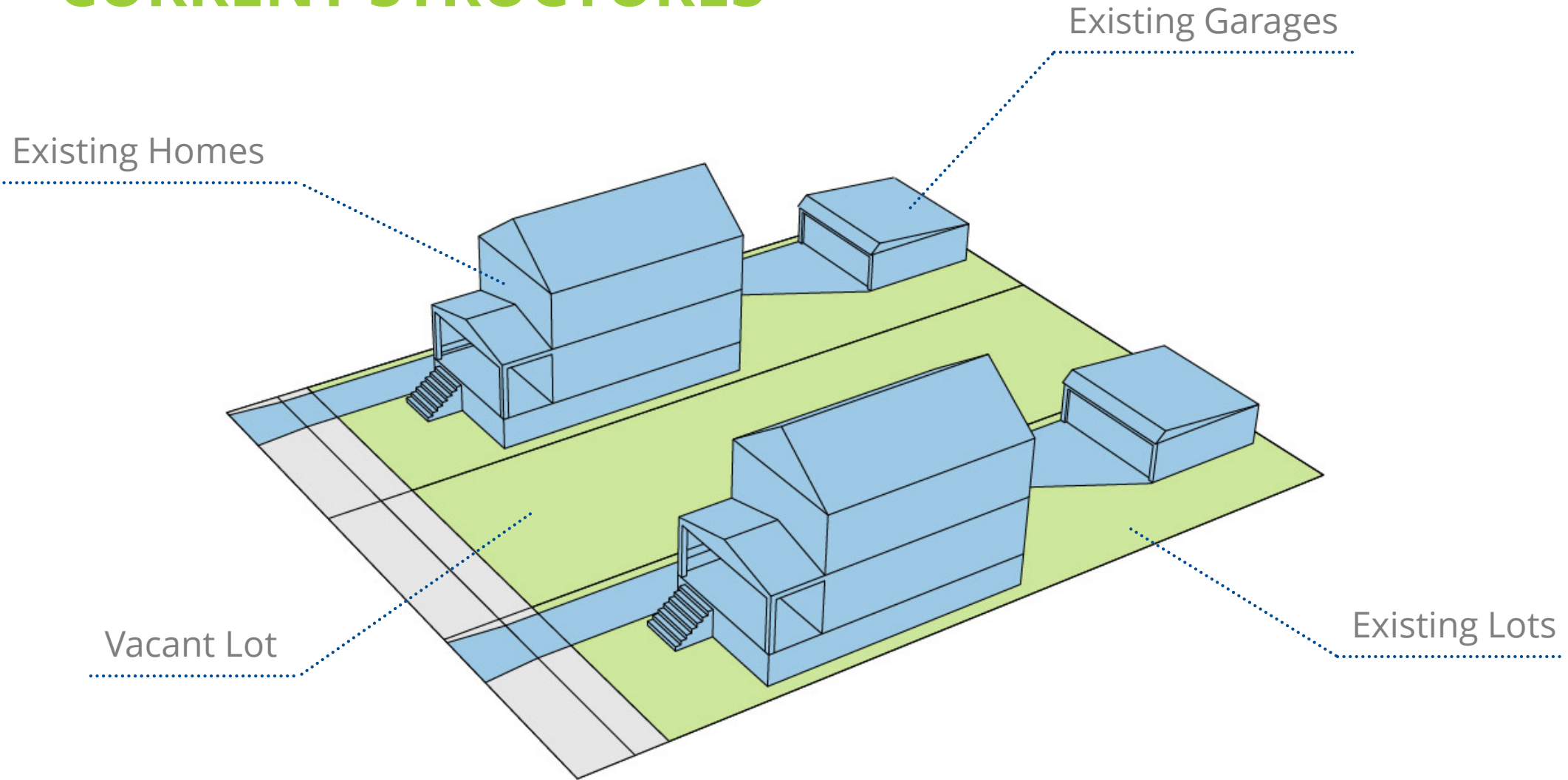


# MISSING TEETH & INFILL HOUSING

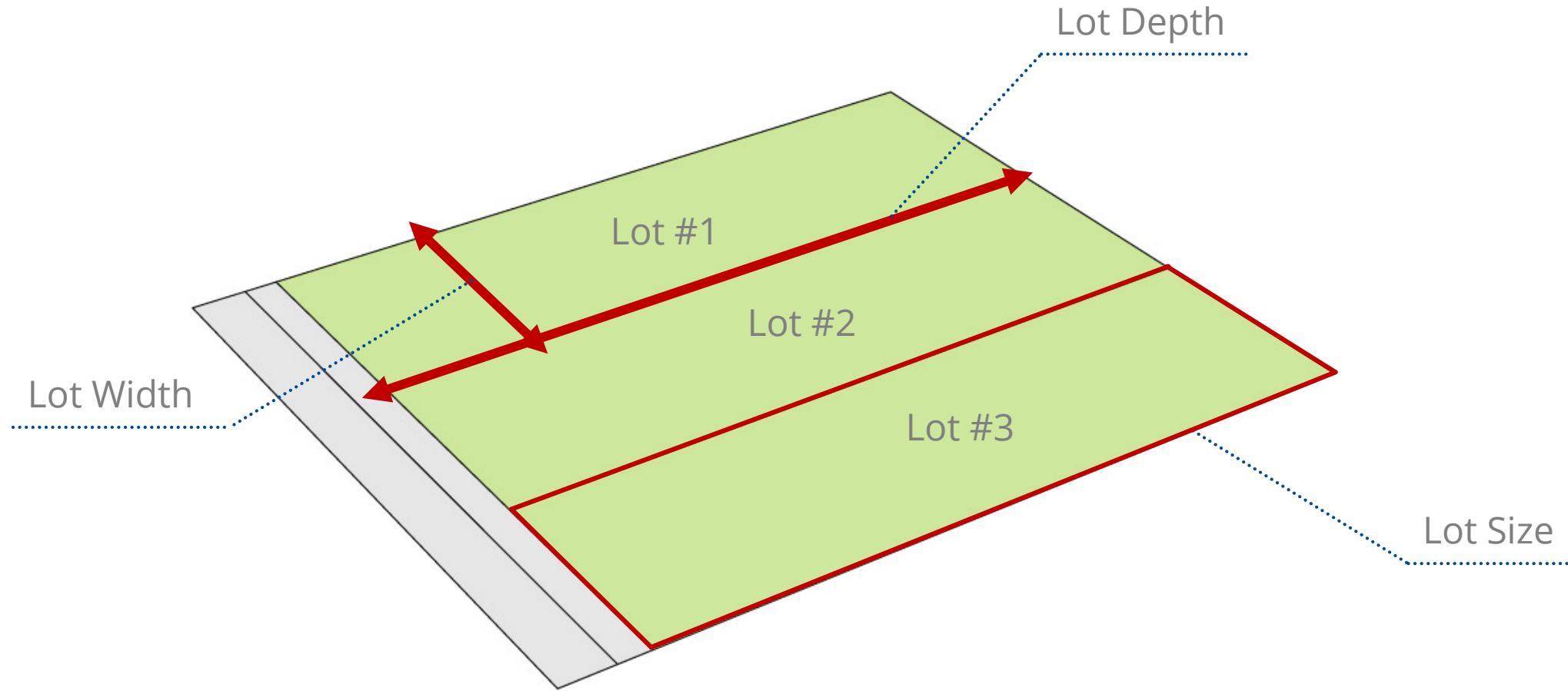




# CURRENT STRUCTURES



# CURRENT LOTS

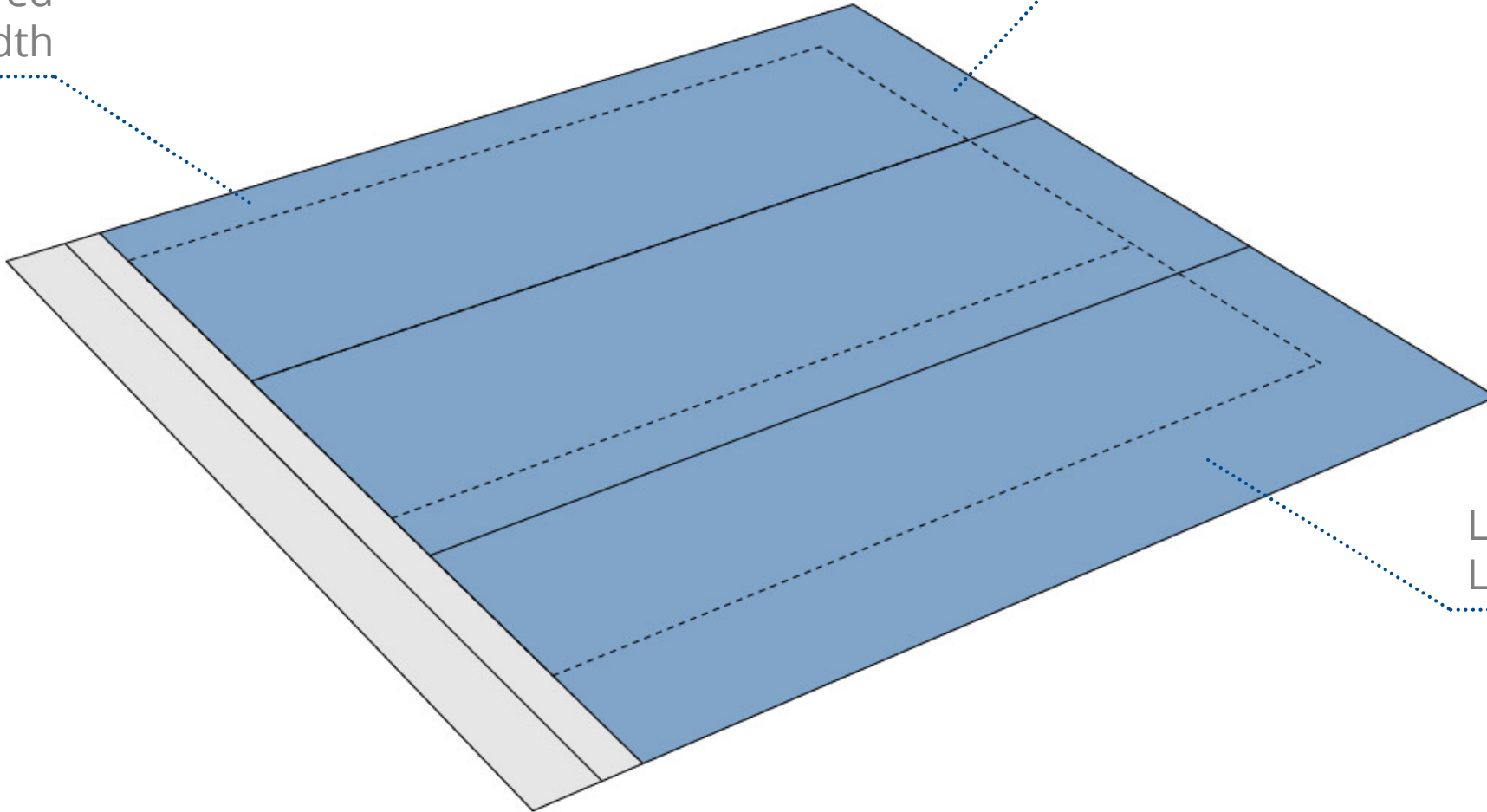


# ZONING LOT REQUIREMENTS

Wider Required  
Lot Width

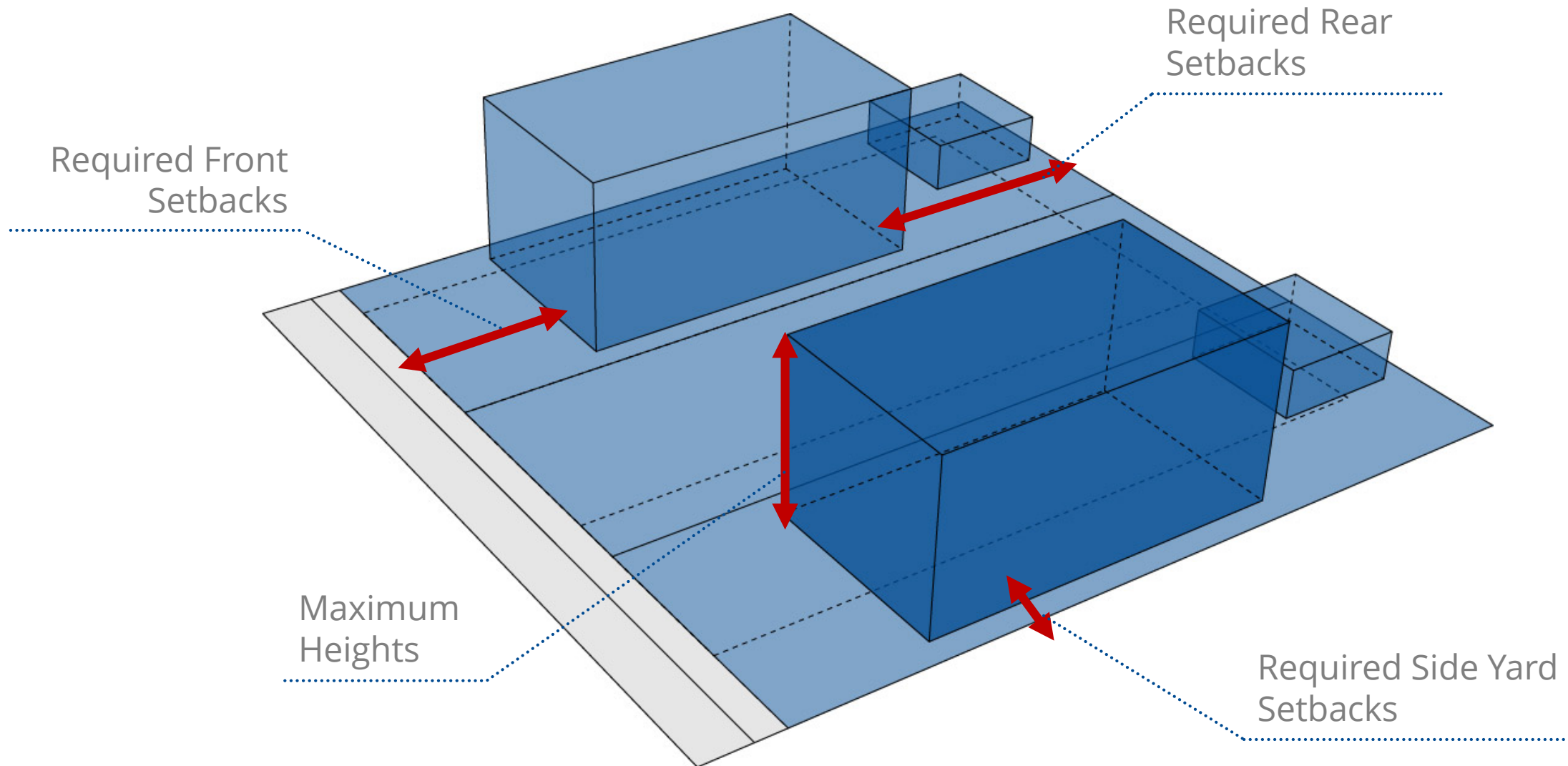
Deeper Required  
Lot Depth

Larger Required  
Lot Size



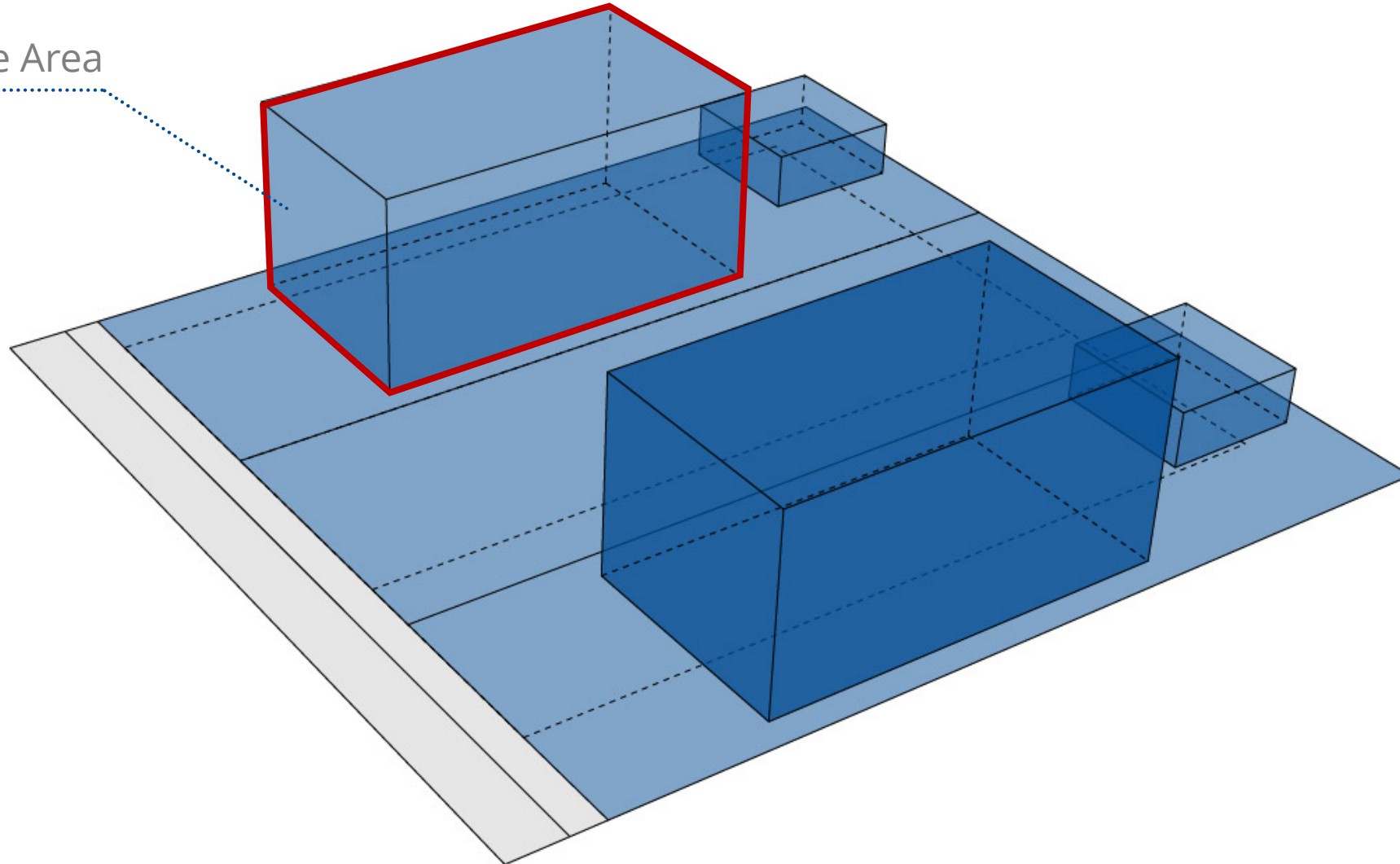


# ZONING STRUCTURE REQUIREMENTS

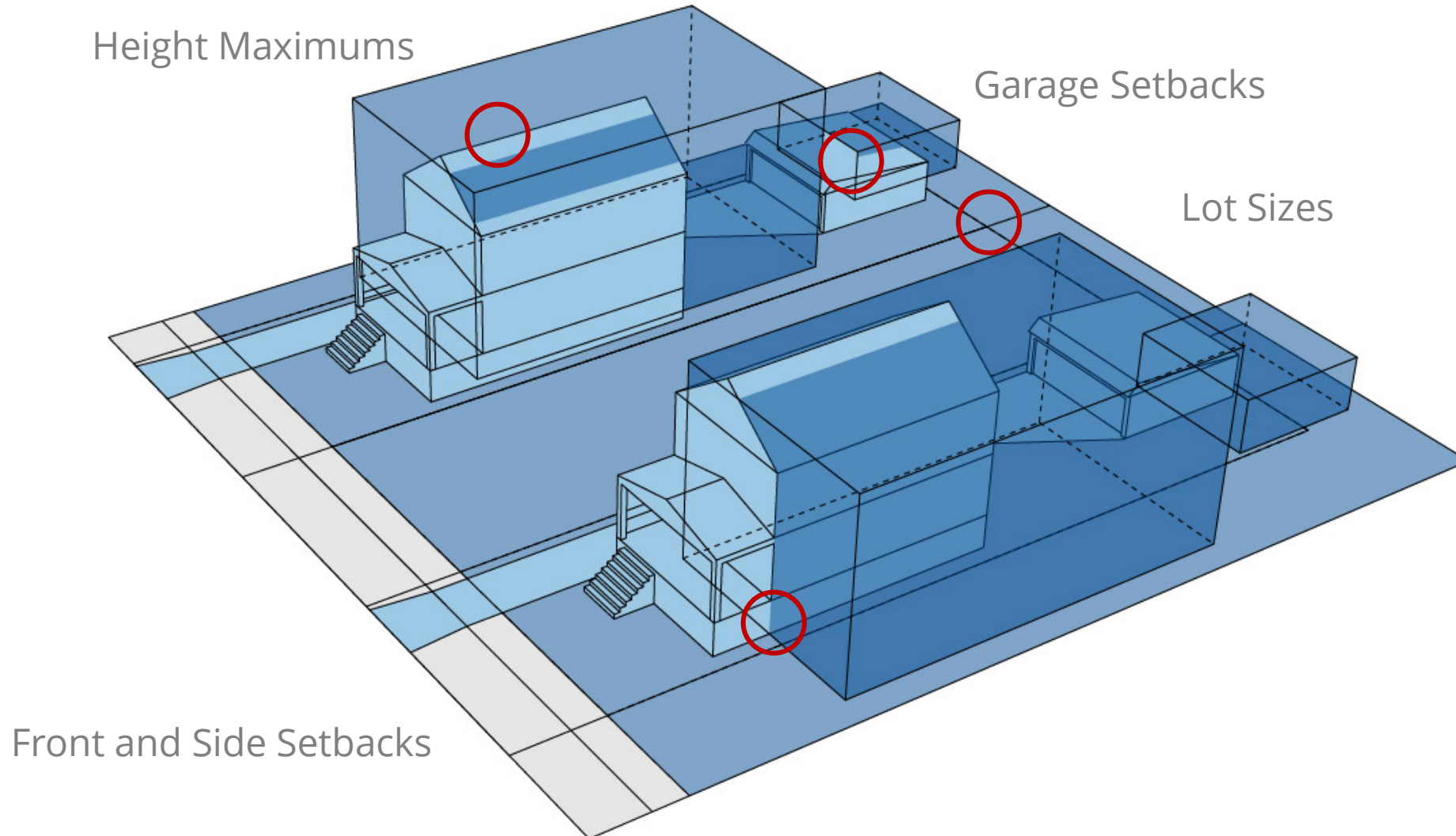


# ZONING STRUCTURE REQUIREMENTS

Buildable Area

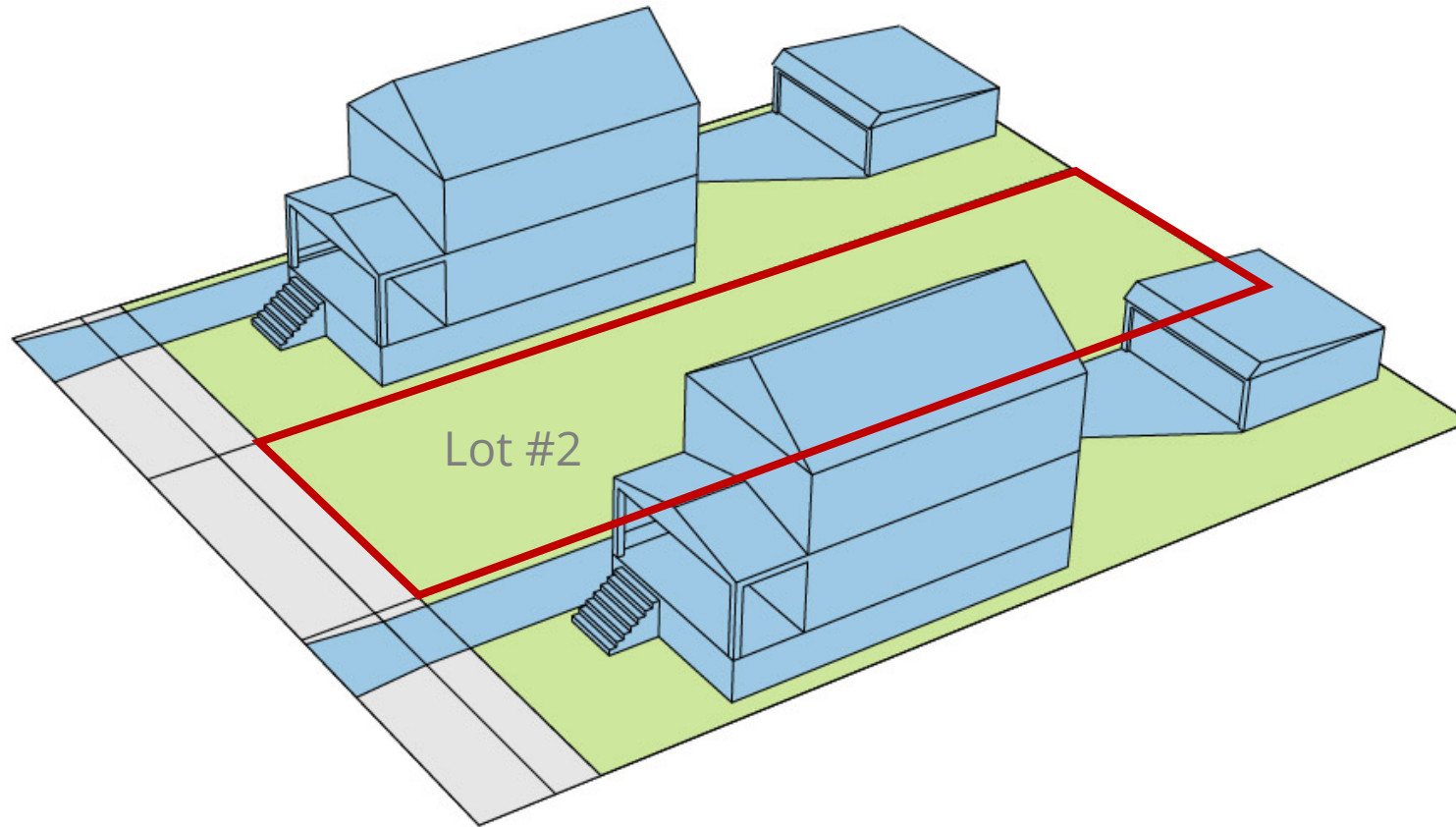


# REGULATORY INCONSISTENCIES





# ISSUES FOR INFILL HOUSING



# PROJECT PROCESS



## Project Initiation and Infill Housing Overview

Understand infill housing trends in the First Suburbs



## Zoning District Identification and Review

Gather and categorize lot/structure regulations into comparable chart



## Lot Review and Regulations Comparison

Compare lot/structure regulations to existing lots/structures



## Single-Family Infill Opportunities Review

Identify infill lots for potential new construction



## Full Document

Combine previous work into final document

# PROJECT PROCESS

April - May



## Project Initiation and Infill Housing Overview

- Project Management and Introduction
- Single-Family Infill Housing Overview
  - Sales prices, demolitions, building permits, housing metrics, and abatements



# PROJECT PROCESS

May - August



## Zoning District Identification and Review

- Initial Profiles of Single-Family Zoning for First Suburbs Communities
  - Gather codes/maps and identify “Single-Family Districts”
  - Analyze codes for lot/structure regulations—setbacks, heights, lot coverage—to develop profiles
  - Build permit approval process diagrams
- Survey of Participating First Suburbs Communities
  - Issues, opportunities, concerns, common variances, need for changes
  - Hold community interviews based on profiles and survey

# PROJECT PROCESS

June - September



## Lot Review and Regulations Comparison

- Analysis of Existing Lots/Structures against Zoning
  - Gather existing lot/structure data using GIS
  - Compare existing lot/structure data against lot/structure zoning regulations
    - Would you easily be able to build current or desired housing using existing regulations?

