



# **SINGLE-FAMILY ZONING ANALYSIS**

## **PHASE ONE**

Northeast Ohio First Suburbs Consortium

9/1/2021

# INTRODUCTIONS

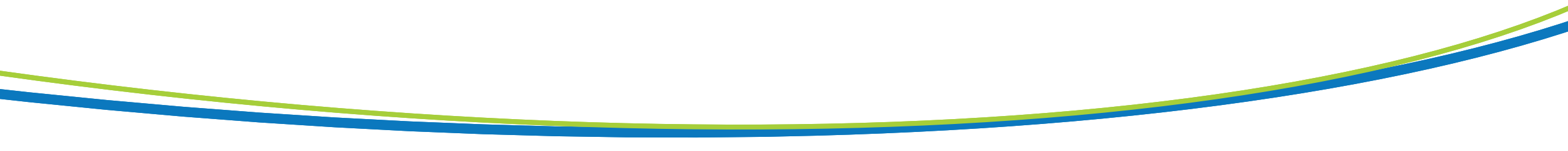
- County Planning
    - Mary Cierebiej, AICP, Executive Director
    - Patrick Hewitt, AICP, Planning Manager, Strategy & Development
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    - Rachel Novak, AICP, Senior Planner
    - Kevin Leeson, Planner
    - Robin Watkins, GIS Specialist
    - Laura Mendez Ortiz, AICP Candidate, Planning Intern
- 
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# 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. //

The bottom of the slide features two decorative, wavy lines. The top line is a light green color, and the bottom line is a dark blue color. Both lines start on the left, dip slightly, and then rise towards the right, creating a sense of movement and flow.

# AGENDA

- Project Goals & Process
  - Survey of Communities Results
  - District Profiles Results
  - Infill Housing Locations
  - Next Steps
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# MISSING TEETH & INFILL HOUSING






# MISSING TEETH & INFILL HOUSING



# 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
- 

# PHASE 1 PROCESS



## 1. Project Initiation and Infill Housing Overview

Understand infill housing trends in the First Suburbs



## 2. Zoning District Identification and Review

Gather and categorize lot/structure regulations into comparable chart



## 3. Lot Review and Regulations Comparison

Compare lot/structure regulations to existing lots/structures



## 4. Single-Family Infill Opportunities Review

Identify infill lots for potential new construction



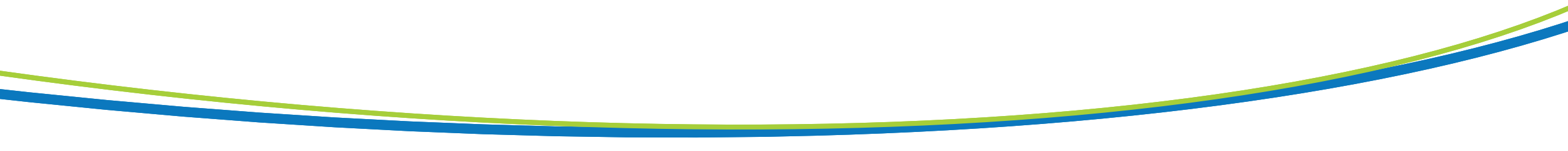
## 5. Full Document and Project Close Out

Combine previous work into final document



# **SURVEY OF COMMUNITIES**

## RESULTS



# SURVEY OF COMMUNITIES

## PARTICIPATION

100% Participation - Thank You!

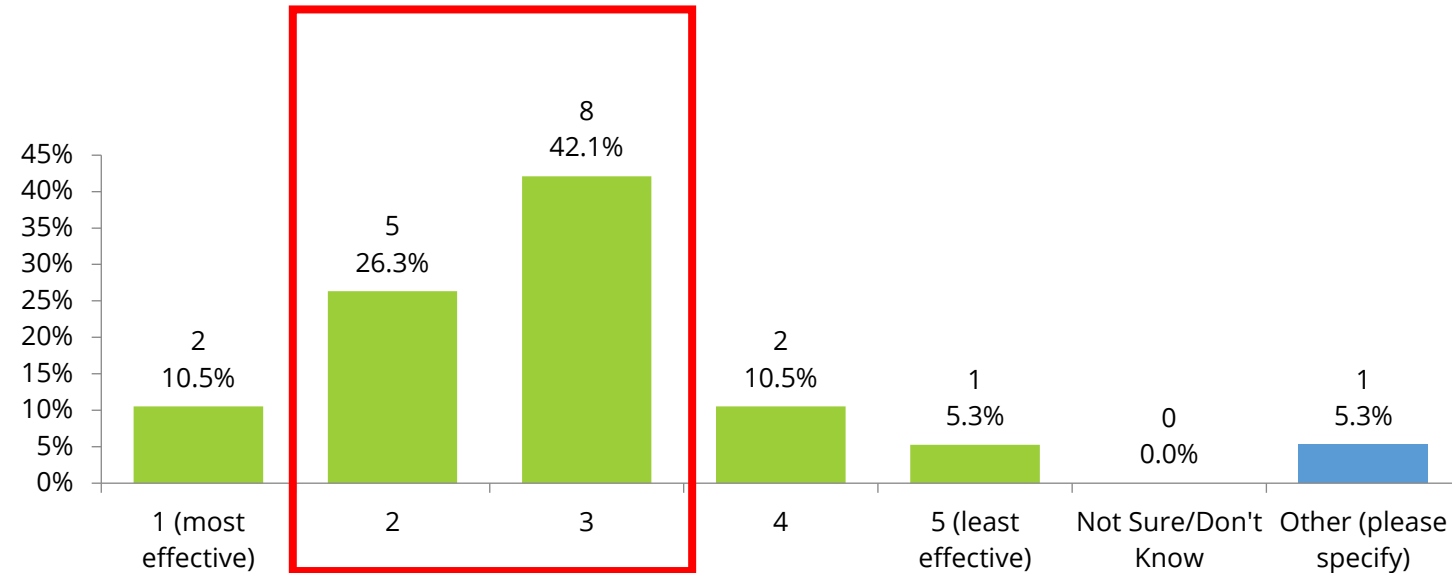


# SURVEY OF COMMUNITIES

## RESULTS

### Effectiveness of Zoning Regulations

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.

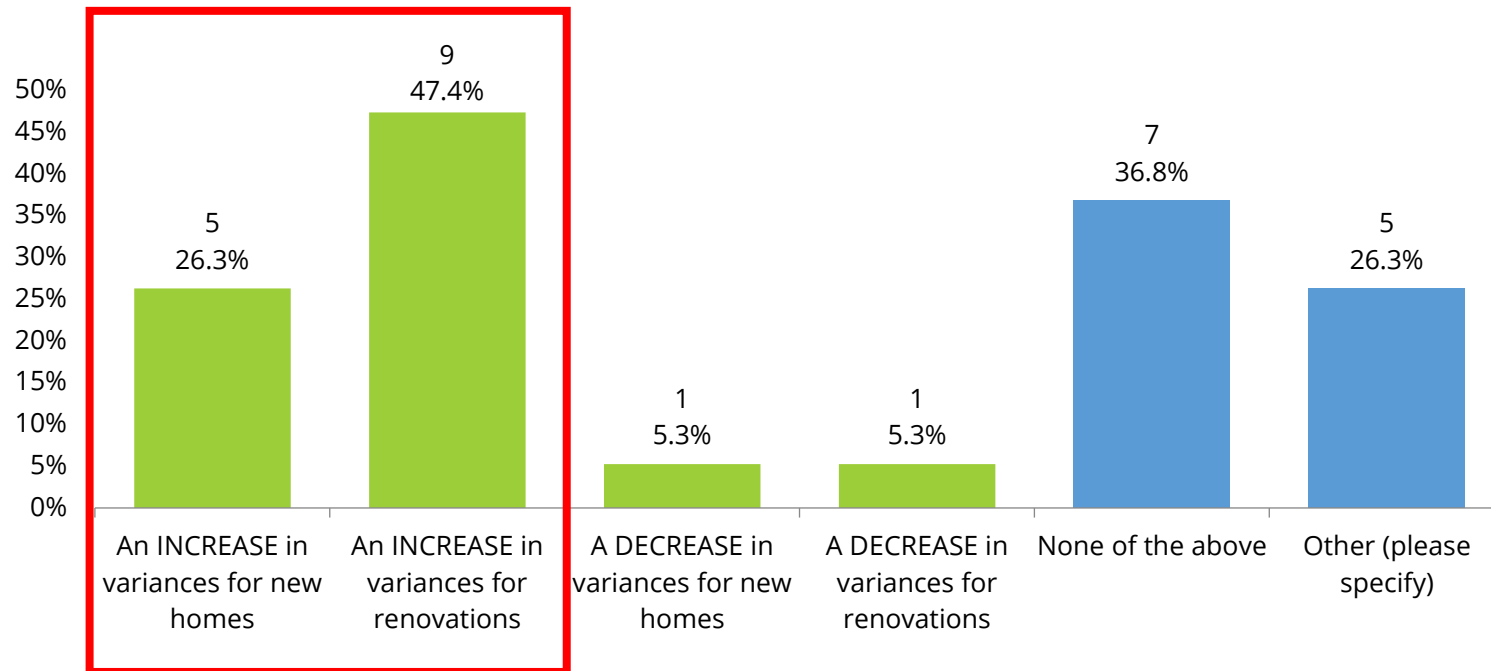


# SURVEY OF COMMUNITIES

## RESULTS

### Changes in Variance Requests

Over the last 5 years, has your community seen any of the following (check all that apply):



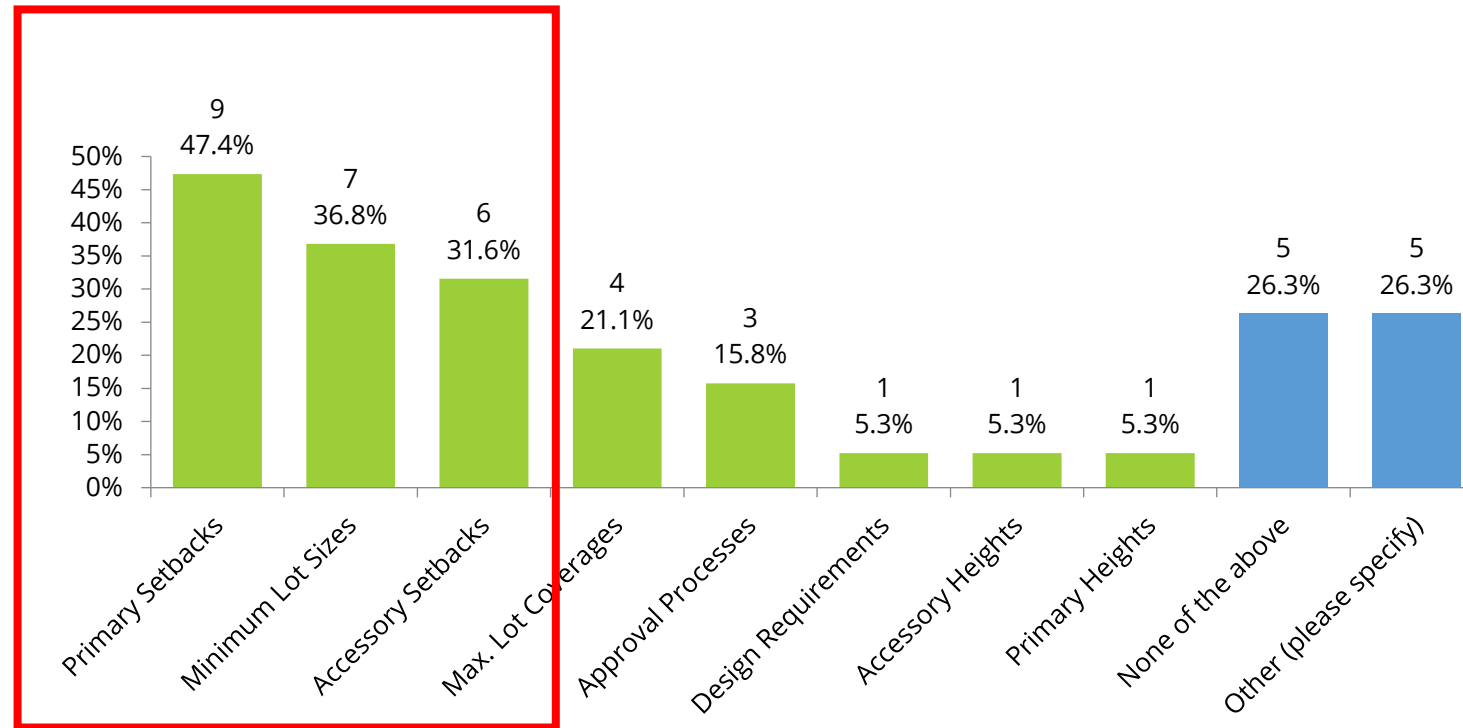


# SURVEY OF COMMUNITIES

## RESULTS

### Regulatory Challenges for Infill Single-Family

Which of the following regulations are the biggest challenges facing single-family infill housing within your community:  
(check all that apply)

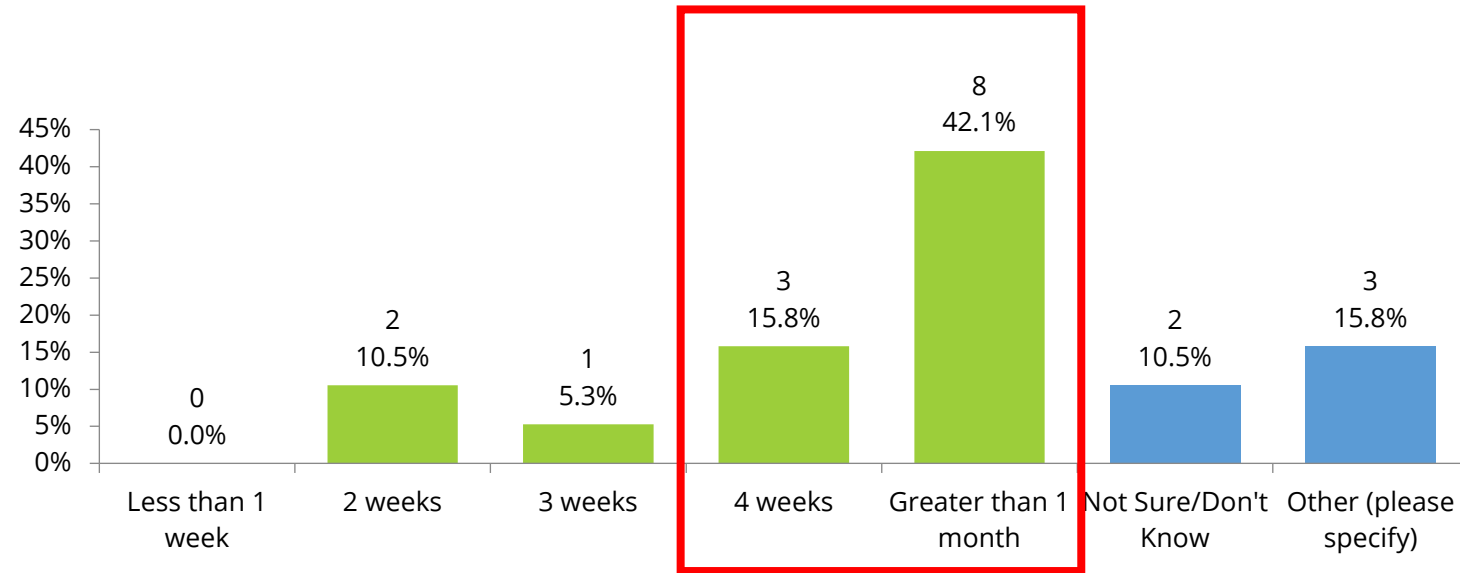


# SURVEY OF COMMUNITIES

## RESULTS

### Time for Project Approval

If your community has experience with infill housing, what is the estimated number of days that elapse from plan submittal to project approval for single-family infill housing?

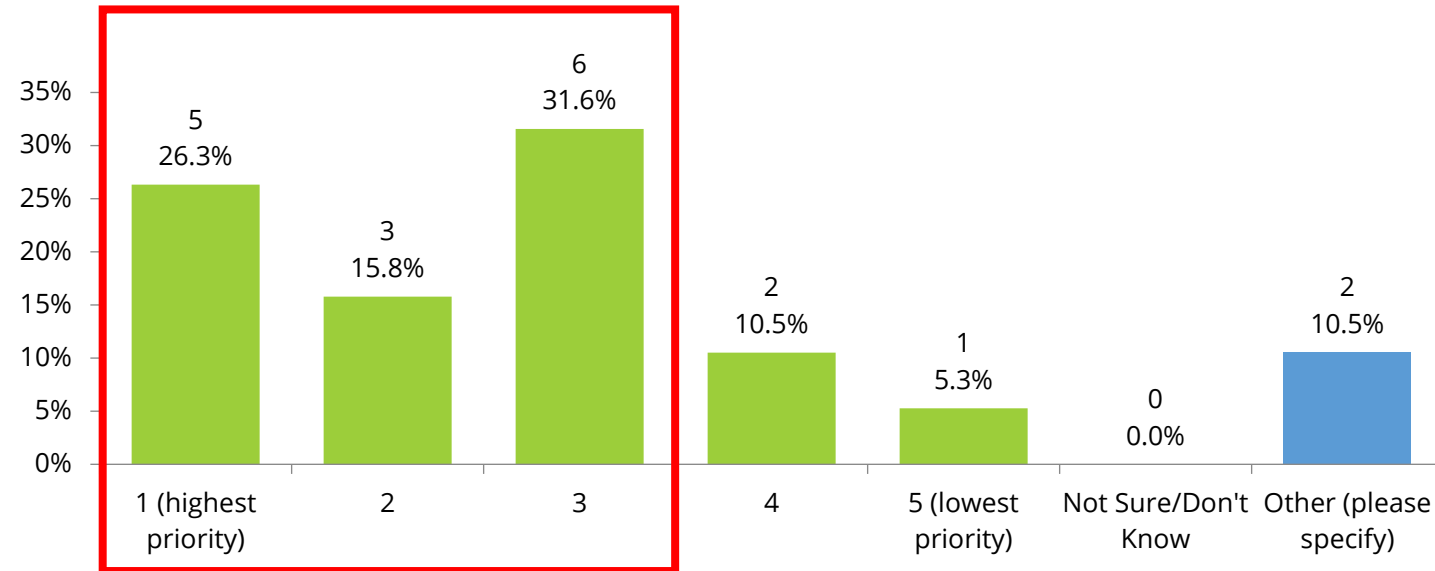


# SURVEY OF COMMUNITIES

## RESULTS

### Infill as a Priority

How much of a priority is encouraging single-family infill development in your community? Please select on a scale from 1 – 5, with 1 being the highest priority.

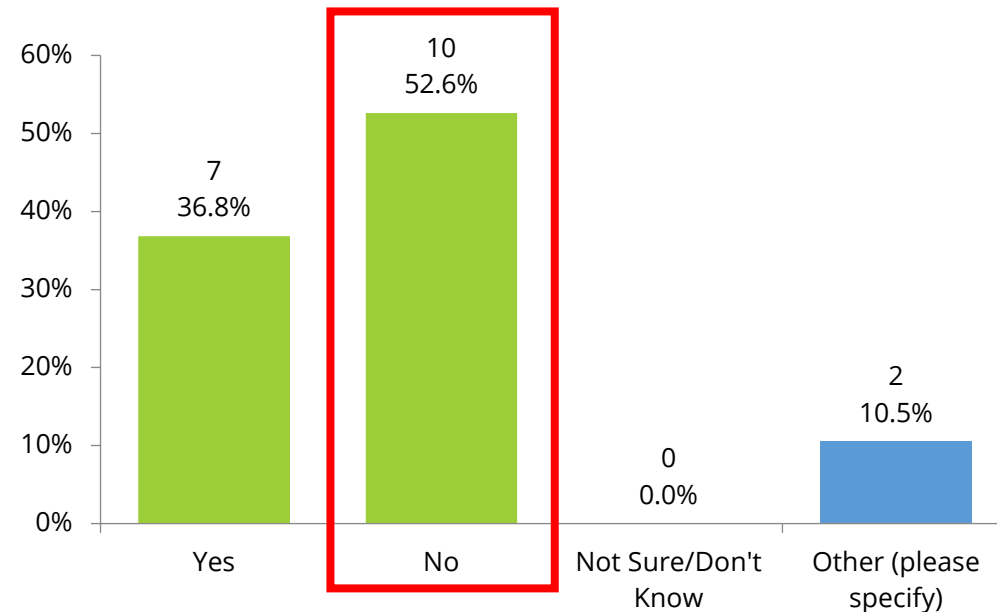


# SURVEY OF COMMUNITIES

## RESULTS

### Presence of Target Areas

Does your community have any target areas within existing neighborhoods that could be good candidates for single-family residential infill development?



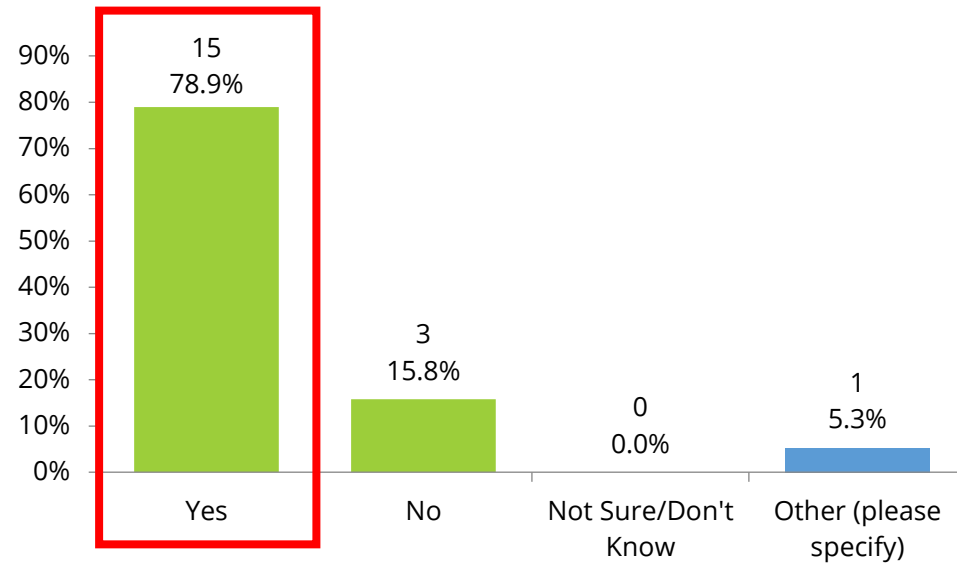


# SURVEY OF COMMUNITIES

## RESULTS

### Presence of Incentives

Does your community offer incentives for infill single-family housing, such as abatements or other similar programs, that make building on a residential infill lot easier and/or more economically feasible?



# SURVEY OF COMMUNITIES

## RESULTS

### Key Findings

1

Only 10.5% of respondents rated their single-family zoning as being very effective.

3

Front, side, and rear yard setbacks are the most common regulatory challenge facing infill housing.

2

Some respondents are seeing an increase in variance requests.

4

Most communities take more than four weeks to approve an infill home project.

# SURVEY OF COMMUNITIES

## RESULTS

### Key Findings

5

Most communities have the ability to update their community's official Zoning Map.

7

Many communities prioritize infill development, but not all have target areas for new construction.