# PROJECT PROCESS

August -  
November



## Single-Family Infill Opportunities Review

- Analysis of Single-Family Infill Opportunities
  - Determine infill opportunity metrics
  - Map infill opportunities and identify ownership



# PROJECT PROCESS

September -  
November



## Full Document

- Full Document
  - Single-Family Infill Housing Overview
  - Zoning District Identification and Review
  - Lot Review and Regulations Comparison
  - Single-Family Infill Opportunities Review

# PROJECT PROCESS



Project  
Initiation and  
Infill Housing  
Overview

April – May

FS: Early June



Zoning District  
Identification  
and Review

May – August



Lot Review and  
Regulations  
Comparison

June – Sept

FS: TBD



Single-Family  
Infill  
Opportunities  
Review

August – Nov

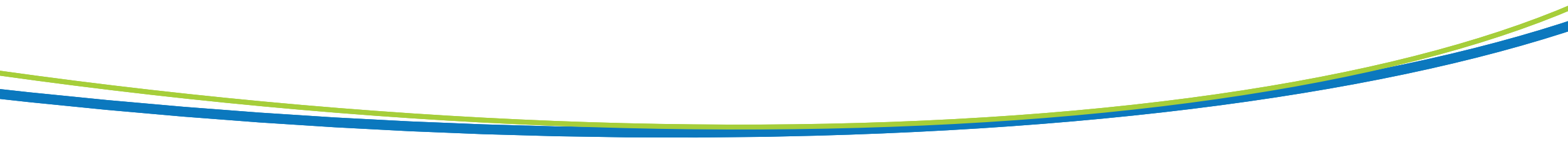
FS: TBD



Full Document  
and Project  
Close Out

Sept – Nov

# REGIONAL & FIRST SUBURBS TRENDS

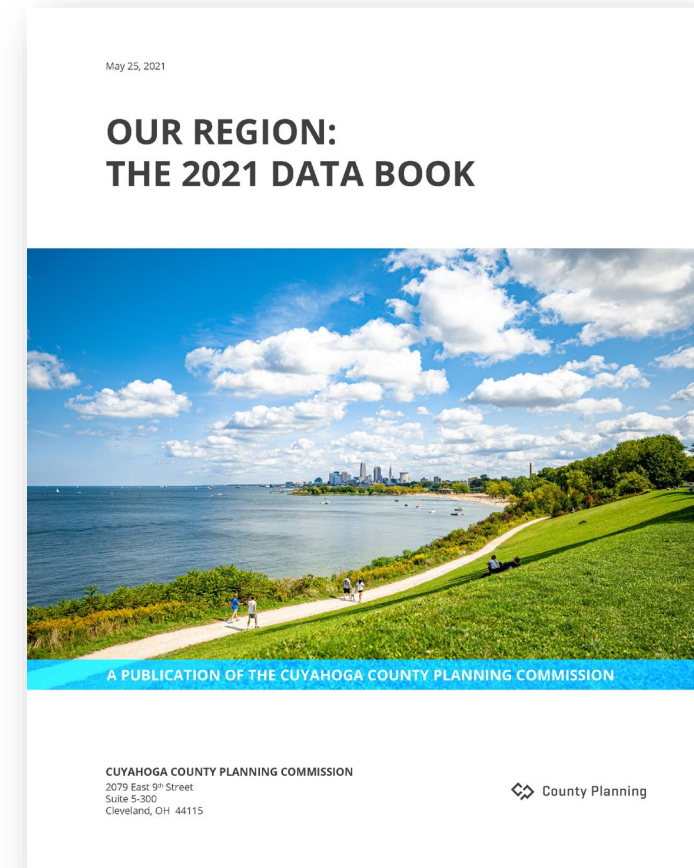


# REGIONAL & FIRST SUBURBS TRENDS

## OUR REGION: THE 2021 DATA BOOK

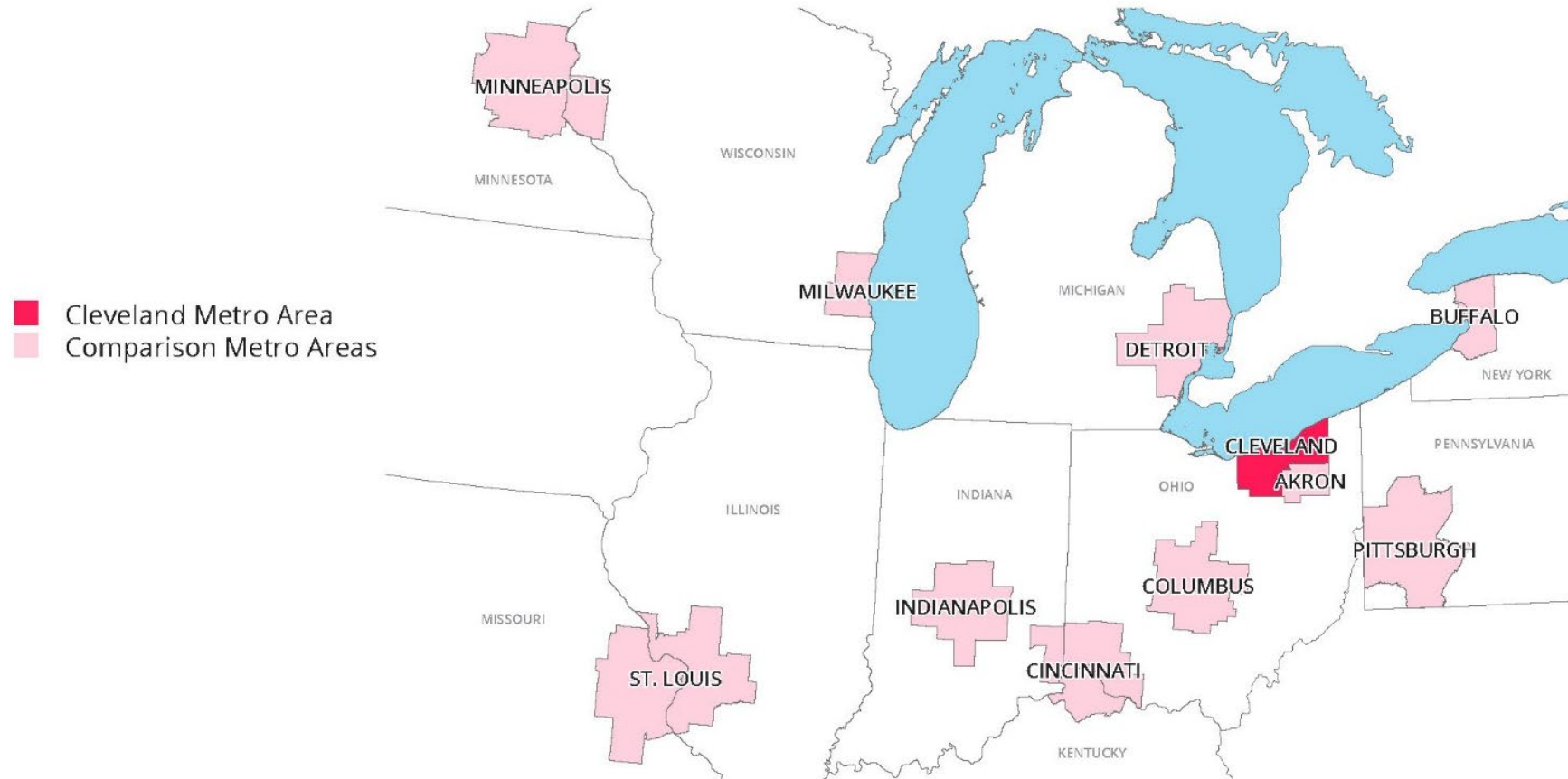
### Data Book Overview

- First in a new regional series of data books
- Tracks the progress of our five-county region against ten peer metro areas
- Purpose of the data book
  - Assists in understanding regional metrics
  - Provides recent data in an accessible format
  - Updated regularly
- [www.CountyPlanning.us/Databook](http://www.CountyPlanning.us/Databook) (coming July 2021)



# REGIONAL & FIRST SUBURBS TRENDS

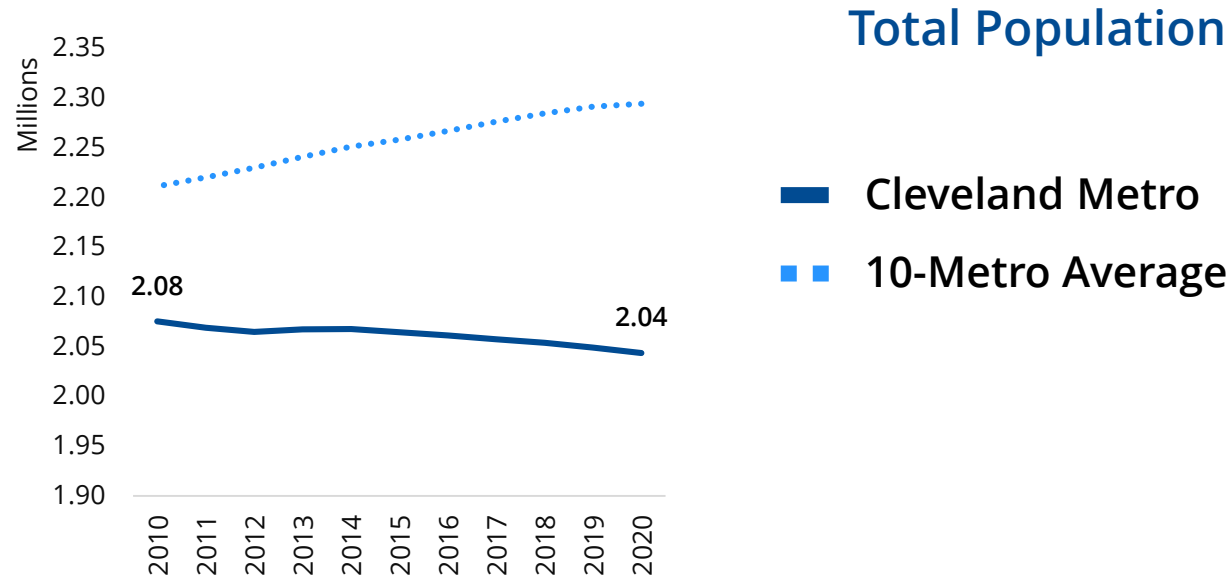
## OUR REGION: THE 2021 DATA BOOK





# REGIONAL & FIRST SUBURBS TRENDS

## POPULATION CHANGE

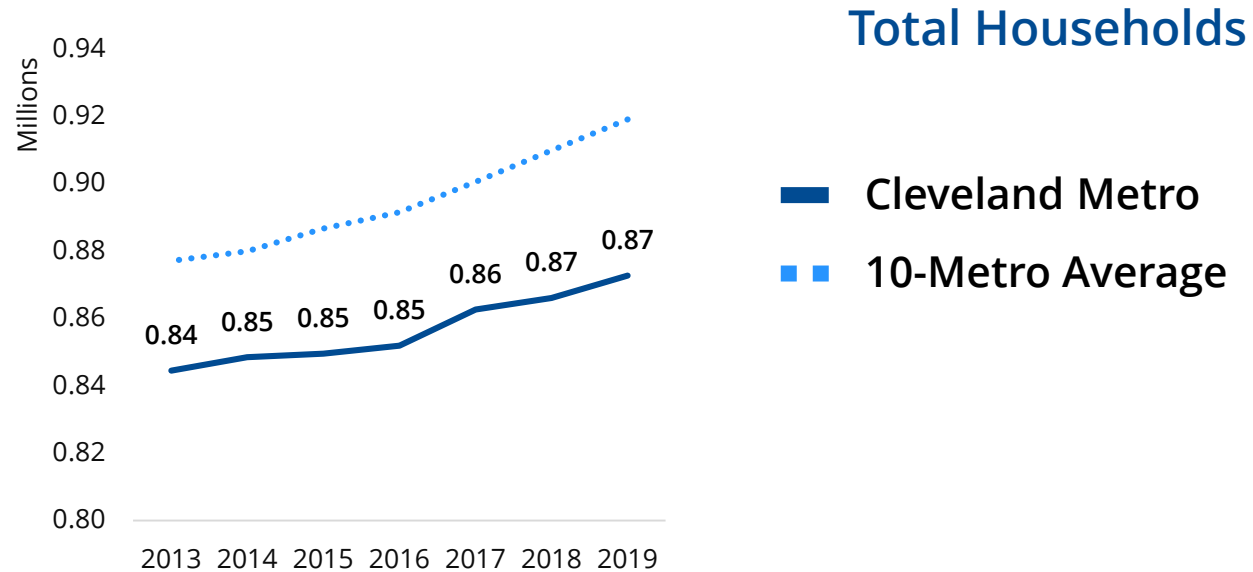


	2010	2020	% Chng
Cleveland Metro	2,075,476	2,043,807	-1.5%
10-Metro Average	2,211,401	2,294,397	+3.8%

Source: County Planning Data Book; U.S. Census Bureau, PEP

# REGIONAL & FIRST SUBURBS TRENDS

## HOUSEHOLD CHANGE

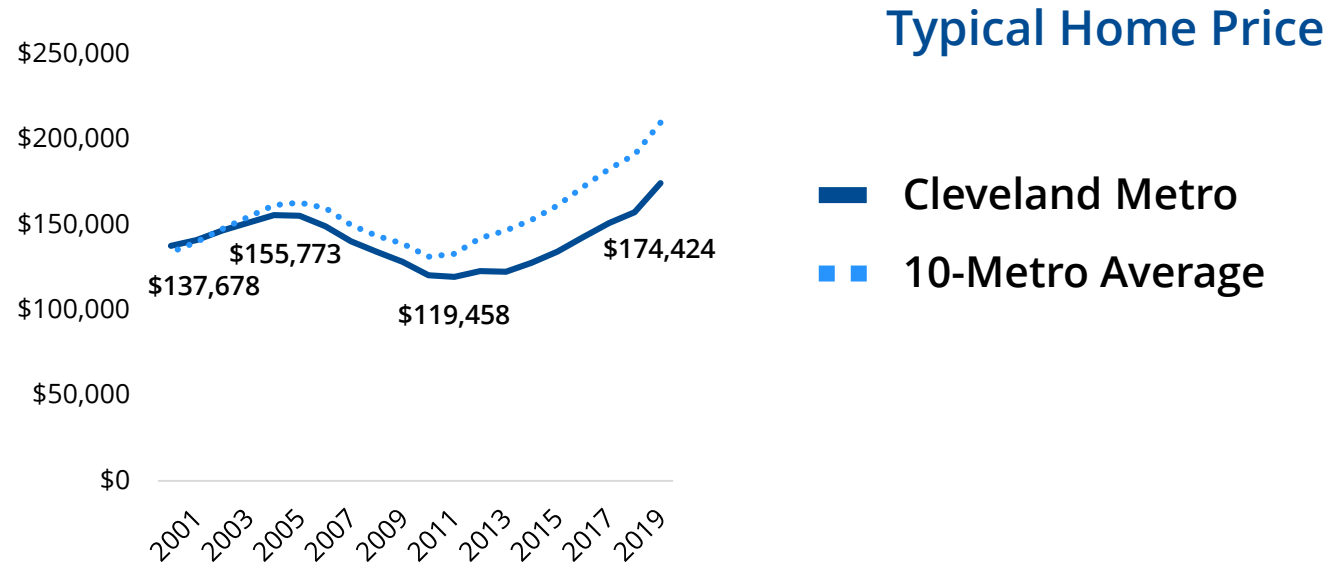


	2013	2019	% Chng
Cleveland Metro	844,428	872,626	+3.3%
10-Metro Average	877,004	919,012	+4.8%

Source: County Planning Data Book; U.S. Census Bureau, ACS

# REGIONAL & FIRST SUBURBS TRENDS

## TYPICAL HOME PRICE CHANGE

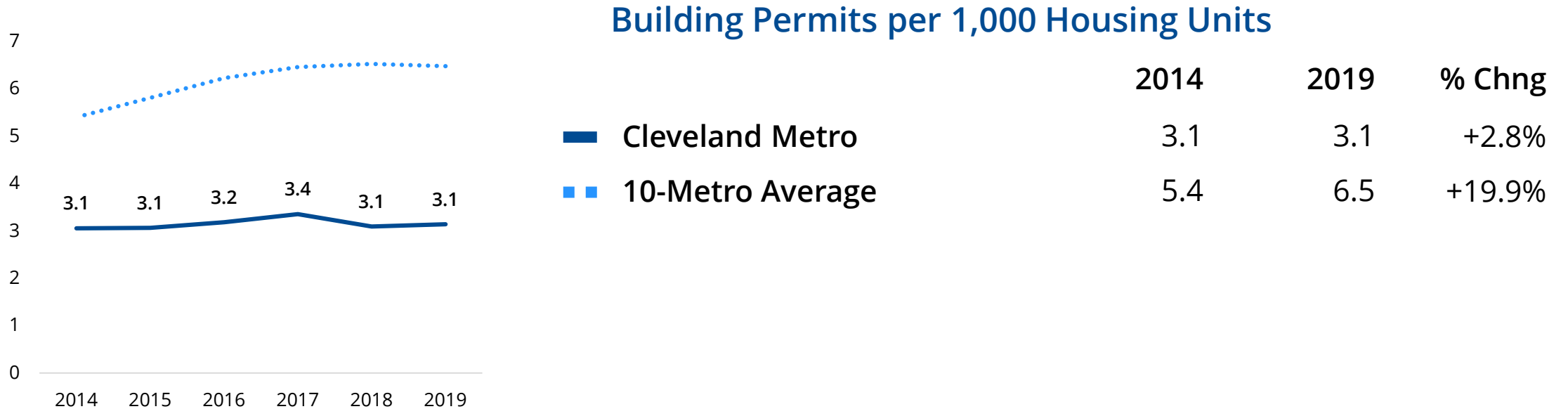


	2010	2019	% Chng
Cleveland Metro	\$120,396	\$174,424	+44.9%
10-Metro Average	\$131,383	\$209,905	+59.8%

Source: County Planning Data Book; Zillow

# REGIONAL & FIRST SUBURBS TRENDS

## BUILDING PERMIT CHANGE



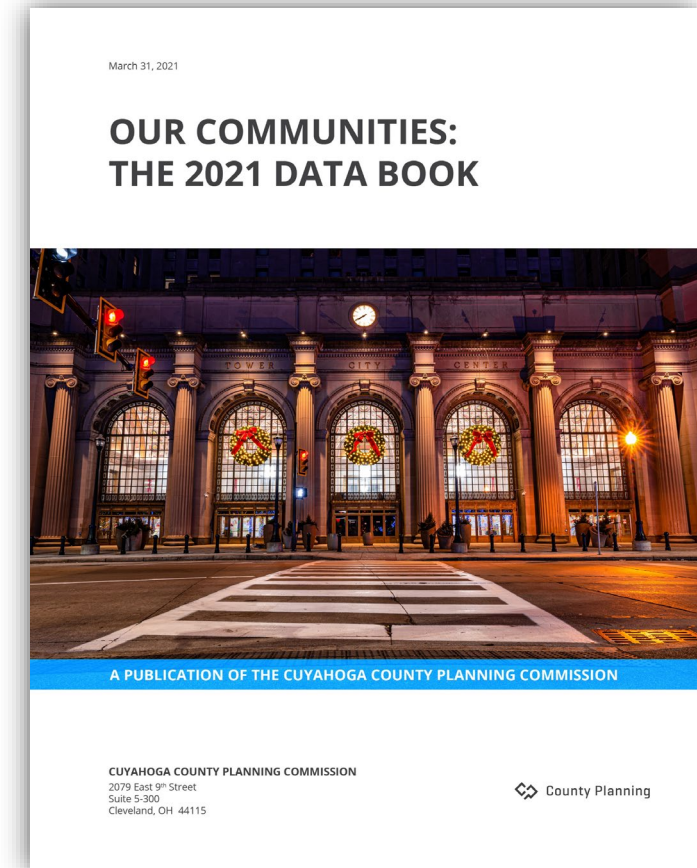
Source: County Planning Data Book; U.S. Census Bureau, BPS

# REGIONAL & FIRST SUBURBS TRENDS

## OUR COMMUNITIES: THE 2021 DATA BOOK

### Data Book Overview

- Second in an annual series of data books
- Insights into the communities that comprise Cuyahoga County
- [www.CountyPlanning.us/Databook](http://www.CountyPlanning.us/Databook)





# REGIONAL & FIRST SUBURBS TRENDS

## OUR COMMUNITIES: THE 2021 DATA BOOK

### ECONOMY INTERNET ACCESS

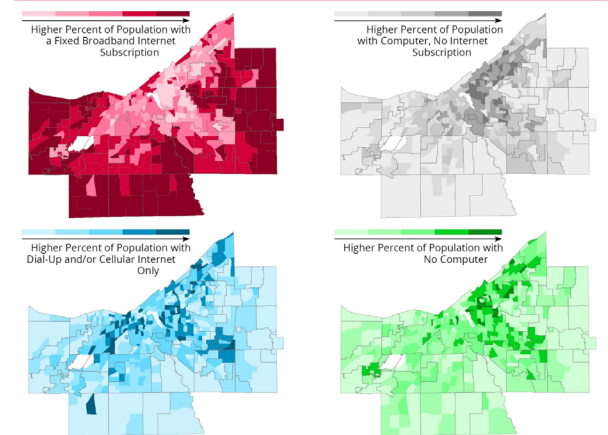
The Census Bureau asks respondents about the presence of a computer and type of internet subscription for the population in households. A computer includes a desktop, laptop, smartphone, tablet, or some other type of computer.

- **Fixed Broadband Internet Subscription:** has cable, fiber optic, DSL, or satellite internet subscription
- **Dial-Up and/or Cellular Internet Subscription Only:** has dial-up internet subscription and/or cellular data plan, without a fixed broadband internet subscription
- **With Computer, No Internet Subscription:** has computer in the home but no internet subscription
- **No Computer:** no computer in the home

#### INTERNET ACCESS, 2019 U.S. Census Bureau, ACS 2019 5-Year Estimates, B28008

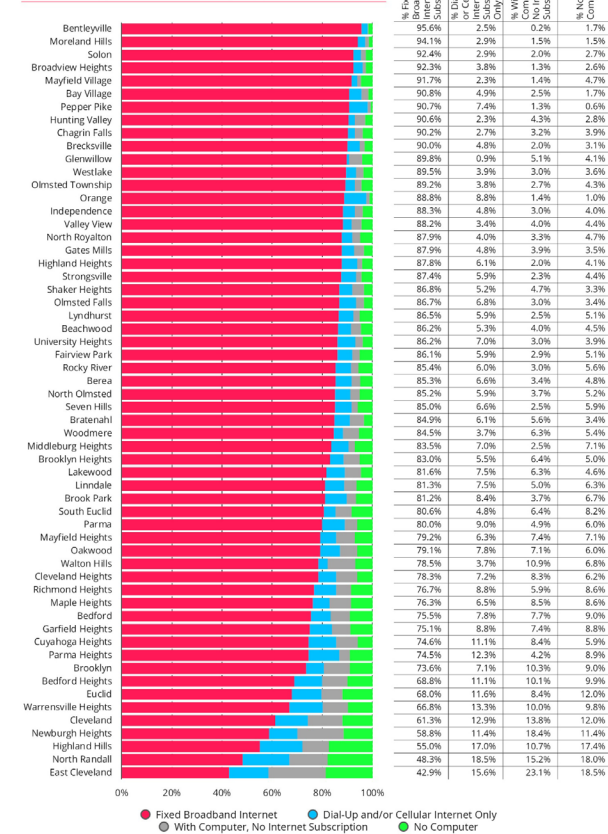
	% Fixed Broadband Internet Subscription	% Dial-Up and/or Cellular Internet Subscription Only	% With Computer, No Internet Subscription	% No Computer
State of Ohio	76.7%	9.8%	6.4%	7.1%
Cle. Metro Area	77.4%	8.1%	7.3%	7.3%
Cuyahoga County	75.3%	8.9%	7.9%	7.9%
City of Cleveland	61.3%	12.9%	13.8%	12.0%
Inner Ring Suburbs	76.8%	8.6%	7.0%	7.6%
Outer Ring Suburbs	87.4%	5.1%	3.0%	4.4%