6

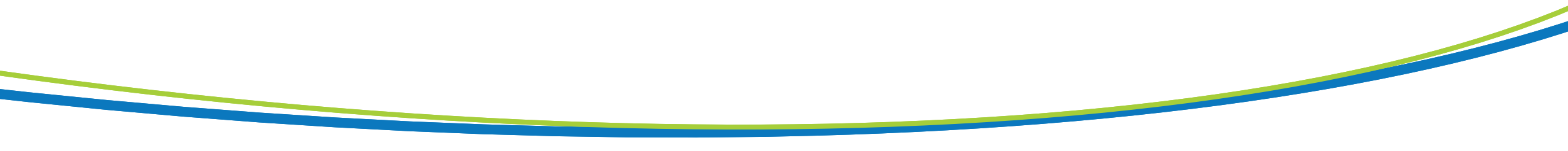
Almost all communities have participated in the Land Bank's demolition program.

8

Almost every community offers some incentives for infill single-family housing, with most using CRA abatements.

# **DISTRICT PROFILES RESULTS**

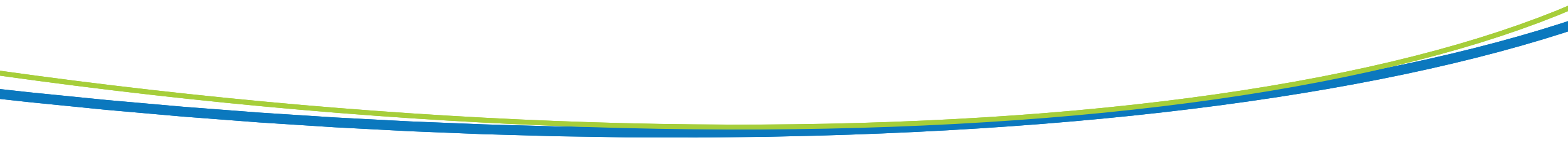
## INITIAL FINDINGS





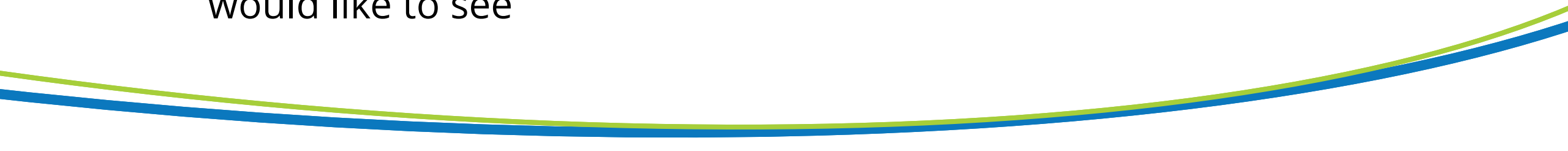
# DISTRICT PROFILES

## 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?
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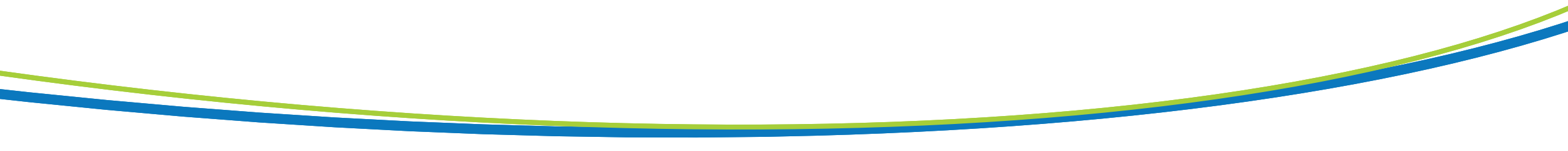
# DISTRICT PROFILES

## GOAL

- What does this analysis help us understand?
    - Non-conforming lots and structures mean building similar infill housing may require variances, lot consolidations, or other measures to meet code requirements
    - Developers may not seek to build housing if the process is time-consuming, difficult, or expensive
    - Communities may not attract the type of housing development they would like to see
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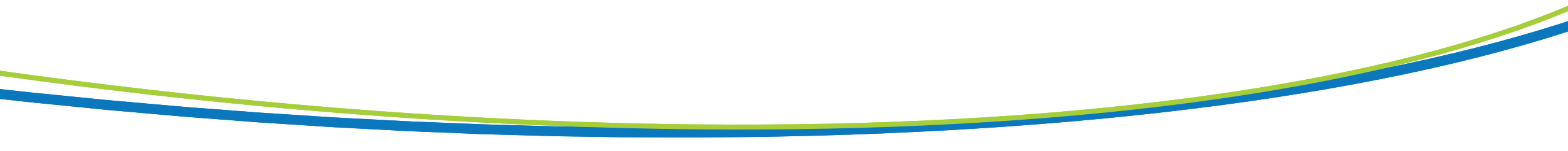
# DISTRICT PROFILES

## GOAL

- Important Considerations
    - Our goal is to provide a comparative understanding of how communities are approaching single-family zoning and identify best practices for communities seeking to update their codes
    - The comparison is not a value judgement – some communities are better served by different regulations and some communities choose not to regulate all items – this analysis is a tool
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- A decorative graphic at the bottom of the slide consisting of two wavy, curved lines. The top line is a light green color and the bottom line is a blue color. They both start on the left, dip slightly, and then rise towards the right.

# DISTRICT PROFILES

## PROCESS

1. Determine Single-Family Districts
  2. Identify Relevant Topics
  3. Directly Compare Zoning Regulations
  4. Map Non-Conformities Where Possible
  5. Use Analysis to Determine Best Practices *(future phase)*
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- Two wavy lines, one blue and one green, curve across the bottom of the slide.



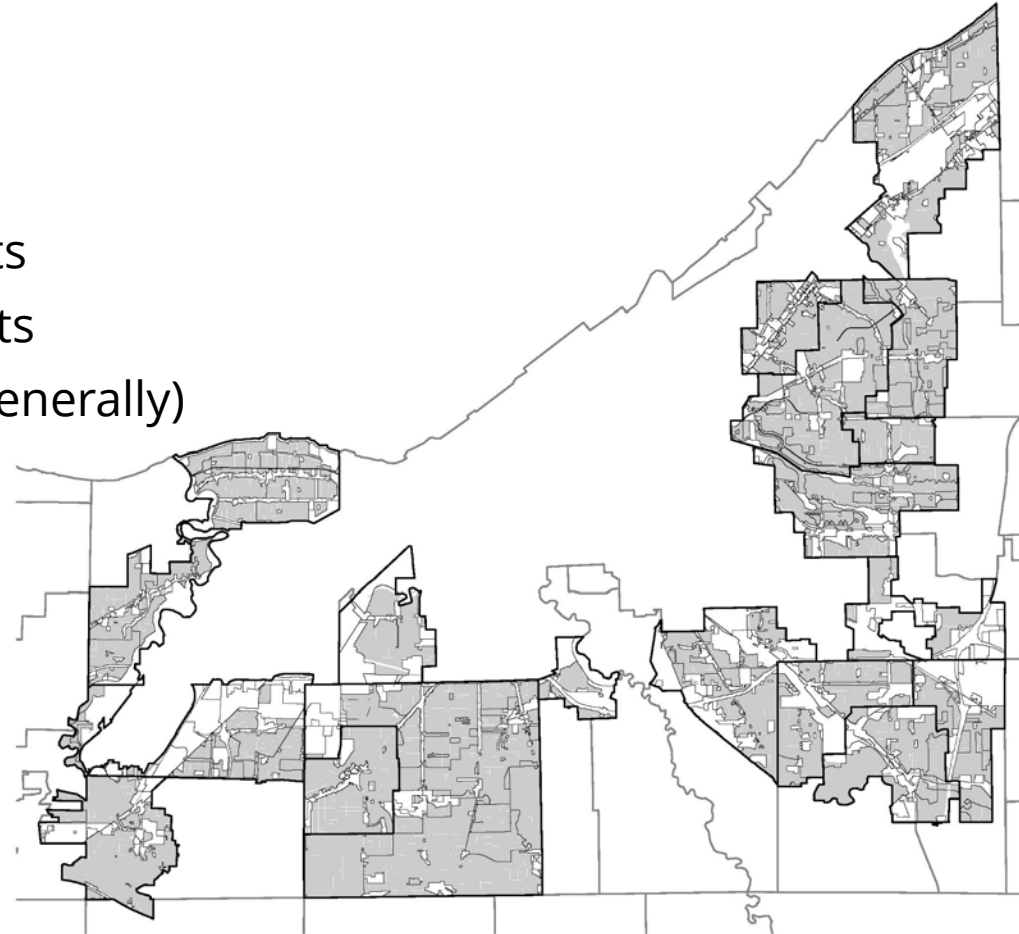
# DISTRICT PROFILES

## IDENTIFY 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*

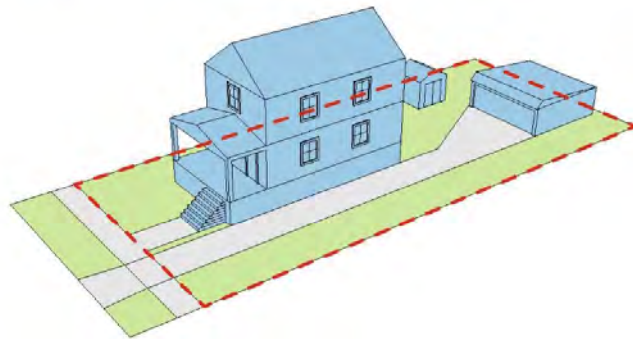


# DISTRICT PROFILES

## COMPARE REGULATIONS

### Example: 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		%	%
	R-2	5,000		%	
Bedford Heights	R-5	15,000	(a)	%	%
	R-1	11,250	(a)	%	
	R-1-A	11,250	(a)	%	
	R-2	11,250	(a)	%	
Berea	RSF-A	6,500		%	%
	RSF-B	6,500		%	
	RSF-T	7,500		%	
Brook Park	U1-A1	15,000		%	%
	U1-A2	11,250		%	
	U1-A3	10,500		%	
	U1-A4	8,400		%	
	U1-A5	7,200		%	
Brooklyn	SF-DH	10,000		%	%
	D-H	6,000		%	
Brooklyn Heights	1F-100	20,000	(a)	%	%
	1F-80	14,000	(a)	%	
	1F-60	9,000	(a)	%	
	1F-50	6,500	(a)	%	
Cleveland Heights	AA	15,000	(a)	%	%
	A	7,500	(a)	%	
East Cleveland	U1	Varies	(b)	%	%
Euclid	U1	5,000	(a) (c)	%	%
	U2	2,400	(a) (c)	%	
Fairview Park	RIF-75	11,250	(a)	%	%
	RIF-60	7,800	(a)	%	
	RIF-50	7,500	(a)	%	
	RIF-40	5,000	(a)	%	
	R2F	7,500	(a)	%	
Garfield Heights	U-1	12,000		%	%
	U-2	12,000		%	
Lakewood	R1L	14,000	(a)	%	%
	R1M	9,000	(a)	%	
	R1H	5,000	(a)	%	
	R2	5,000	(a)	%	
Maple Heights	RSF-L	12,000		%	%
	RSF-M	7,000		%	
	RTF	7,000		%	
Parma	SF-AA	12,000		%	%
	SF-A	9,000		%	
	SF-B	7,800		%	
	2F			%	
Parma Heights	A	9,000	(a)	%	%
Shaker Heights	SF1	15,000		%	%
	SF2	8,500		%	
	SF3	5,600		%	
South Euclid	R-75	12,000		%	%
	R-60	8,000		%	
	R-50	6,000		%	
	R-40	4,800		%	
University Heights	U-1	6,000		%	%
Warrensville Heights	U-1C	12,000	(a)	%	%
	U-1B	7,800	(a)	%	
	U-1A	7,800	(a)	%	