#### INTERNET ACCESS, CENSUS TRACTS, 2019 U.S. Census Bureau, ACS 2019 5-Year Estimates, B28008



\*Areas in white do not have data

#### INTERNET ACCESS, CUYAHOGA COMMUNITIES, 2019 U.S. Census Bureau, ACS 2019 5-Year Estimates, B28008

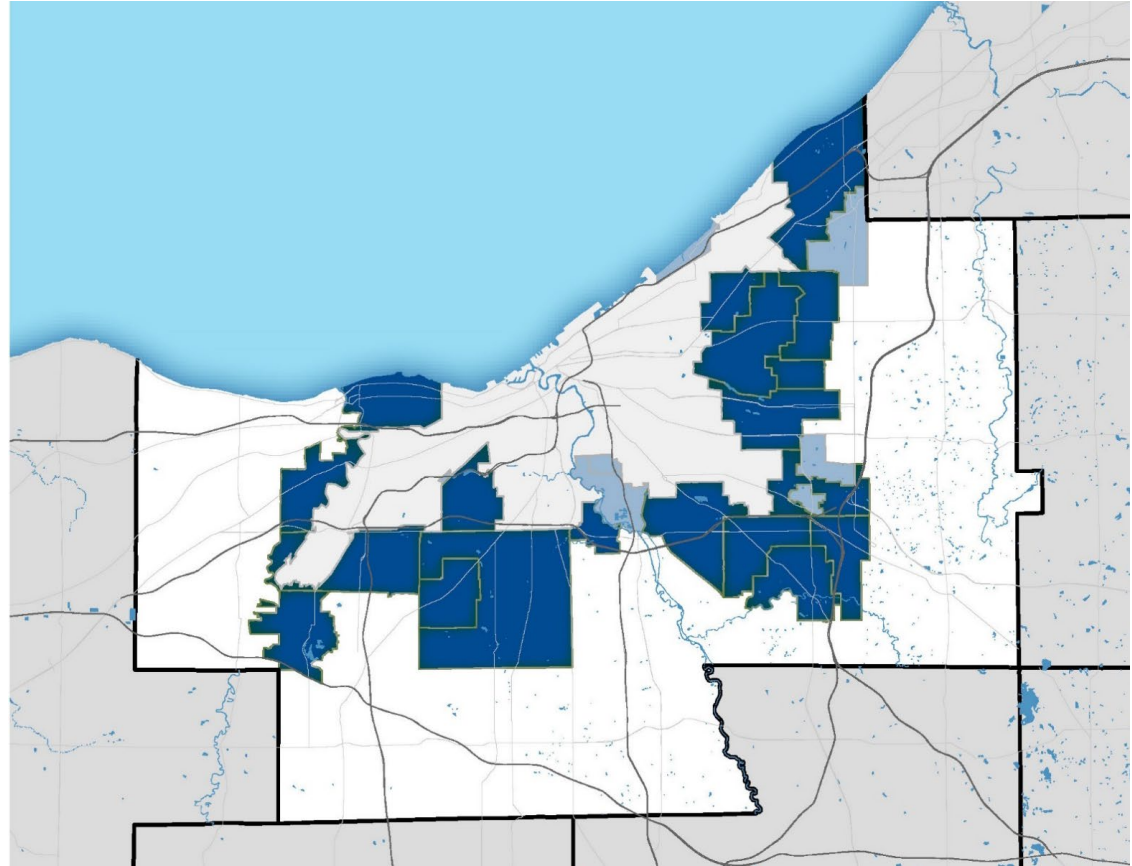


# REGIONAL & FIRST SUBURBS TRENDS

## OUR COMMUNITIES: THE 2021 DATA BOOK

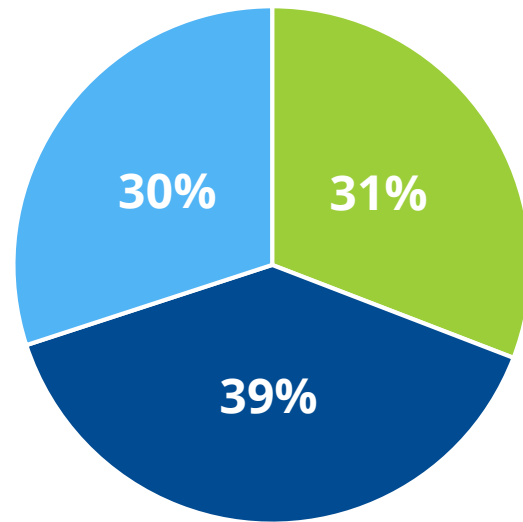
### Inner Ring & First Suburbs

- Inner Ring: 26 Communities
- First Suburbs: 19 Communities



# REGIONAL & FIRST SUBURBS TRENDS

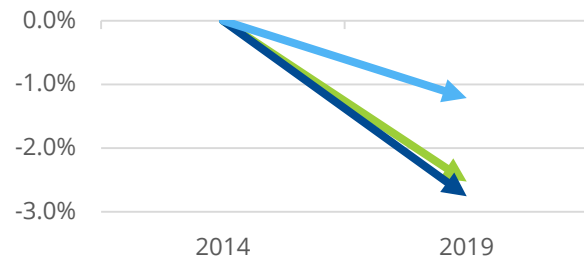
## POPULATION & CHANGE



### Total Population

- Inner Ring Suburbs
- Cleveland
- Outer Ring Suburbs

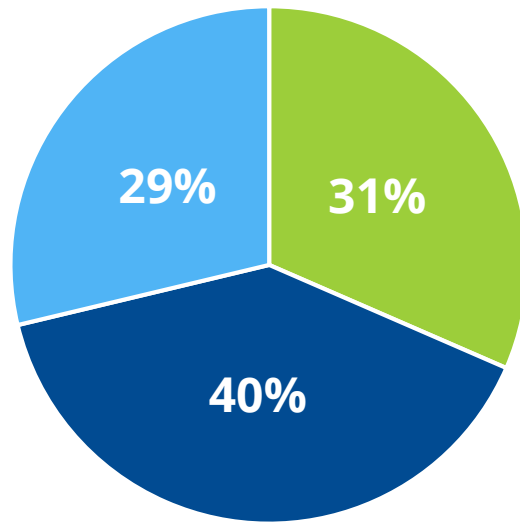
	2014	2019	% Chng
Inner Ring Suburbs	497,027	483,318	-2.8%
Cleveland	390,871	381,009	-2.5%
Outer Ring Suburbs	375,303	370,745	-1.2%



Source: County Planning Data Book; U.S. Census Bureau, PEP

# REGIONAL & FIRST SUBURBS TRENDS

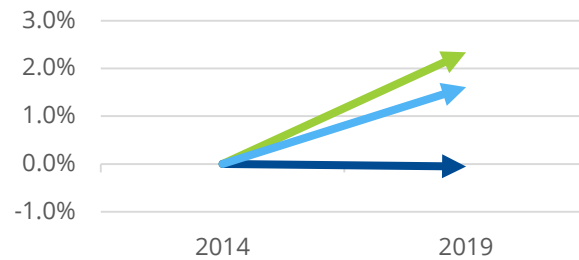
## HOUSEHOLDS & CHANGE



### Total Households

- Inner Ring Suburbs
- Cleveland
- Outer Ring Suburbs

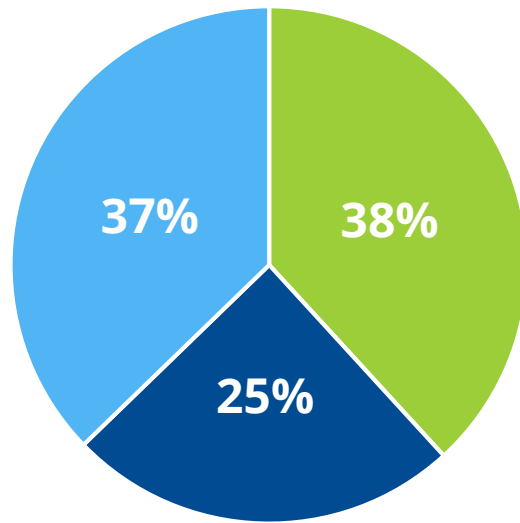
	2014	2019	% Chng
Inner Ring Suburbs	215,089	214,972	-0.1%
Cleveland	166,650	170,549	+2.3%
Outer Ring Suburbs	152,982	155,444	+1.6%



Source: County Planning Data Book; U.S. Census Bureau, ACS

# REGIONAL & FIRST SUBURBS TRENDS

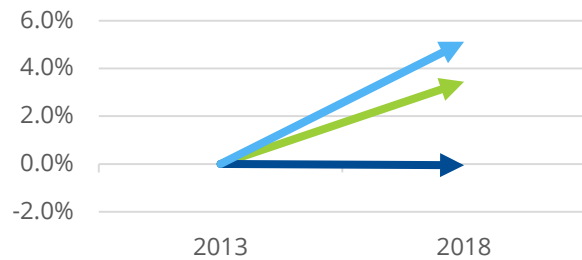
## JOBS & CHANGE



### Total Jobs

- Inner Ring Suburbs
- Cleveland
- Outer Ring Suburbs

	2013	2018	% Chng
Inner Ring Suburbs	185,044	184,957	-0.0%
Cleveland	278,191	287,765	+3.4%
Outer Ring Suburbs	266,915	280,571	+5.1%



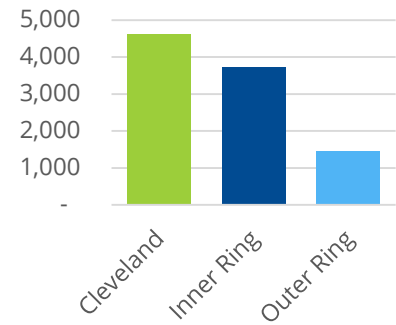
Source: County Planning Data Book; U.S. Census Bureau, LEHD



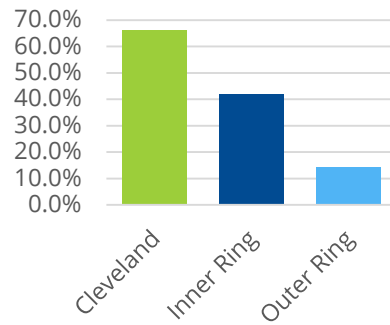
# REGIONAL & FIRST SUBURBS TRENDS

## OTHER METRICS

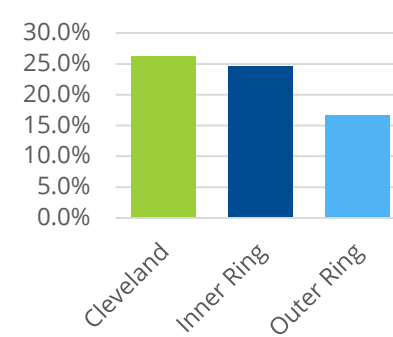
### Density



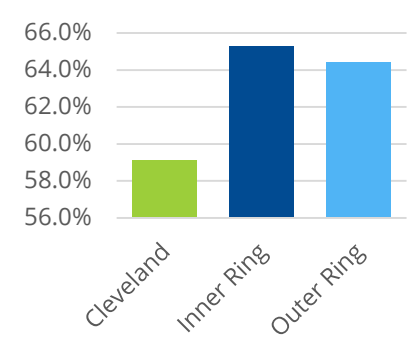
### Diversity



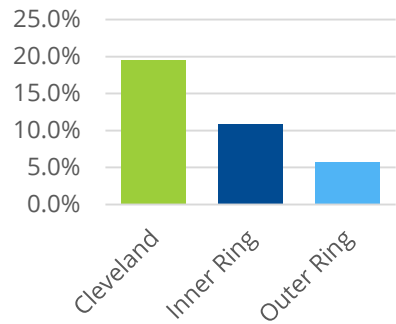
### % Young Adults



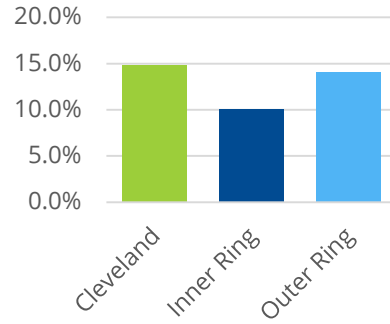
### % in Labor Force



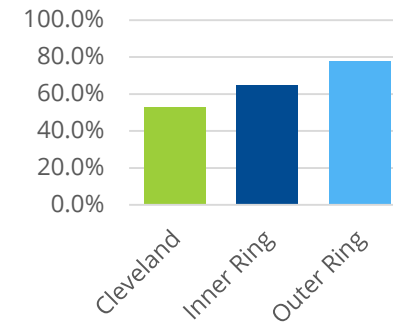
### Vacant Housing



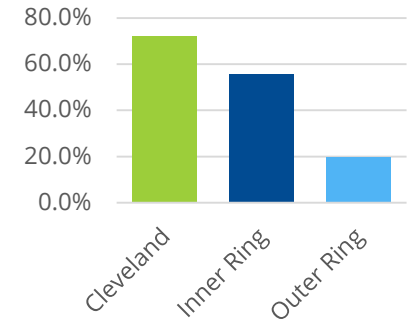
### Vacant Land



### % Single-Family

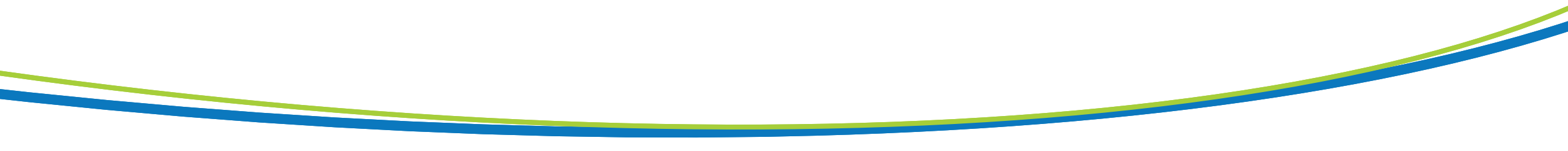


### Transit Access



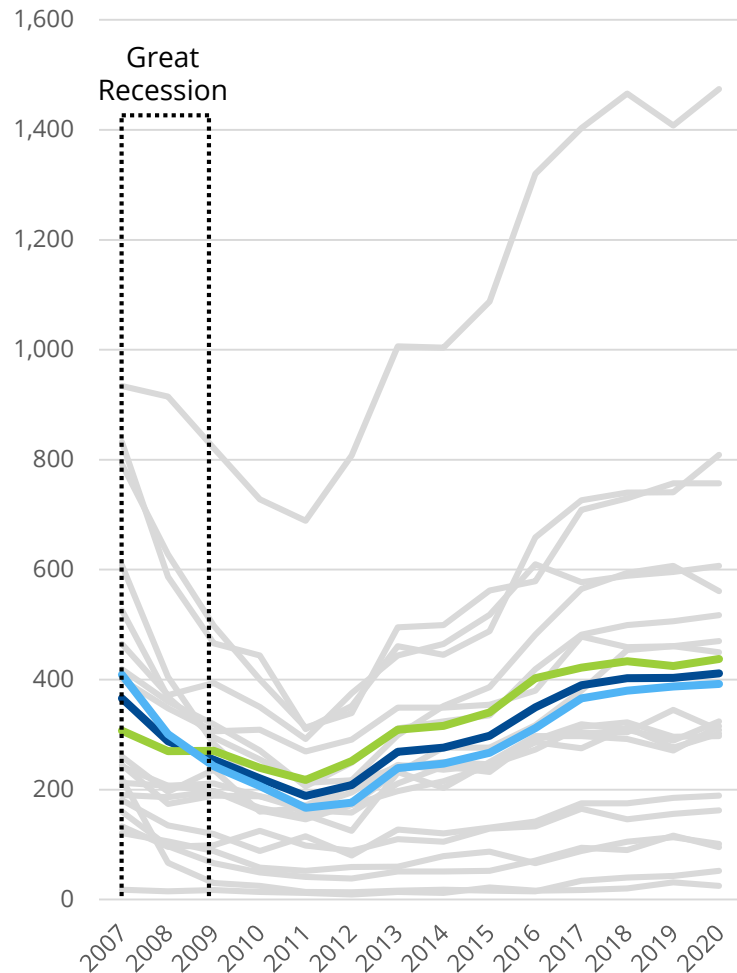
Task 1

# **SINGLE-FAMILY INFILL HOUSING OVERVIEW**



# INFILL HOUSING OVERVIEW

## NUMBER OF SALES

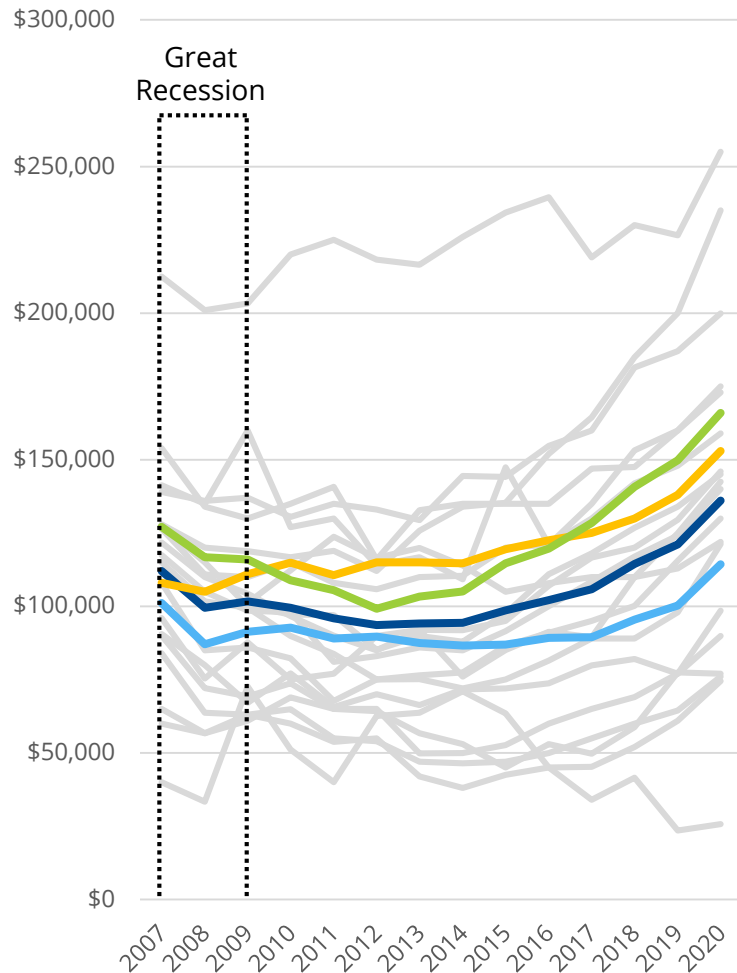


	2009	2020	% Chng
First Suburbs (Avg)	254	411	+62%
West Side First Suburbs (Avg)	271	437	+62%
East Side First Suburbs (Avg)	242	392	+62%

Source: Northern Ohio Data and Information Service

# INFILL HOUSING OVERVIEW

## MEDIAN SALES PRICE



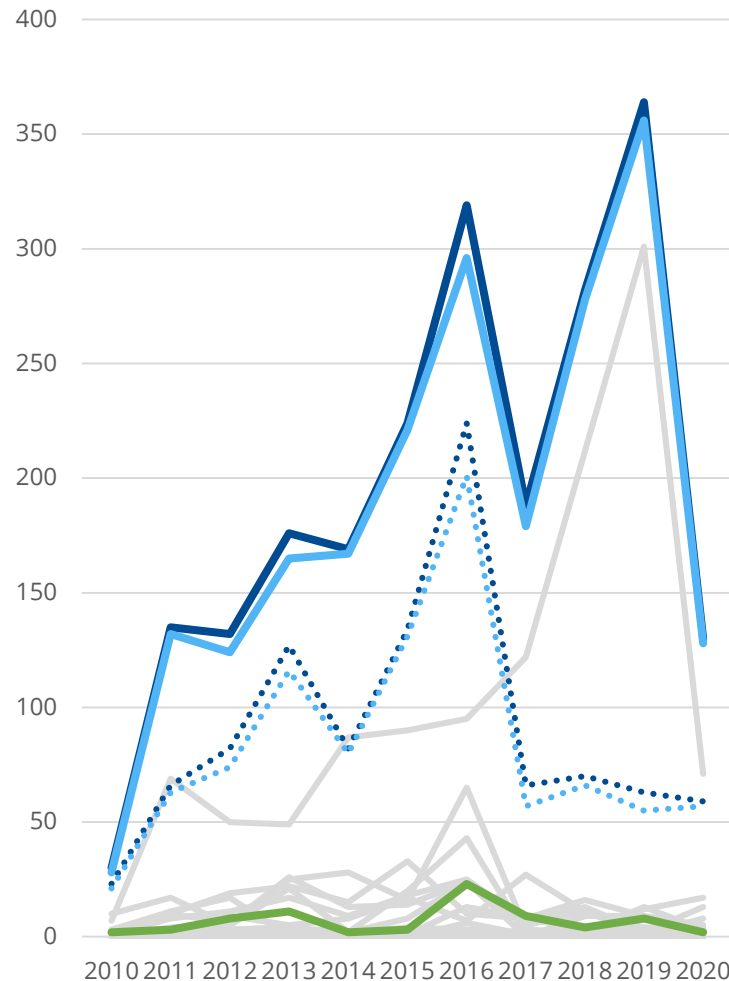
### Median Sales Price

	2009	2020	% Chng
Cuyahoga County	\$111,000	\$153,000	+38%
First Suburbs (Avg)	\$101,698	\$136,068	+34%
West Side First Suburbs (Avg)	\$116,016	\$165,994	+43%
East Side First Suburbs (Avg)	\$91,285	\$114,305	+25%

Source: Northern Ohio Data and Information Service

# INFILL HOUSING OVERVIEW

## DEMOLITIONS



Demolitions (County and Land Bank)

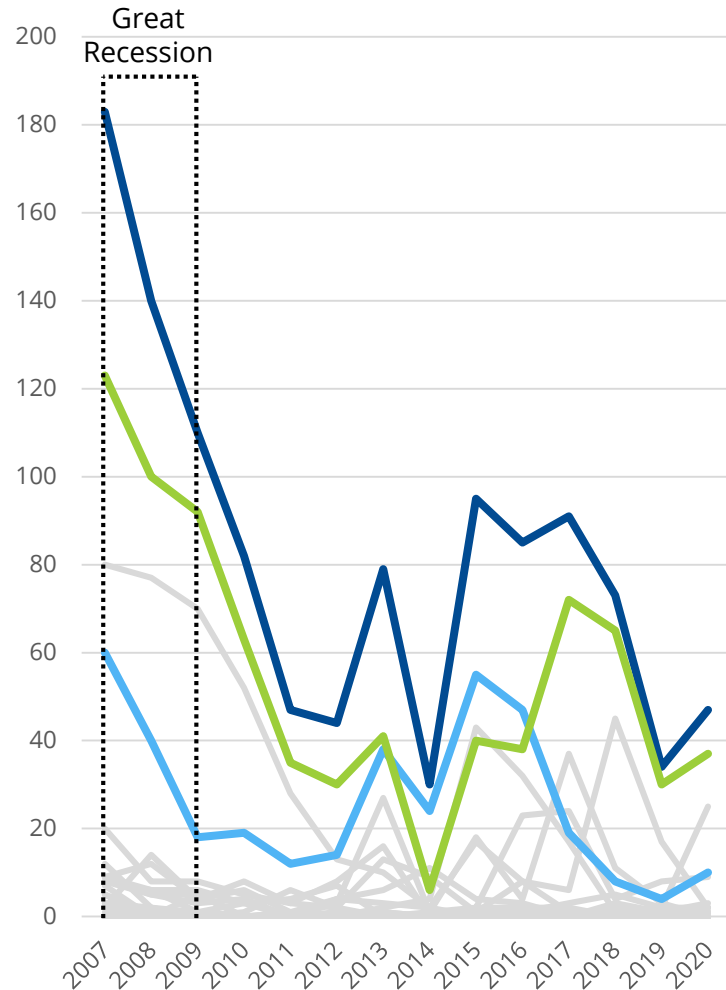
	2010	2020	% Chng	10-20 Total
First Suburbs (sum)	30	130	+333.3%	2,149
West Side First Suburbs (sum)	2	2	+0%	75
East Side First Suburbs (sum)	28	128	+357.1%	2,074

Source: NEOCANDO



# INFILL HOUSING OVERVIEW

## CONSTRUCTION : BUILDING PERMITS



### Single-Family New Construction Building Permits

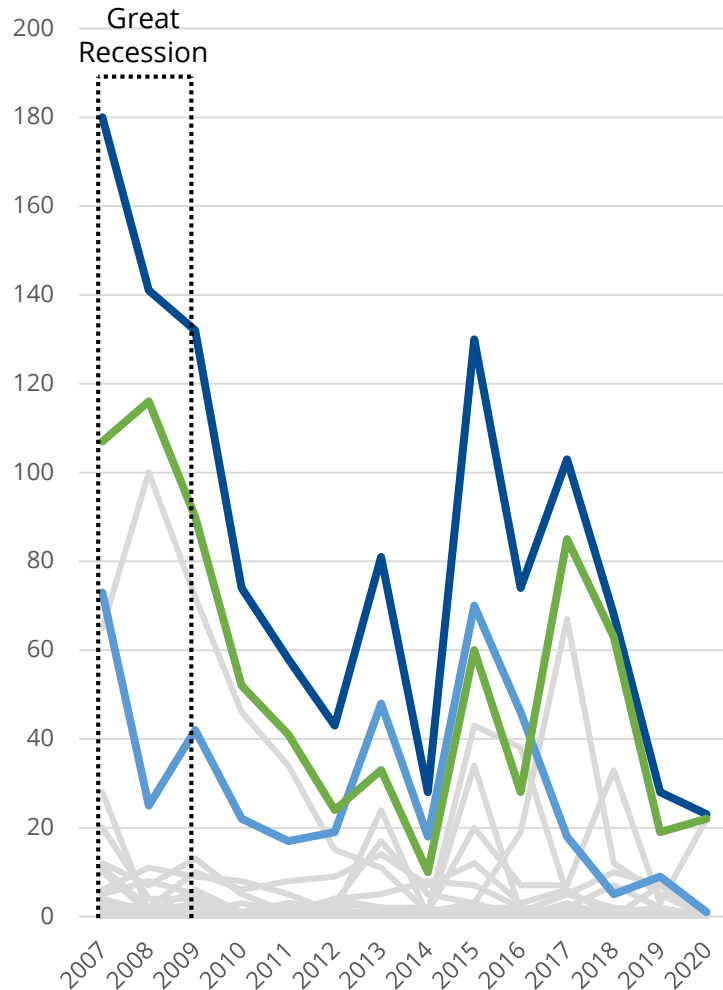
	2009	2020	% Chng	09-20 Total
First Suburbs (sum)	110	47	-57%	817
West Side First Suburbs (sum)	92	37	-44%	549
East Side First Suburbs (sum)	18	10	-60%	268

\* Building permit data comes from the U.S. Census Bureau as reported by local jurisdictions. Data is incomplete.