# DISTRICT PROFILES

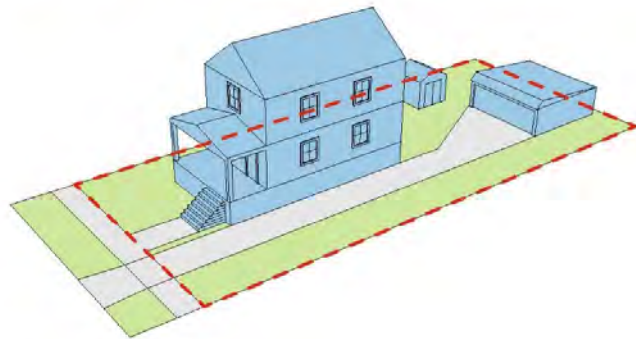
## COMPARE REGULATIONS

### Example: Minimum Lot Size

**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



Community	District	Minimum Lot Size (Square Feet)	Common Adjustments	Percent Non-Conforming	
				By District	By Community
Bedford	R-1	5,000		%	%
	R-2	5,000		%	
Bedford Heights	R-S	15,000	(a)	%	%
	R-1	11,250	(a)	%	
	R-1-A	11,250	(a)	%	
	R-2	11,250	(a)	%	
Berea	RSF-A	6,500		%	%
	RSF-B	6,500		%	
	RSF-T	7,500		%	
Brook Park	U1-A1	15,000		%	%
	U1-A2	11,250		%	
	U1-A3	10,500		%	
	U1-A4	8,400		%	
	U1-A5	7,200		%	
Brooklyn	SF-DH	10,000		%	%
	D-H	6,000		%	
Brooklyn Heights	1F-100	20,000	(a)	%	%
	1F-80	14,000	(a)	%	
	1F-60	9,000	(a)	%	
	1F-50	6,500	(a)	%	
Cleveland Heights	AA	15,000	(a)	%	%
	A	7,500	(a)	%	
East Cleveland	U1	Varies	(b)	%	%
Euclid	U1	5,000	(a) (c)	%	%
	U2	2,400	(a) (c)	%	
Fairview Park	RIF-75	11,250	(a)	%	%
	RIF-60	7,800	(a)	%	
	RIF-50	7,500	(a)	%	
	RIF-40	5,000	(a)	%	
Garfield Heights	R2F	7,500	(a)	%	
	U-1	12,000		%	%
Lakewood	U-2	12,000		%	
	R1L	14,000	(a)	%	%
	R1M	9,000	(a)	%	
	R1H	5,000	(a)	%	
	R2	5,000	(a)	%	
Maple Heights	RSF-L	12,000		%	%
	RSF-M	7,000		%	
	RTF	7,000		%	
Parma	SF-AA	12,000		%	%
	SF-A	9,000		%	
	SF-B	7,800		%	
	2F			%	
Parma Heights	A	9,000	(a)	%	%
Shaker Heights	SF1	15,000		%	%
	SF2	8,500		%	
	SF3	5,600		%	
South Euclid	R-75	12,000		%	%
	R-60	8,000		%	
	R-50	6,000		%	
	R-40	4,800		%	
University Heights	U-1	6,000		%	%
Warrensville Heights	U-1C	12,000	(a)	%	%
	U-1B	7,800	(a)	%	
	U-1A	7,800	(a)	%	

# DISTRICT PROFILES

## MAPPING REGULATIONS

- 5% or 5 Feet Rule

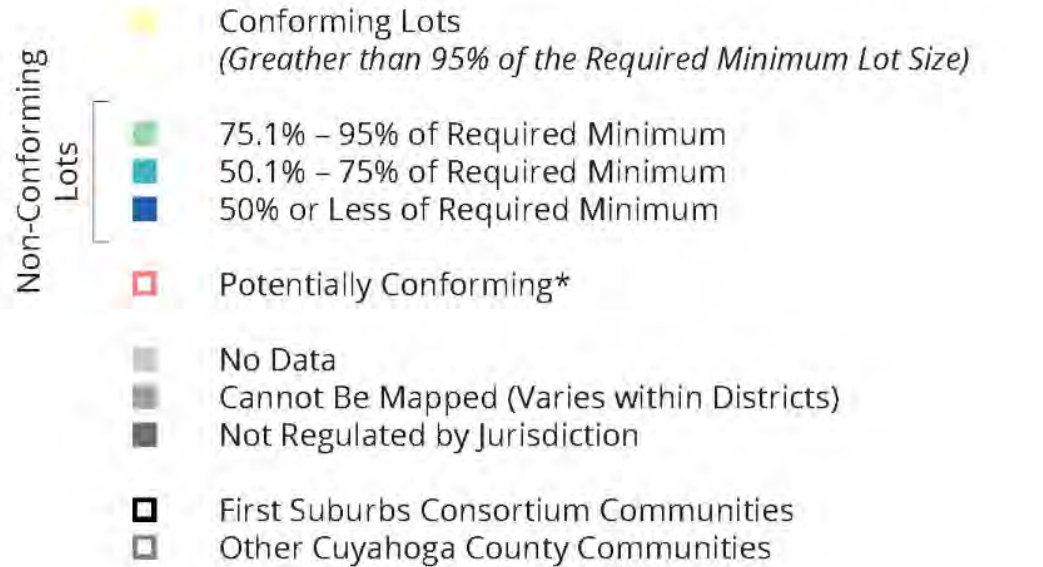
Example Community	Required Minimum Lot Size	95% of Required Minimum
District 1	7,000 sq ft	6,650 sq ft
District 2	12,000 sq ft	11,400 sq ft

Metric	Rule
Minimum Lot Size	95% of Minimum
Minimum Lot Width	95% of Minimum
Maximum Lot Coverage	105% of Maximum
Minimum Living Area	95% of Minimum
Minimum Front Setback	+5 Feet from Minimum

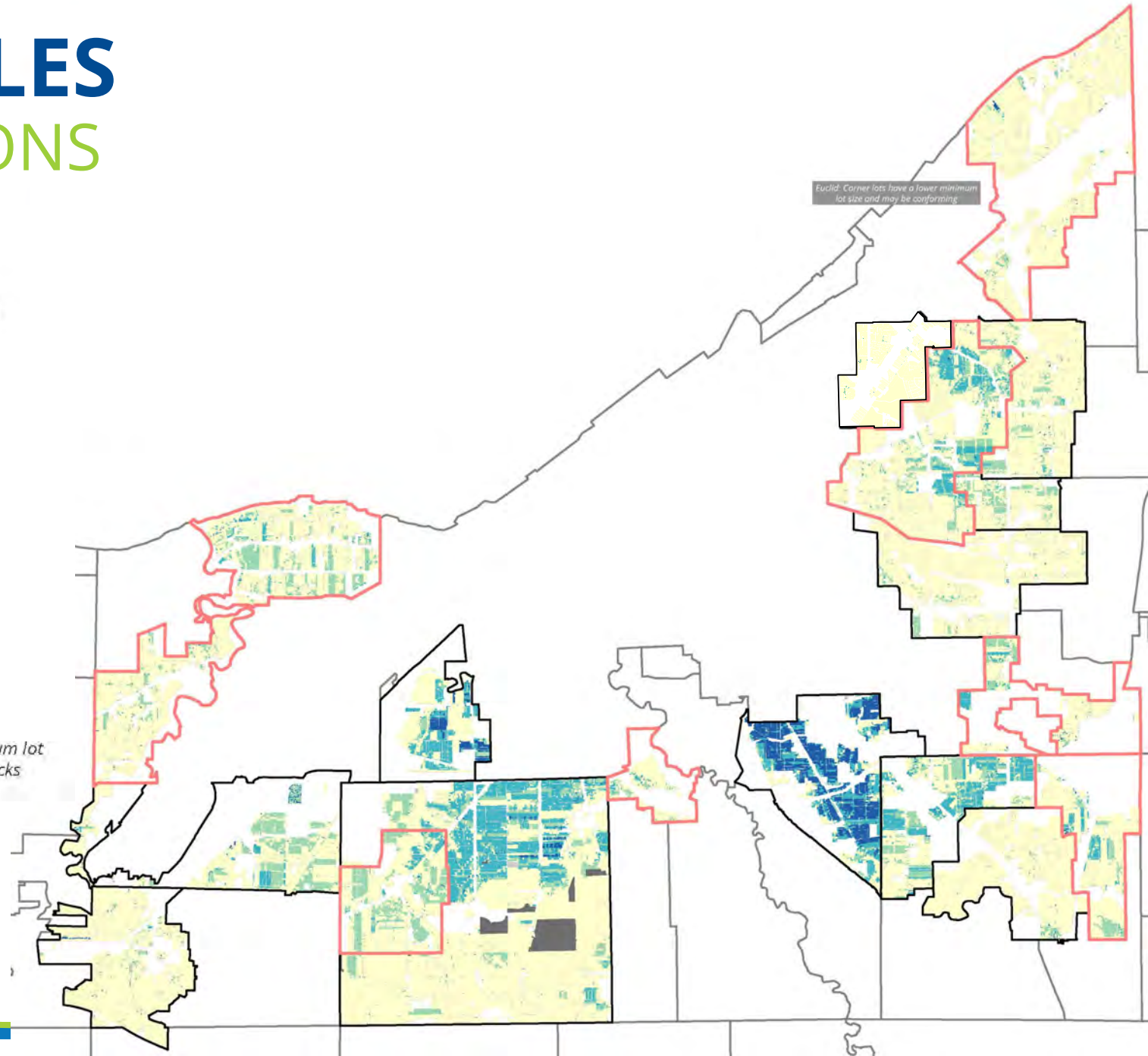
- This is meant to display generalities

# DISTRICT PROFILES

## MAPPING REGULATIONS



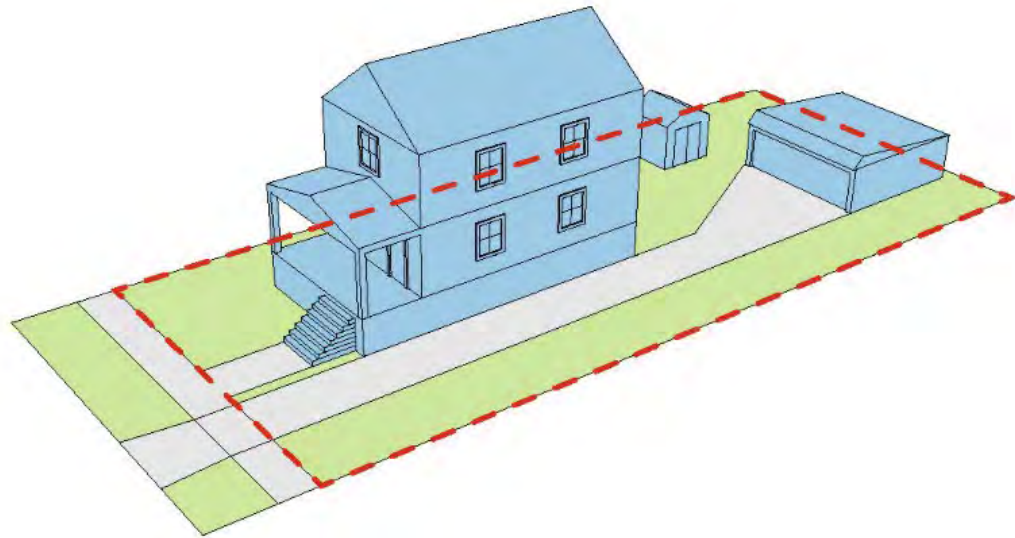
\* Lots in existence prior to the adoption of the Zoning Code that do not meet minimum lot sizes or widths may be buildable if they meet all other requirements, including setbacks





# DISTRICT PROFILES

## MINIMUM LOT SIZE

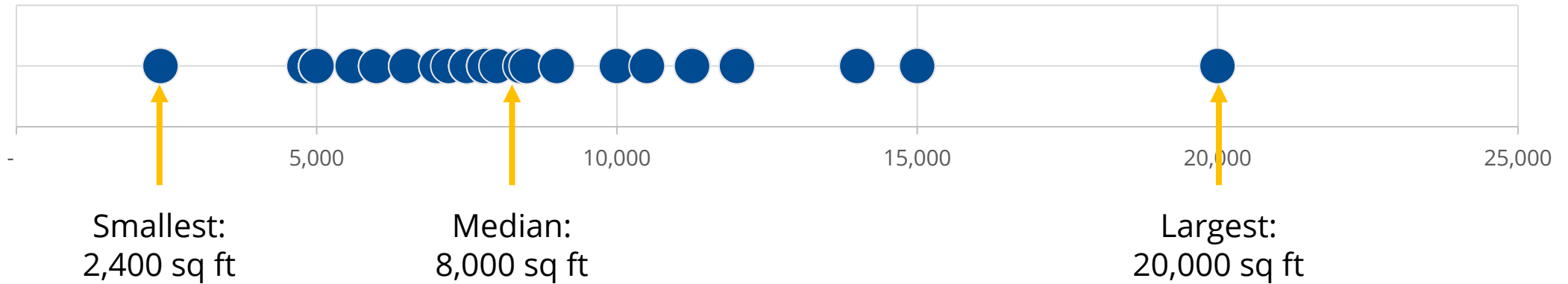


Community	District	Minimum Lot Size (Square Feet)	Common Adjustments
Bedford	R-1	5,000	
	R-2	5,000	
Bedford Heights	R-S	15,000	(a)
	R-1	11,250	(a)
	R-1-A	11,250	(a)
	R-2	11,250	(a)
Berea	RSF-A	6,500	
	RSF-B	6,500	
	RSF-T	7,500	
Brook Park	U1-A1	15,000	
	U1-A2	11,250	
	U1-A3	10,500	
	U1-A4	8,400	
	U1-A5	7,200	
Brooklyn	SF-DH	10,000	
	D-H	6,000	
Brooklyn Heights	1F-100	20,000	(a)
	1F-80	14,000	(a)
	1F-60	9,000	(a)
	1F-50	6,500	(a)
Cleveland Heights	AA	15,000	(a)
	A	7,500	(a)
East Cleveland	U1	Varies	(b)
Euclid	U1	5,000	(a) (c)
	U2	2,400	(a) (c)
Fairview Park	RIF-75	11,250	(a)
	RIF-60	7,800	(a)
	RIF-50	7,500	(a)
	RIF-40	5,000	(a)
	R2F	7,500	(a)
Garfield Heights	U-1	12,000	
	U-2	12,000	
Lakewood	R1L	14,000	(a)
	R1M	9,000	(a)
	R1H	5,000	(a)
	R2	5,000	(a)
Maple Heights	RSF-L	12,000	
	RSF-M	7,000	
	RTF	7,000	
Parma	SF-AA	12,000	
	SF-A	9,000	
	SF-B	7,800	
	2F		
Parma Heights	A	9,000	(a)
Shaker Heights	SF1	15,000	
	SF2	8,500	
	SF3	5,600	
South Euclid	R-75	12,000	
	R-60	8,000	
	R-50	6,000	
	R-40	4,800	
University Heights	U-1	6,000	
Warrensville Heights	U-1C	12,000	(a)
	U-1B	7,800	(a)
	U-1A	7,800	(a)

# DISTRICT PROFILES

## MINIMUM LOT SIZE

### Distribution of Minimum Lot Sizes

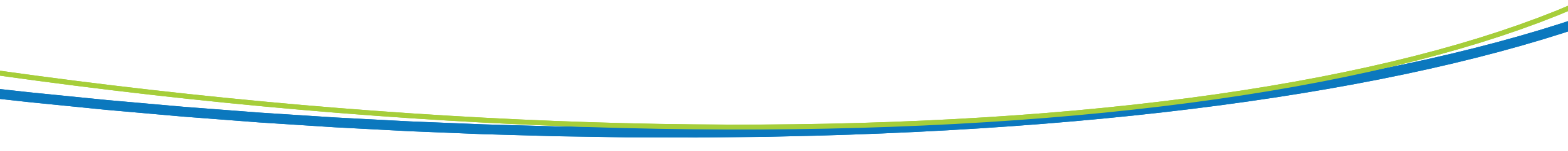


# DISTRICT PROFILES

## MINIMUM LOT SIZE

### Most Relevant Common Adjustments

#### (a) Existing Lots Exempt

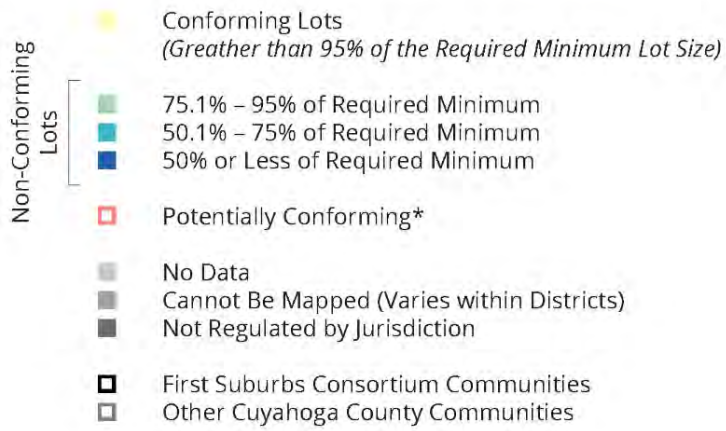
- Lots in existence prior to the adoption of the Zoning Code that do not meet minimum lot sizes may be buildable if they meet all other requirements, including setbacks
  - Example: “In any district where dwellings are permitted, a one-family detached dwelling may be erected on any lot of official record at the effective date of this Zoning Code, irrespective of its area or width, provided the applicable yard and other open space requirements are complied with as nearly as possible...”
- 



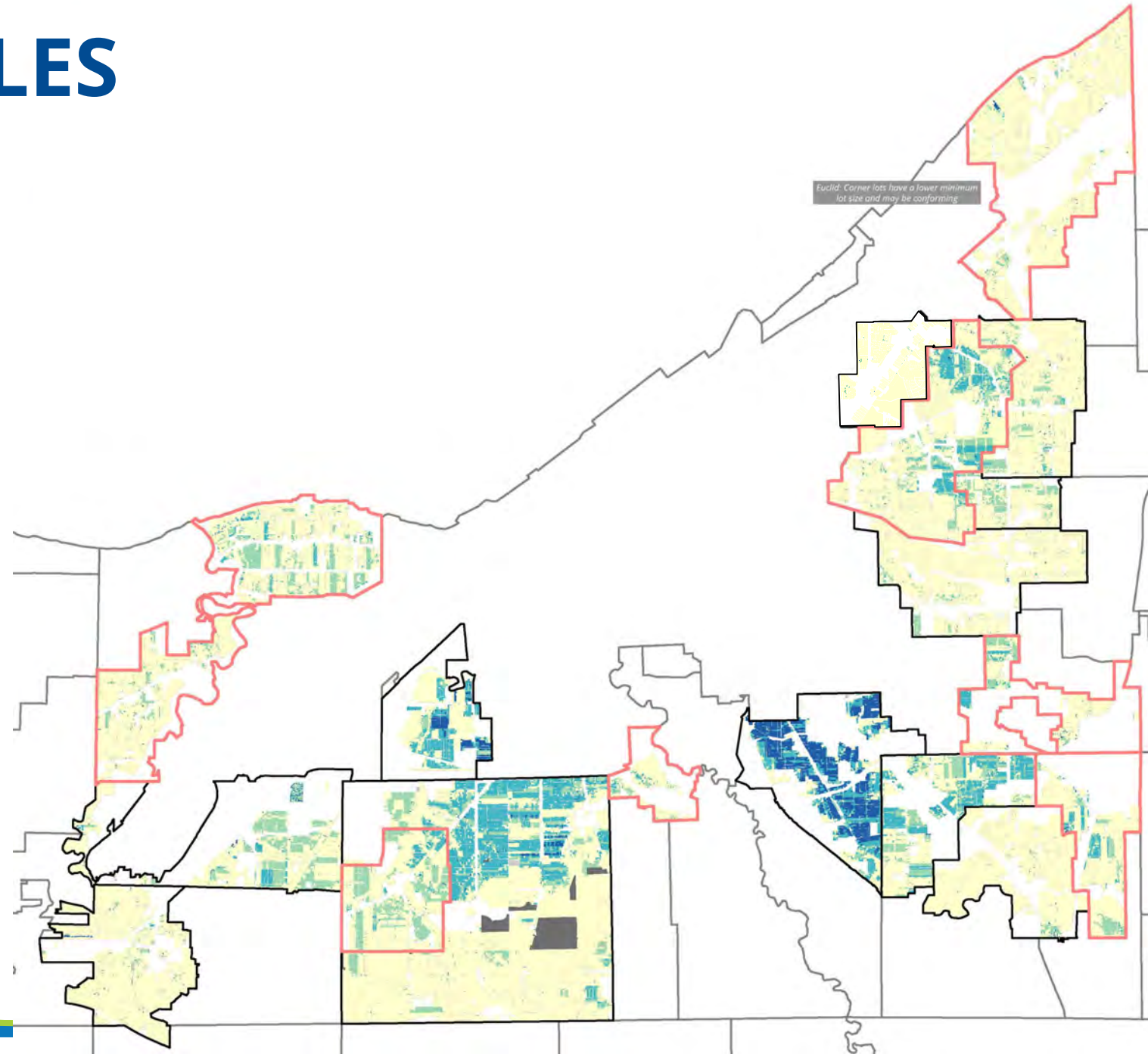
# DISTRICT PROFILES

## MINIMUM LOT SIZE

### MINIMUM LOT SIZE: NON-CONFORMITY

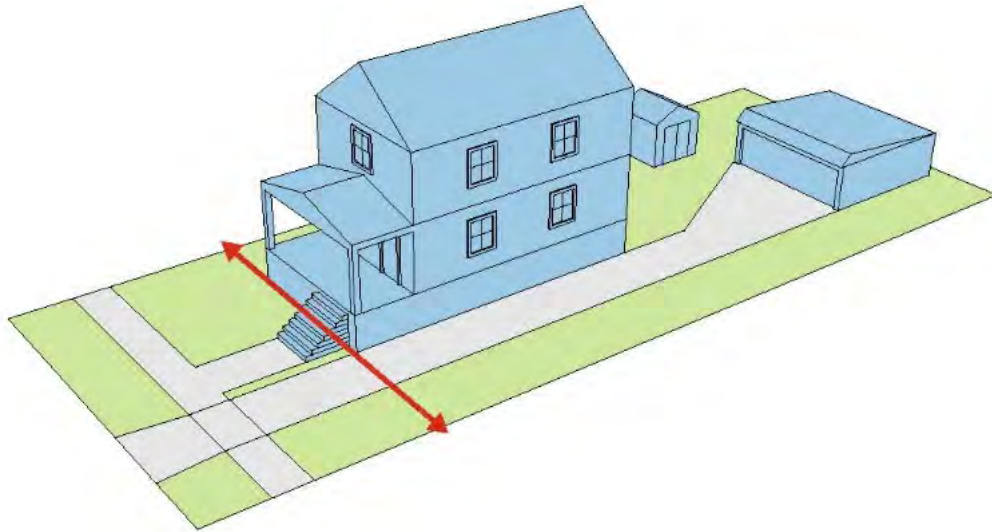


\* Lots in existence prior to the adoption of the Zoning Code that do not meet minimum lot sizes or widths may be buildable if they meet all other requirements, including setbacks