Source: U.S. Census Bureau, Building Permits Survey

# INFILL HOUSING OVERVIEW

## CONSTRUCTION: YEAR BUILT



Single-Family Year Built

- First Suburbs (sum)
- West Side First Suburbs (sum)
- East Side First Suburbs (sum)

	2009	2020	% Chng	09-20 Total
First Suburbs (sum)	132	23	-83%	842
West Side First Suburbs (sum)	90	22	-76%	527
East Side First Suburbs (sum)	42	1	-98%	315

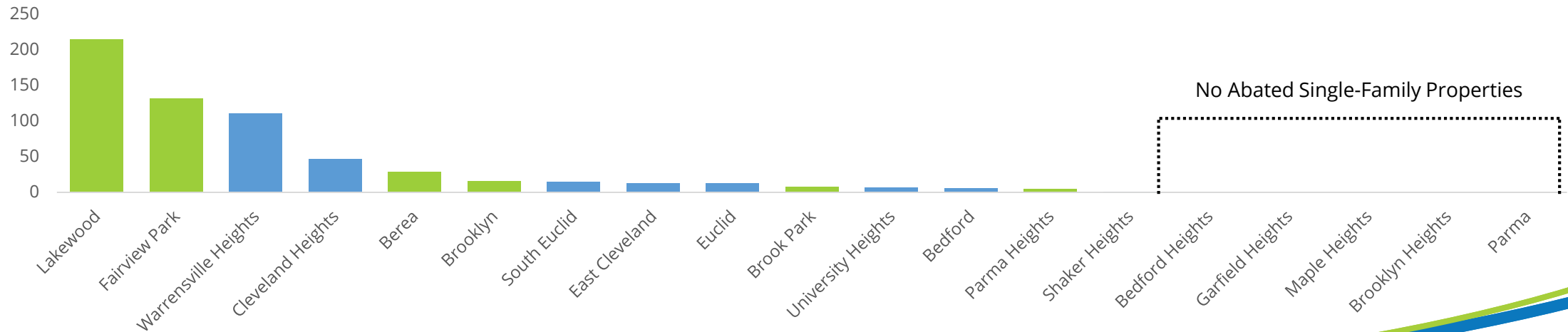
Source: Cuyahoga County Fiscal Office

# INFILL HOUSING OVERVIEW

## ABATEMENTS

### Single-Family Abated Properties

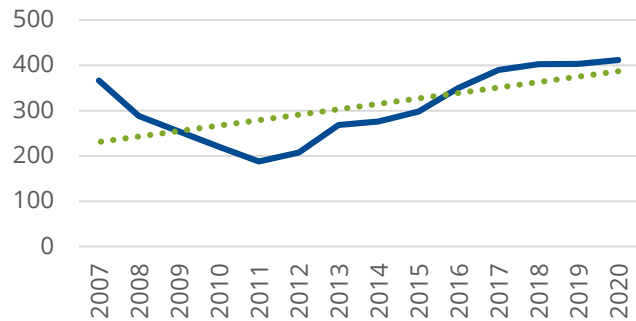
	Abated Parcels		Abated Value	Average Abatement
	Number	% of Total		
First Suburbs	607	100%	\$87,887,500	\$144,790
West Side First Suburbs	401	66%	\$53,727,100	\$133,983
East Side First Suburbs	206	34%	\$34,160,400	\$165,827



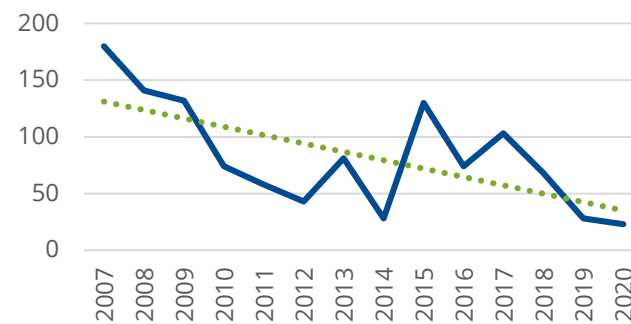
# INFILL HOUSING OVERVIEW

## FIRST SUBURBS OVERVIEW

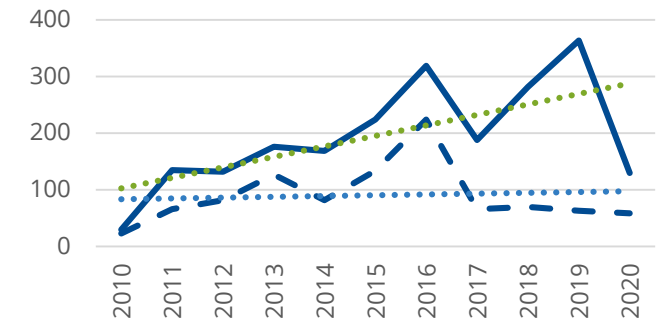
### Number of Sales (avg)



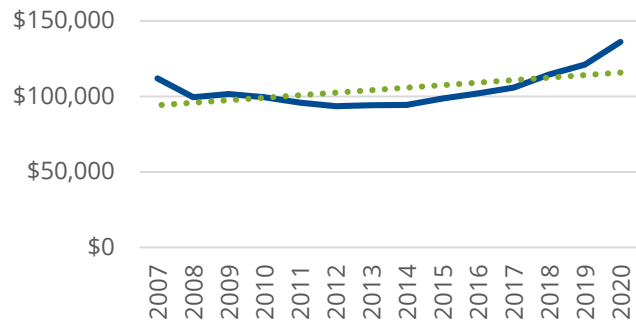
### Construction: Year Built



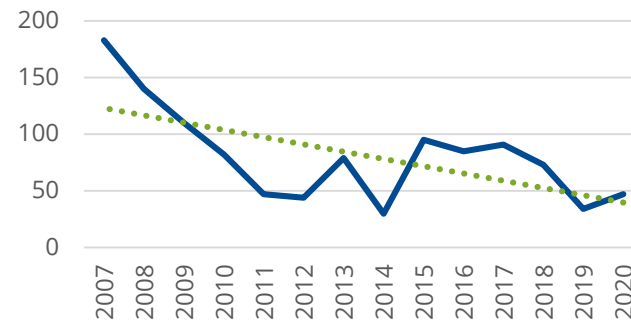
### Demolitions



### Median Sales Price (avg)

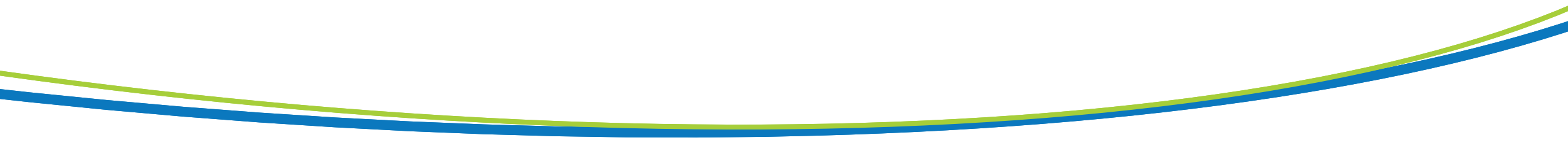


### Construction: Building Permits



Task 2

# **ZONING DISTRICT IDENTIFICATION & REVIEW**



# ZONING DISTRICT IDENTIFICATION & REVIEW

## Single-Family District Profiles

- Initial Profiles of Single-Family Zoning for First Suburbs Communities
  - Gather codes/maps and identify “Single-Family Districts”
  - Analyze codes for lot/structure regulations—setbacks, heights, lot coverage—to develop profiles
  - Build permit approval process diagrams

## Survey of Communities

- Survey of Participating First Suburbs Communities
  - Issues, opportunities, concerns, common variances, need for changes
  - Hold community interviews based on profiles and survey

# ZONING DISTRICT IDENTIFICATION & REVIEW

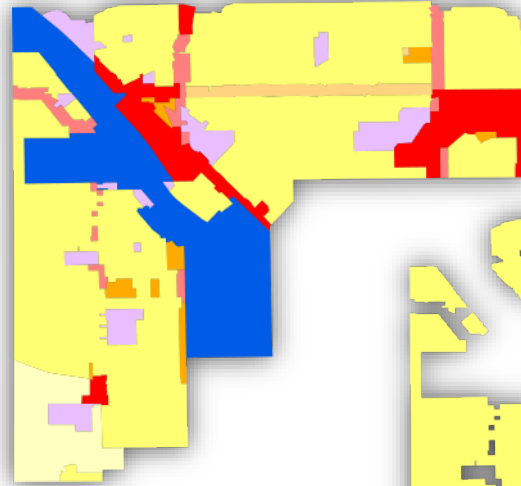
## SINGLE-FAMILY DISTRICT PROFILES

### Progress to Date

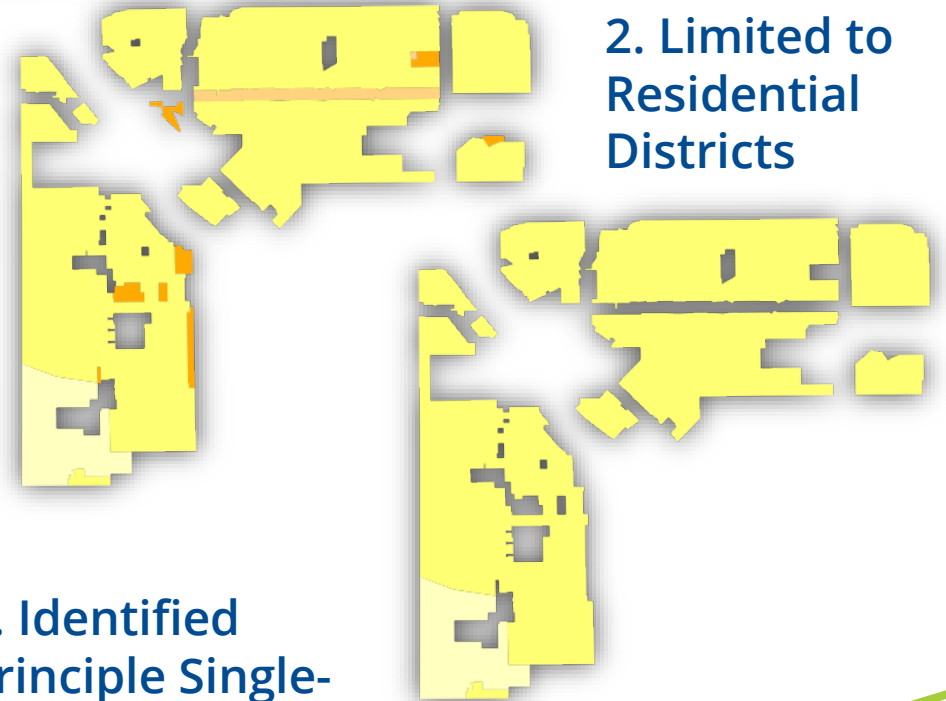
- Have gathered all zoning codes and maps available online
- Mapped districts based on county data
- Determined initial “Principle Single-Family Districts”

### Next Steps

- Finalize Principle Single-Family Districts
- Ensure single-family district boundaries are correct



1. Complete Zoning Map Data



2. Limited to Residential Districts

3. Identified Principle Single-Family Districts



### FIRST SUBURBS ZONING MAP MARKUP

This tool is provided to staff of First Suburbs communities to advise the Cuyahoga County Planning Commission on single-family zoning map updates and corrections in their communities. The corrected zoning district map will be used as a foundation in analyzing single-family zoning across the First Suburbs communities.

The goals of the markup exercise:

- To visualize which zoning districts County Planning has identified as primarily single-family for the First Suburbs communities
- To allow communities to show any major boundary changes for single-family zoning districts

To use the map:

- Use the City Filter tool on the top left of the screen to select your own community. All other communities' zoning will disappear until the filter is reset.
- Review the zoning layers in your community to determine if major rezonings have occurred that would affect the boundaries of the displayed districts. Specifically, districts in bright yellow are those which have been identified for inclusion in this project and should be the focus of this markup.
- Use the Markup tool on the top left of the screen to draw a corrected boundary. Then fill in the pop-up dialog box with details about the correction.