# DISTRICT PROFILES

## MINIMUM LOT WIDTH

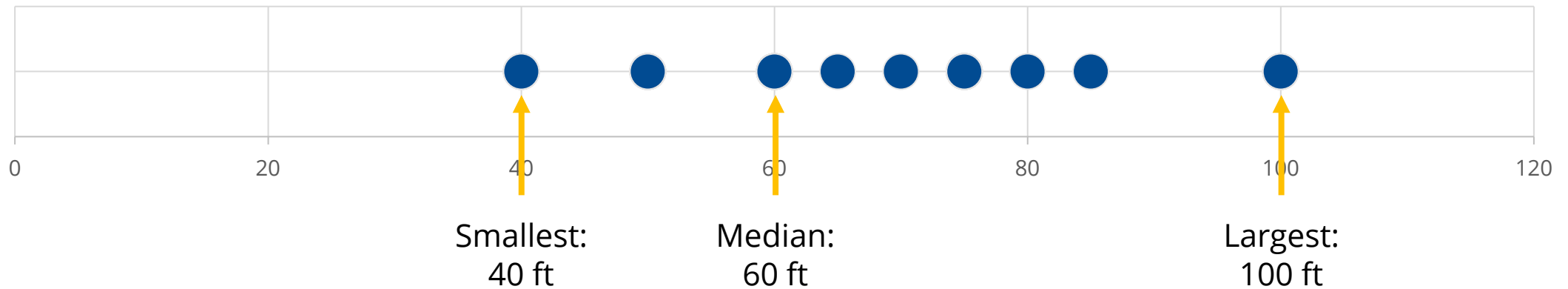


Community	District	Minimum Lot Width (Feet)	Measurement Detail	Common Adjustments
Bedford	R-1	50	At Building Line	
	R-2	50	At Building Line	
Bedford Heights	R-S	100	At Frontage Line	(a) (b)
	R-1	75	At Frontage Line	(a) (b)
	R-1-A	75	At Frontage Line	(a) (b)
	R-2	75	At Frontage Line	(a) (b)
Berea	RSF-A	50	At Building Line	
	RSF-B	50	At Building Line	
	RSF-T	50	At Building Line	
Brook Park	U1-A1	100	Entire Lot	
	U1-A2	75	Entire Lot	
	U1-A3	75	Entire Lot	
	U1-A4	60	Entire Lot	
	U1-A5	60	Entire Lot	
Brooklyn	SF-DH	75	At Front Setback	
	D-H	65	At Front Setback	
Brooklyn Heights	1F-100	100	At Front Setback	(a)
	1F-80	80	At Front Setback	(a)
	1F-60	60	At Front Setback	(a)
	1F-50	50	At Front Setback	(a)
Cleveland Heights	AA	100	At Building Line	(a)
	A	50	At Building Line	(a)
East Cleveland	U1		Not Regulated	
Euclid	U1	60	Average Width	(a)
	U2	60	Average Width	(a)
Fairview Park	RIF-75	75	At Building Line	(a)
	RIF-60	60	At Building Line	(a)
	RIF-50	50	At Building Line	(a)
	RIF-40	40	At Building Line	(a)
	R2F	50	At Building Line	(a)
Garfield Heights	U-1	75	Average Width	(a)
	U-2	75	Average Width	(a)
Lakewood	R1L	70	At Frontage Line	(a)
	R1M	60	At Frontage Line	(a)
	R1H	40	At Frontage Line	(a)
	R2	40	At Frontage Line	(a)
Maple Heights	RSF-L	75	Average Width	(b)
	RSF-M	60	Average Width	(b)
	RTF	60	Average Width	(b)
Parma	SF-AA	75	Entire Lot	(b)
	SF-A	60	Entire Lot	(b)
	SF-B	60	Entire Lot	(b)
	2F			
Parma Heights	A	75	Average Width	(a)
Shaker Heights	SF1	100	At Front Setback	
	SF2	60	At Front Setback	
	SF3	40	At Front Setback	
South Euclid	R-75	75	At Building Line	
	R-60	60	At Building Line	
	R-50	50	At Building Line	
	R-40	40	At Building Line	
University Heights	U-1	50	At Front Setback	
Warrensville Heights	U-1C	85	At Frontage Line	(a)
	U-1B	75	At Frontage Line	(a)
	U-1A	60	At Frontage Line	(a)

# DISTRICT PROFILES

## MINIMUM LOT WIDTH

### Distribution of Minimum Lot Widths



# DISTRICT PROFILES

## MINIMUM LOT WIDTH

### Most Relevant Common Adjustments

(a) Existing Lots Exempt

(b) Curved Streets

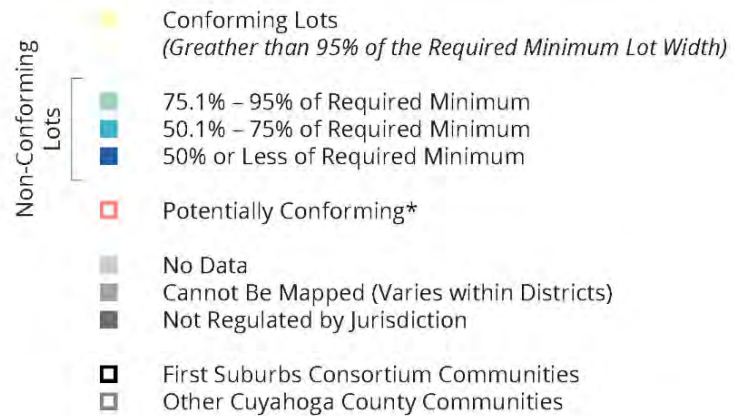
- Required lot width may be reduced in the case of curvilinear streets and cul-de-sacs
- Example: “...on curved streets, the width at the front line may be less, provided that the lot width at the building line meets the required lot width of the particular district.”



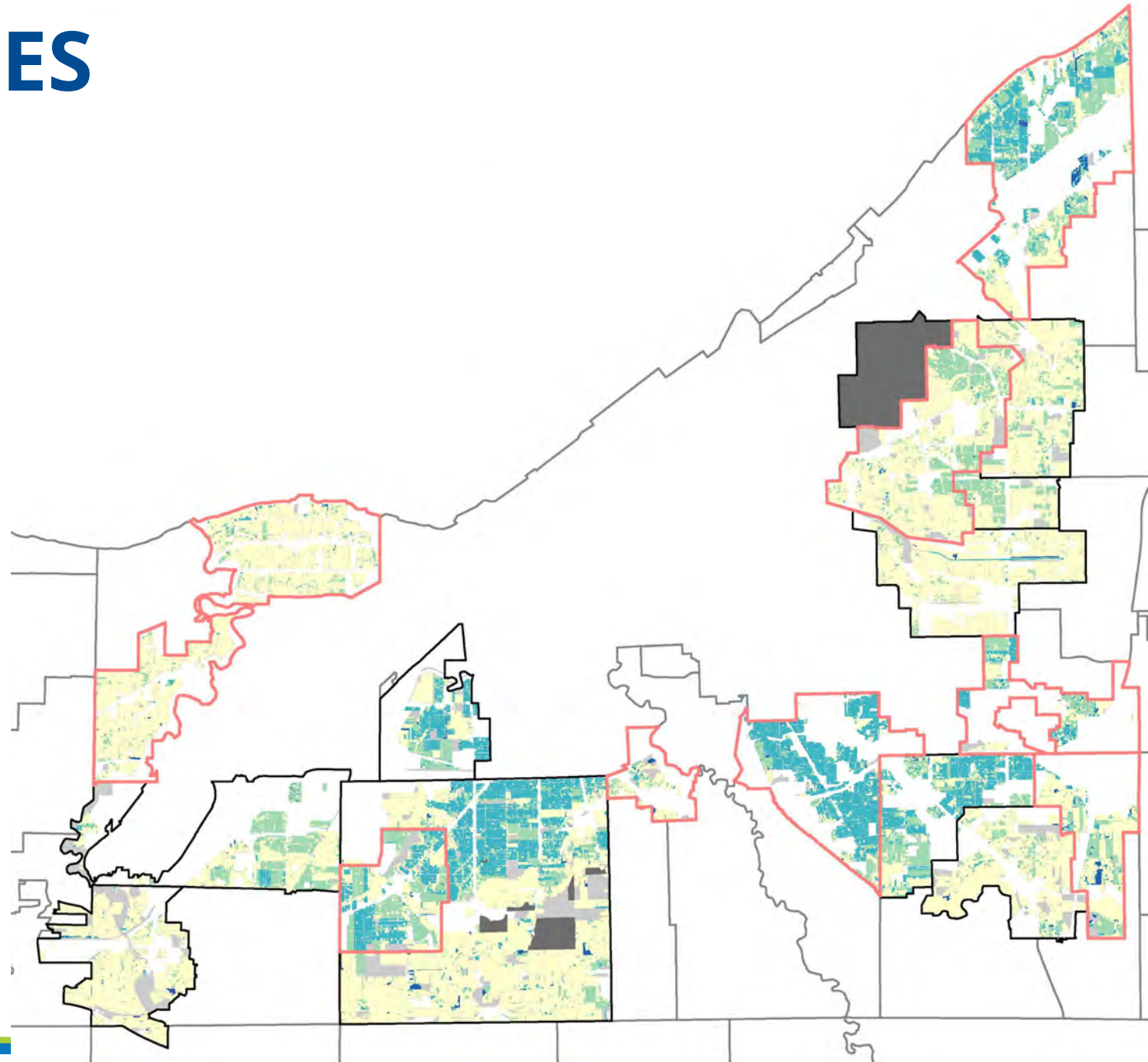
# DISTRICT PROFILES

## MINIMUM LOT WIDTH

### MINIMUM LOT WIDTH: NON-CONFORMITY

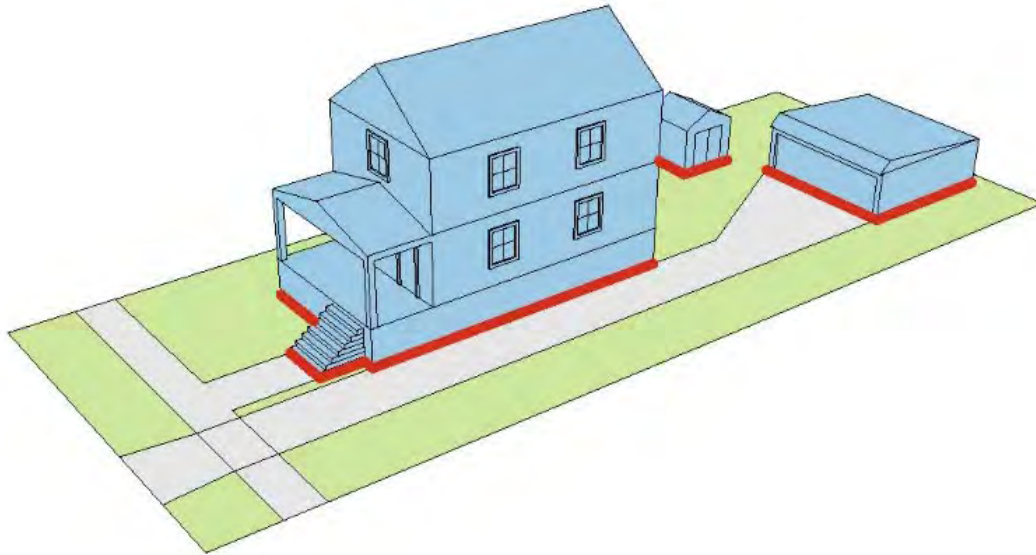


\* Lots in existence prior to the adoption of the Zoning Code that do not meet minimum lot widths may be buildable if platted prior to adoption or if they meet all other requirements, including setbacks



# DISTRICT PROFILES

## MAXIMUM LOT COVERAGE



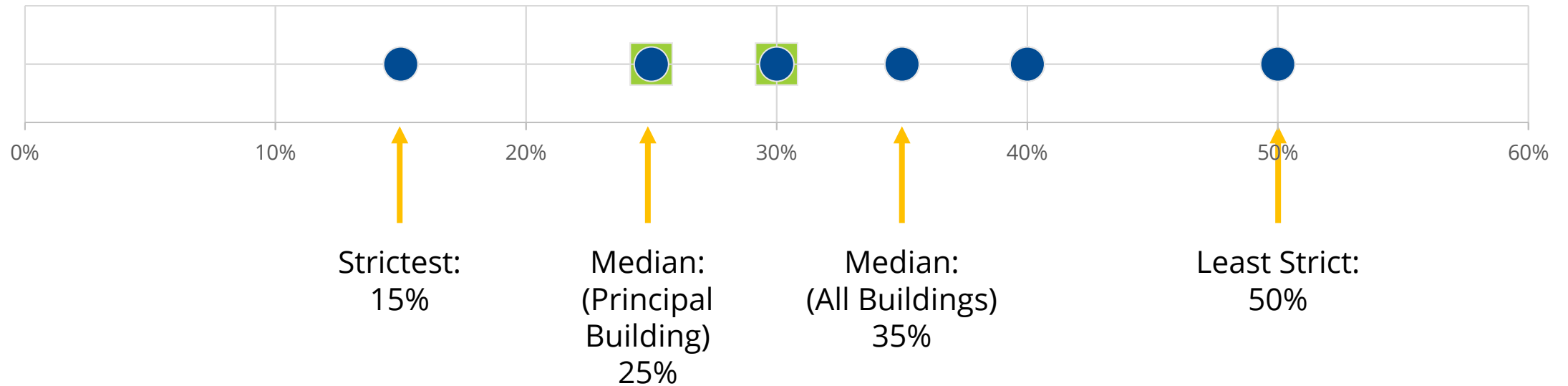
Community	District	Maximum Lot Coverage (Percent)	Measurement Detail	Common Adjustments
Bedford	R-1	30%	Principal Building	
	R-2	30%	Principal Building	
Bedford Heights	R-5			
	R-1		Not Regulated	
	R-1-A			
	R-2			
Berea	RSF-A	30%	Principal Building	
	RSF-B	30%	Principal Building	
	RSF-T	30%	Principal Building	
Brook Park	U1-A1		Not Regulated	
	U1-A2			
	U1-A3			
	U1-A4			
	U1-A5			
Brooklyn	SF-DH	25%	Principal Building	
	D-H	25%	Principal Building	
Brooklyn Heights	1F-100		Not Regulated	
	1F-80			
	1F-60			
	1F-50			
Cleveland Heights	AA		Not Regulated	
	A			
East Cleveland	U1		Not Regulated	
Euclid	U1		Not Regulated	
	U2			
Fairview Park	RIF-75	40%	All Buildings	
	RIF-60	35%	All Buildings	
	RIF-50	35%	All Buildings	
	RIF-40	35%	All Buildings	
	R2F	35%	All Buildings	
Garfield Heights	U-1	15%	All Buildings	
	U-2	15%	All Buildings	
Lakewood	R1L	25%	Principal Building	(a) (e)
	R1M	25%	Principal Building	(a) (e)
	R1H	25%	Principal Building	(a) (e)
	R2	25%	Principal Building	(a) (e)
Maple Heights	RSF-L	40%	All Buildings	(b)
	RSF-M	40%	All Buildings	(b)
	RTF	40%	All Buildings	(b)
Parma	SF-AA		Not Regulated	
	SF-A			
	SF-B			
	2F			
Parma Heights	A	40%	All Buildings	
Shaker Heights	SF1	30%	All Buildings	(a) (c)
	SF2	40%	All Buildings	(a) (c)
	SF3	50%	All Buildings	(a) (c)
South Euclid	R-75		Not Regulated	
	R-60			
	R-50			
	R-40			
University Heights	U-1	25%	All Buildings	(e)
Warrensville Heights	U-1C		Not Regulated	
	U-1B			
	U-1A			

# DISTRICT PROFILES

## MAXIMUM LOT COVERAGE

### Distribution of Maximum Lot Coverage

- All Buildings
- Principal Building

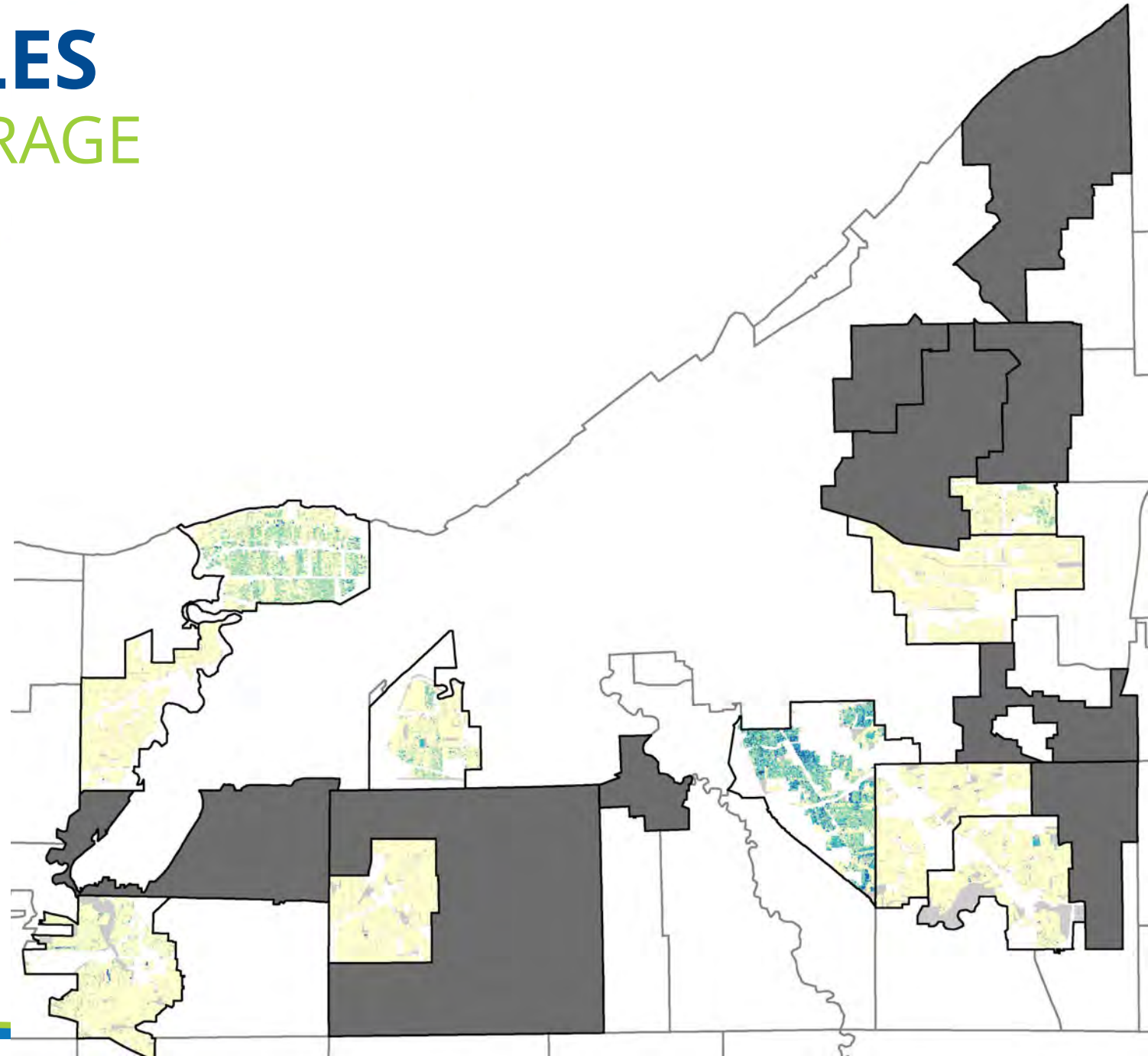
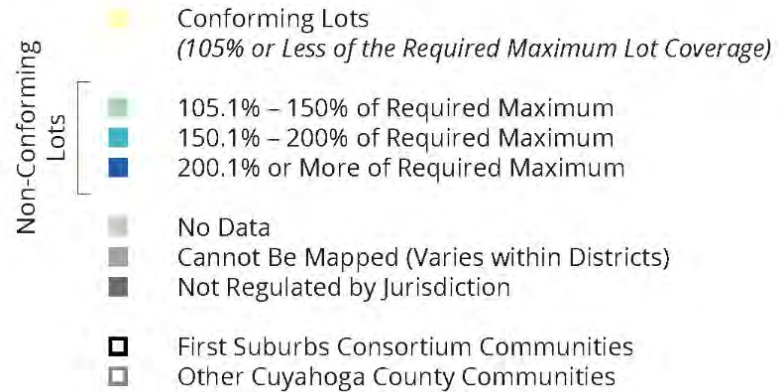




# DISTRICT PROFILES

## MAXIMUM LOT COVERAGE

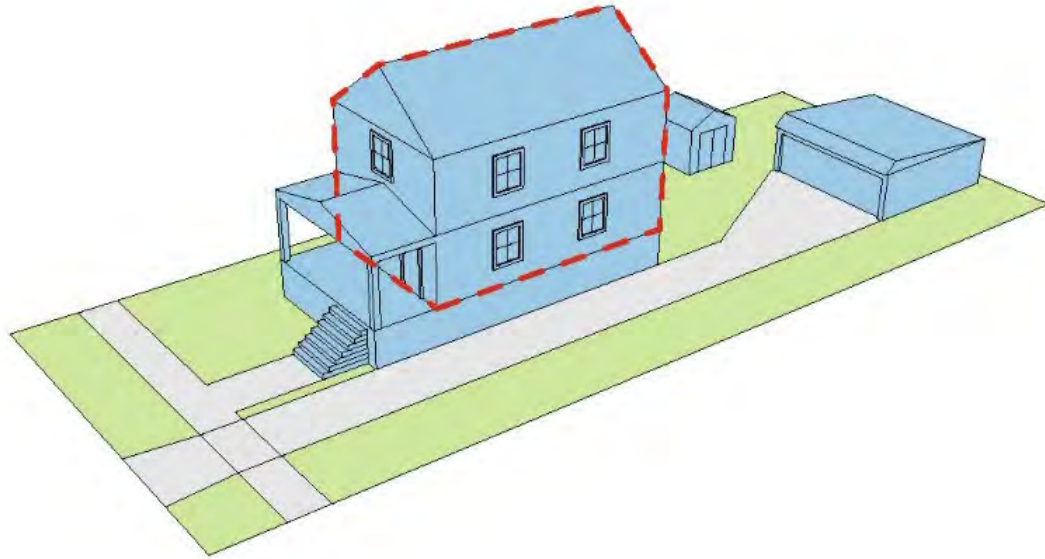
### MAXIMUM LOT COVERAGE: NON-CONFORMITY





# DISTRICT PROFILES

## MINIMUM LIVING AREA

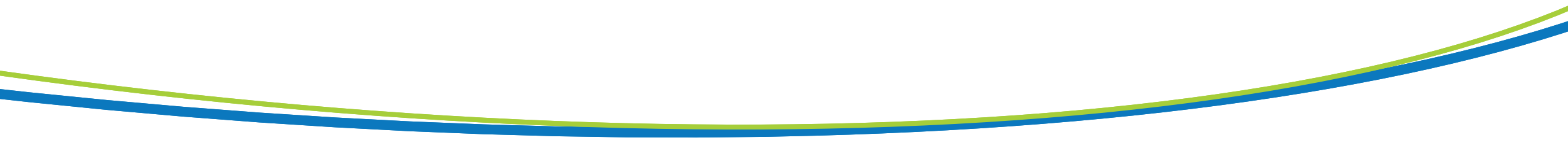


Community	District	Minimum Living Area (Square Feet)			Minimum 1st Floor Area (Square Feet)		Common Adjustments
		All Homes	1-Story Homes	2-Story Homes	1.5-Story Home	2-Story Home	
Bedford	R-1	1,100			800	800	
	R-2	1,100			800	800	
Bedford Heights	R-5	1,800					(b)
	R-1	1,600					(b)
	R-1-A	1,800					
	R-2	1,600					
Berea	RSF-A		1,200	1,400			
	RSF-B		1,000	1,200			
	RSF-T		1,200	1,400			
Brook Park	U1-A1		1,200		900	720	
	U1-A2		1,200		900	720	
	U1-A3		960		810	660	
	U1-A4		960		810	660	
	U1-A5		840		720	600	
Brooklyn	SF-DH		700	800			(e)
	D-H		700	800			(e)
Brooklyn Heights	1F-100	1,350					(a)
	1F-80	1,200					(a)
	1F-60	1,000					(a)
	1F-50	840			500	500	(a)
Cleveland Heights	AA	2,000					(c)
	A	1,500					(c)
East Cleveland	U1	Not Regulated					
Euclid	U1	1,250					(d)
	U2	1,250					(d)
Fairview Park	RIF-75		1,250	1,500			
	RIF-60		950	1,250			
	RIF-50		950	1,250			
	RIF-40		700	950			
	R2F		950	1,250			
Garfield Heights	U-1		1,060		780	780	
	U-2		1,060		780	780	
Lakewood	R1L	Not Regulated					
	R1M						
	R1H						
	R2						
Maple Heights	RSF-L	1,000					
	RSF-M	1,000					
	RTF	1,000					
Parma	SF-AA	Not Regulated					
	SF-A						
	SF-B						
	2F						
Parma Heights	A	Not Regulated					
Shaker Heights	SF1	Not Regulated					
	SF2						
	SF3						
South Euclid	R-75	Not Regulated					
	R-60						
	R-50						
	R-40						
University Heights	U-1	Not Regulated					
Warrensville Heights	U-1C		1,100	1,250	960		(a)
	U-1B		1,100	1,250	960		(a)
	U-1A		1,100	1,250	960		(a)