Other useful tools are:

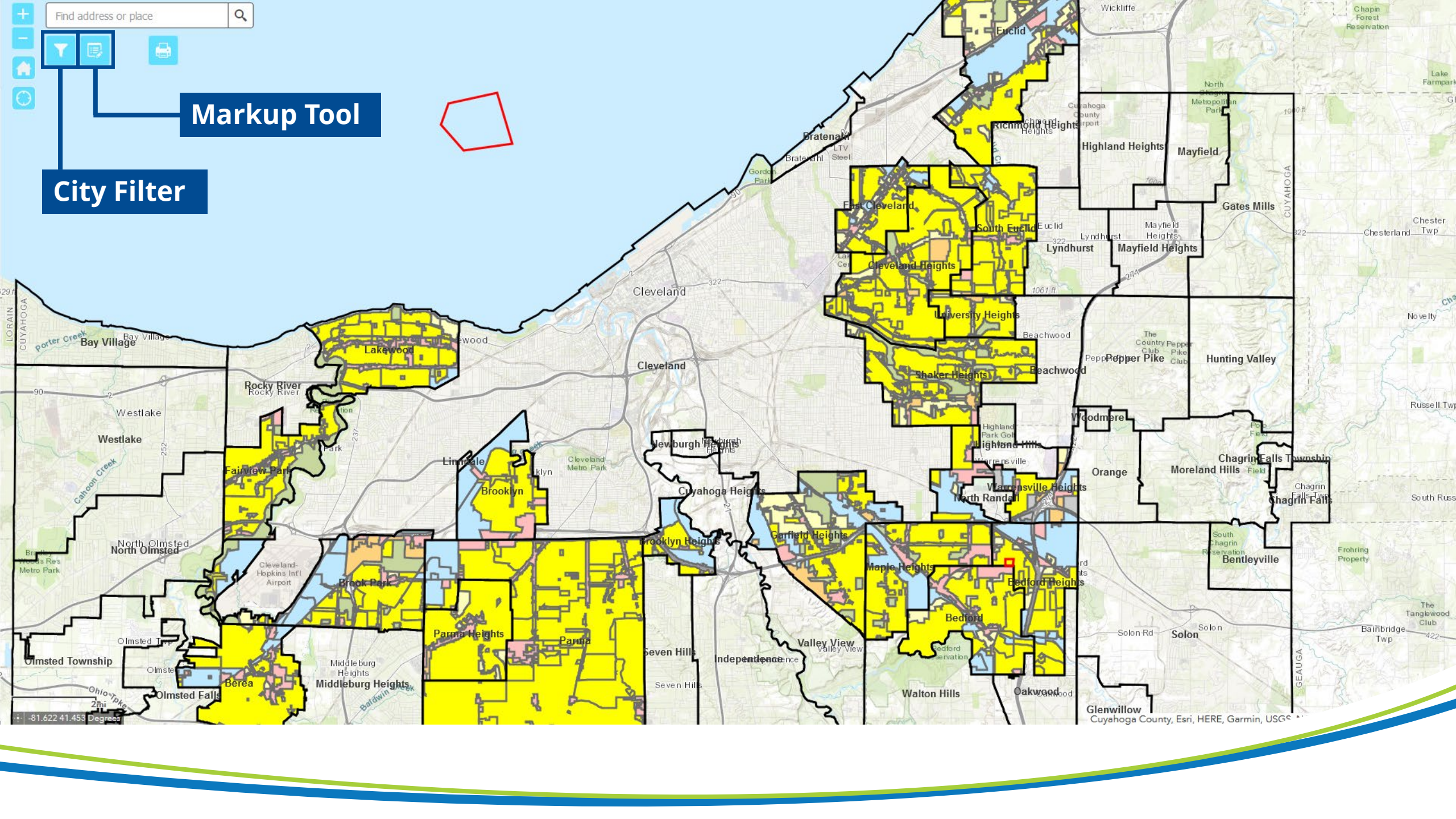
- Print tool: Create a PDF of the currently-viewed map
- Find address or place: Enter an address or intersection to zoom to a particular place on the map.

For questions, please contact: [phewitt@cuyahogacounty.us](mailto:phewitt@cuyahogacounty.us)

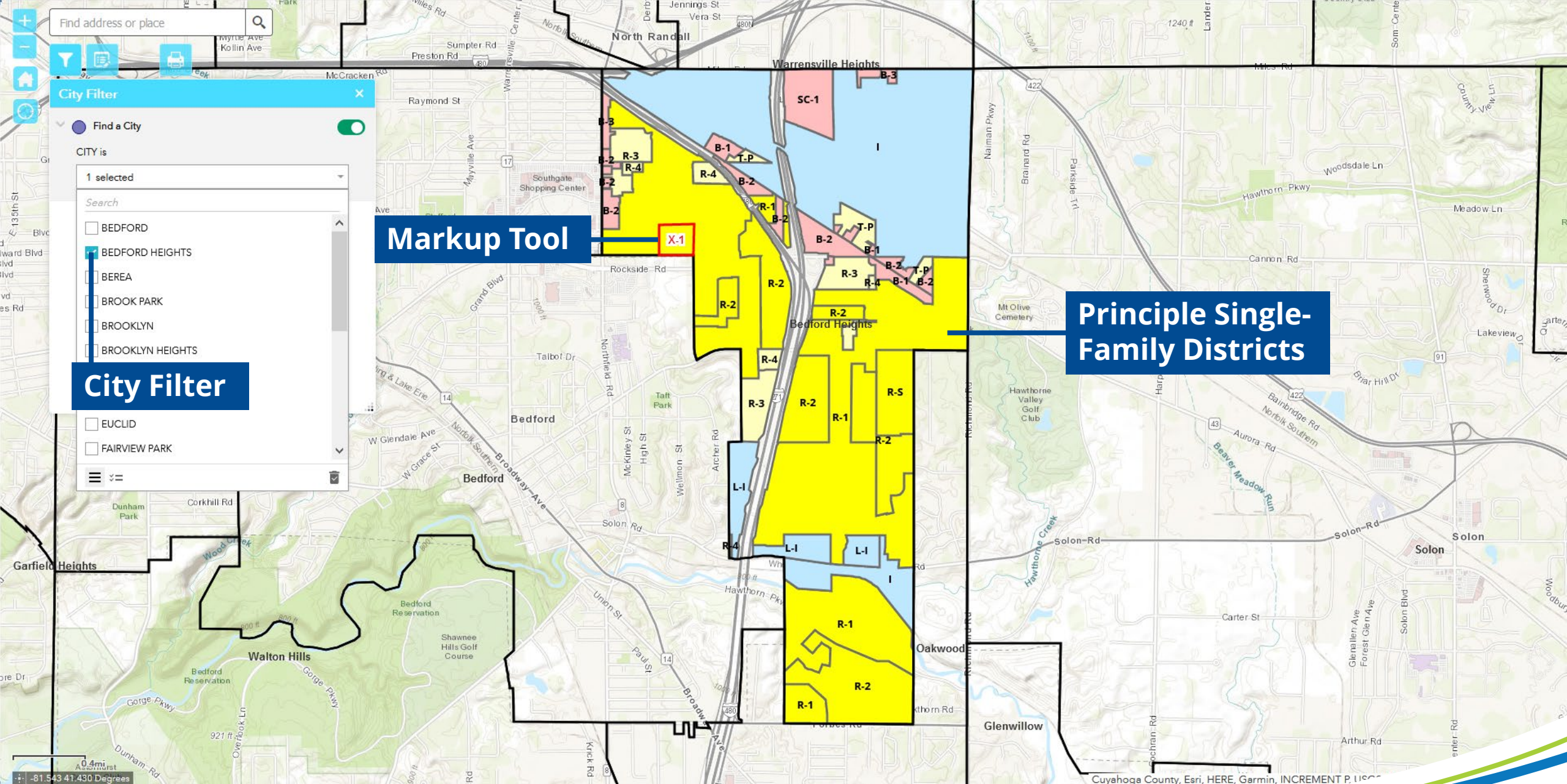
☐ Do not show this splash screen again.

OK









Markup Tool

Principle Single-Family Districts

City Filter

Find address or place

City Filter

Find a City

CITY is

1 selected

Search

- ☐ BEDFORD
- ☒ BEDFORD HEIGHTS
- ☐ BERA
- ☐ BROOK PARK
- ☐ BROOKLYN
- ☐ BROOKLYN HEIGHTS
- ☐ EUCLID
- ☐ FAIRVIEW PARK

# SINGLE-FAMILY DISTRICT PROFILES

[illegible]



# ZONING DISTRICT IDENTIFICATION & REVIEW

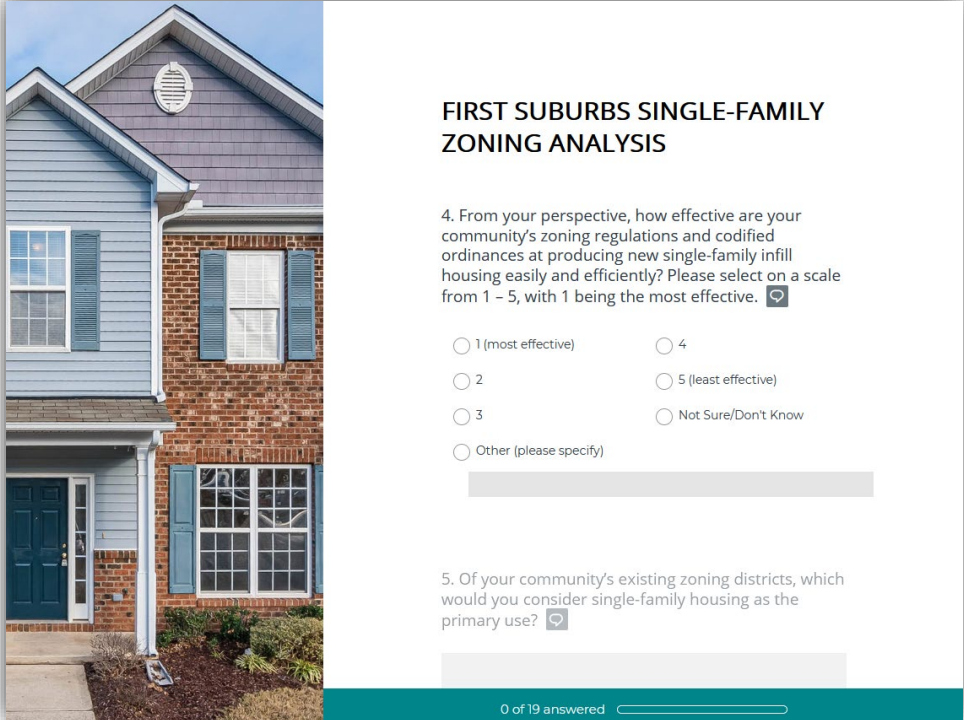
## SURVEY OF PARTICIPATING COMMUNITIES

### Survey Topics


- Respondent Information
- Infill Single-Family Zoning Issues
- Demolitions and Infill Opportunities
- Incentives and Abatements

### Survey Addenda

- Community Data (Demolitions, Infill Construction, Abatements)
- Online Zoning Markup Map



**FIRST SUBURBS SINGLE-FAMILY ZONING ANALYSIS**


4. From your perspective, how effective are your community's zoning regulations and codified ordinances at producing new single-family infill housing easily and efficiently? Please select on a scale from 1 – 5, with 1 being the most effective. 


☐ 1 (most effective) ☐ 4

☐ 2 ☐ 5 (least effective)

☐ 3 ☐ Not Sure/Don't Know

☐ Other (please specify)

5. Of your community's existing zoning districts, which would you consider single-family housing as the primary use? 

0 of 19 answered 

# ZONING DISTRICT IDENTIFICATION & REVIEW

## SURVEY OF PARTICIPATING COMMUNITIES

## SINGLE-FAMILY INFILL HOUSING OVERVIEW

## Community Data

Below are five data points for your community: number of single-family residential sales, single-family median sales price, single-family abated homes from the County Fiscal Office, single-family homes built by year from the County Fiscal Office, and demolitions from NEOCANDO. Number of sales, median sales price, and abatement data is provided for your information. We are asking for assistance in ensuring data on newly constructed single-family homes and demolitions is correct.

## INSTRUCTIONS

We have provided initial data on newly constructed single-family homes and demolitions; however, we believe some of this data may be incomplete. Beneath initial data, we have included a row, highlighted in yellow, where we are asking you to input corrected data for this time period if your records are different. Type in the corrected number in the yellow cell, or, if the information is correct, leave the space blank. For questions or issues, please email Patrick Hewitt at [phewitt@cuyahogacounty.us](mailto:phewitt@cuyahogacounty.us)

AREA	DATA POINT	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Bedford	Number of Sales	181	135	119	88	115	80	127	120	131	142	175	175	185	189
Bedford	Median Sales Price	\$90,500	\$80,000	\$67,075	\$77,100	\$65,700	\$70,000	\$66,370	\$71,700	\$72,000	\$73,750	\$79,900	\$82,000	\$77,000	\$98,500

AREA	DATA POINT	Abated Parcels	Abated Value	Average Abatement
Bedford	Abatements	5	\$ 351,600	\$ 70,320

[illegible][illegible]

# WHAT WE NEED FROM YOU

## SURVEY & ADDENDA

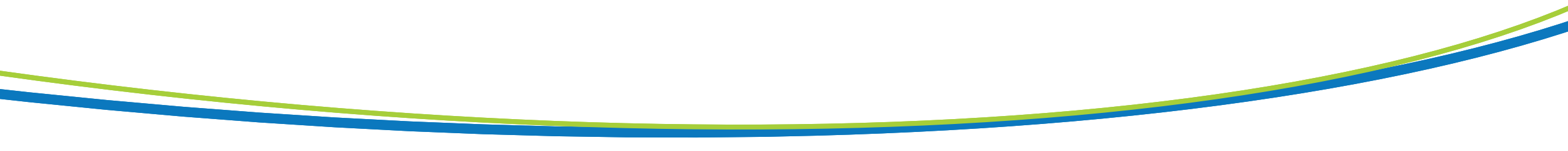
1. Respond to Survey
2. Complete the Online Map
3. Review the Data

Survey Deadline: June 18, 2021

Decorative wavy lines in blue and green at the bottom of the slide.



# NEXT STEPS



# PROJECT PROCESS



- Survey, Online Map, Data Review
- Zoning Code Review and Classification

# PROJECT PROCESS



Project  
Initiation and  
Infill Housing  
Overview



Zoning District  
Identification  
and Review



Lot Review and  
Regulations  
Comparison



Single-Family  
Infill  
Opportunities  
Review



Full Document  
and Project  
Close Out

- Review Lots and Compare to Regulations
- Identify Vacant Lots for Infill Opportunities

# THANK YOU & CONTACT

- County Planning

- Mary Cierebiej, AICP, Executive Director
- Patrick Hewitt, AICP, Planning Manager, Strategy & Development
- Daniel Meaney, GISP, Manager, Information & Research
- Rachel Novak, AICP, Planner
- Kevin Leeson, Planner
- Robin Watkins, GIS Specialist
- Laura Mendez Ortiz, Planning Intern

## Write us an email!

Patrick Hewitt, AICP

Planning Manager, Strategy & Development  
[phewitt@cuyahogacounty.us](mailto:phewitt@cuyahogacounty.us)



County Planning

FOR OUR COMMUNITY  
FOR OUR REGION  
FOR OUR FUTURE