# DISTRICT PROFILES

## MINIMUM LIVING AREA

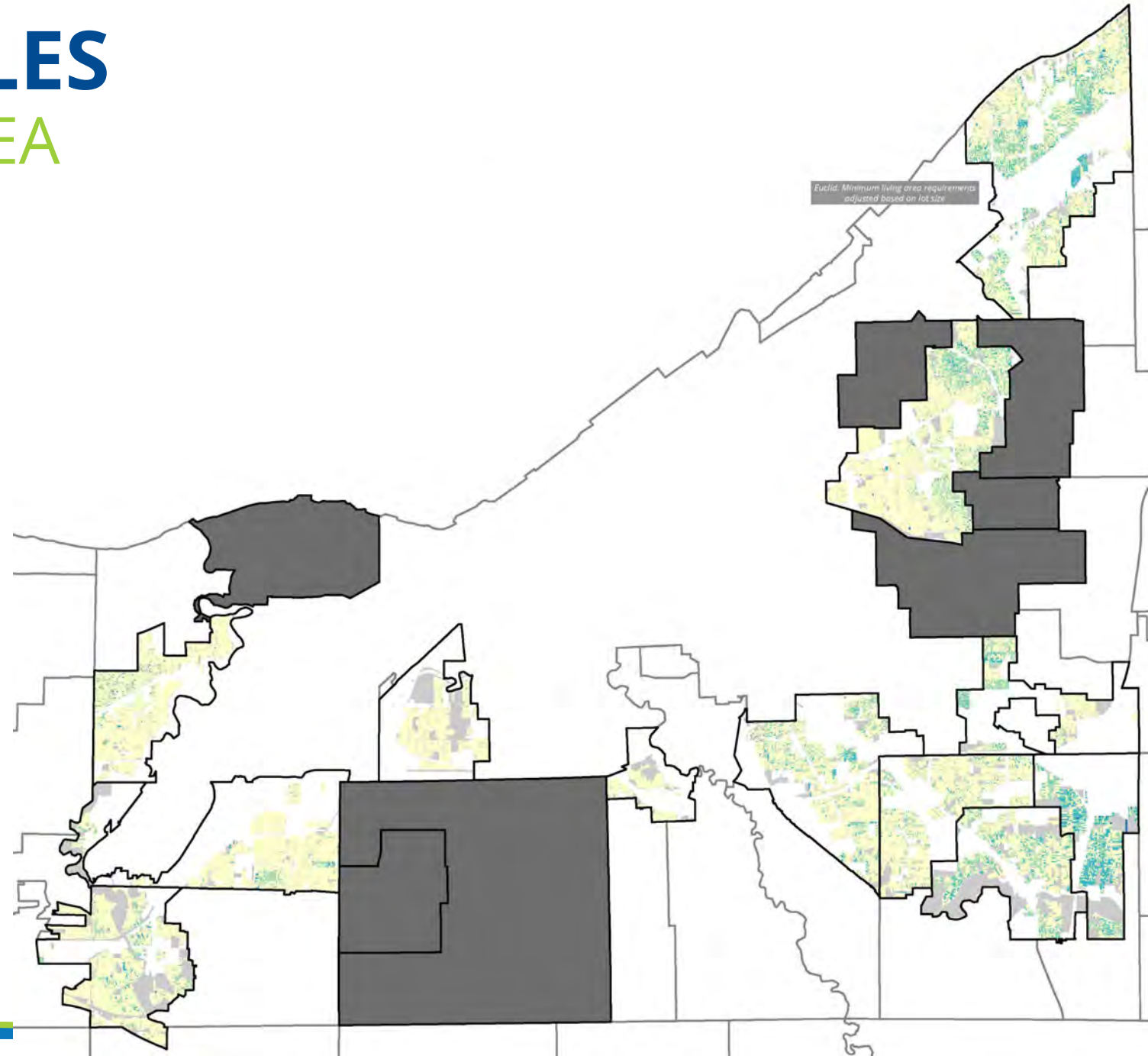
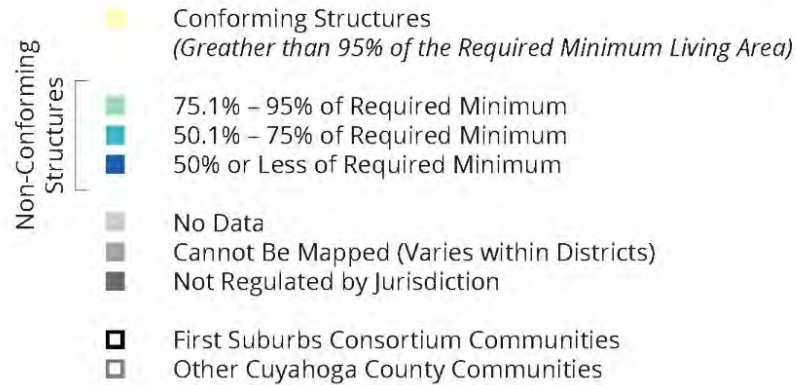
### Measurement Details

- (a) Not Regulated (by Zoning)
  - (b) Minimum Living Area for All Homes
  - (c) Minimum Living Area for 1-Story Homes, Minimum Living Area for 2-Story Homes
  - (d) Minimum Living Area for All Homes, Minimum First Floor Living Area for 1.5-Story or 2-Story Homes
  - (e) Minimum Living Area for 1-Story Homes, Minimum First Floor Living Area for 1.5-Story or 2-Story Homes
  - (f) Minimum Living Area for 1-Story Homes, Minimum Living Area for 2-Story Homes, Minimum First Floor Living Area for 1.5-Story Homes
- 

# DISTRICT PROFILES

## MINIMUM LIVING AREA

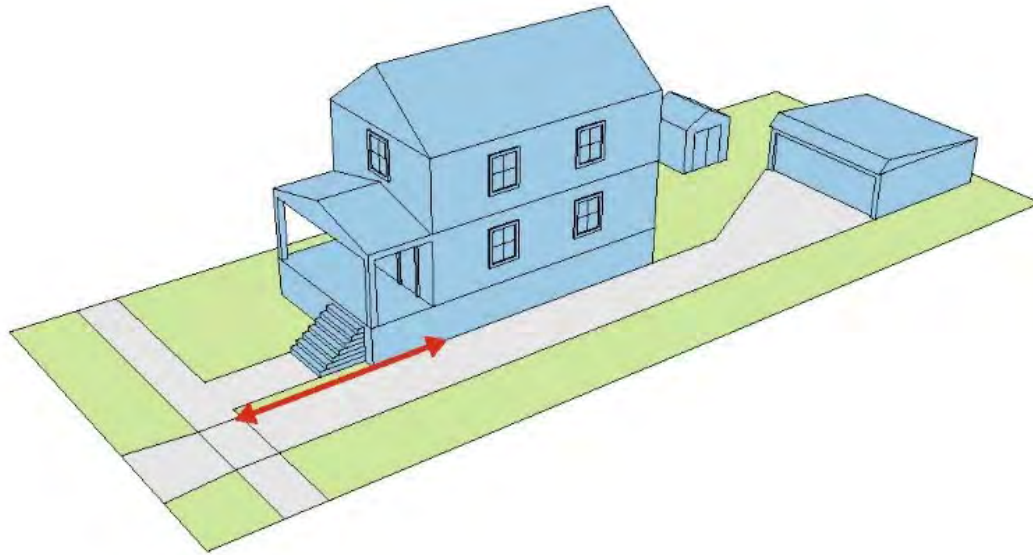
### MINIMUM LIVING AREA: NON-CONFORMITY





# DISTRICT PROFILES

## MINIMUM FRONT SETBACKS

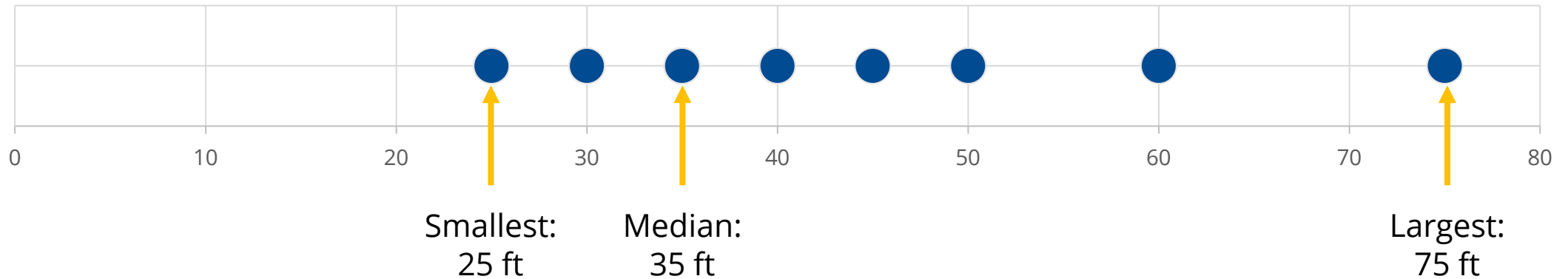


Community	District	Minimum Front Setback (Feet)	Minimum Front Setback (Other)	Common Adjustments
Bedford	R-1	35		(a) (b) (c) (d)
	R-2	35		(a) (b) (c) (d)
Bedford Heights	R-S	75		(a) (b) (d)
	R-1	50		(a) (b) (d)
	R-1-A	50		(a) (b) (d)
	R-2	50		(a) (b) (d)
Berea	RSF-A	35		(b)
	RSF-B	35		(b)
	RSF-T	35		(b)
Brook Park	U1-A1	50		(b) (d)
	U1-A2	50		(b) (d)
	U1-A3	35		(b) (d)
	U1-A4	35		(b) (d)
	U1-A5	30		(b) (d)
Brooklyn	SF-DH	40		(a) (b) (d)
	D-H	35		(a) (b) (d)
Brooklyn Heights	1F-100	75		(a) (b) (c) (d)
	1F-80	60		(a) (b) (c) (d)
	1F-60	60		(a) (b) (c) (d)
	1F-50	35		(a) (b) (c) (d)
Cleveland Heights	AA	30		(a) (b) (c) (d)
	A	25		(a) (b) (c) (d)
East Cleveland	U1		Varies Based on Map	(a) (b) (d)
Euclid	U1	30		(b) (d)
	U2	30		(b) (d)
Fairview Park	RIF-75	40		(a) (b) (d)
	RIF-60	40		(a) (b) (d)
	RIF-50	40		(a) (b) (d)
	RIF-40	40		(a) (b) (d)
	R2F	40		(a) (b) (d)
Garfield Heights	U-1	25		(b) (d)
	U-2	25		(b) (d)
Lakewood	R1L		Varies Based on Map	(a) (c)
	R1M		Varies Based on Map	(a) (c)
	R1H		Varies Based on Map	(a) (c)
	R2		Varies Based on Map	(a) (c)
Maple Heights	RSF-L	35		(a) (d)
	RSF-M	35		(a) (d)
	RTF	35		(a) (d)
Parma	SF-AA		Varies Based on Map	(b) (d)
	SF-A		Varies Based on Map	(b) (d)
	SF-B		Varies Based on Map	(b) (d)
	2F		Varies Based on Map	(b) (d)
Parma Heights	A	30	Percent of Lot Depth	(d)
Shaker Heights	SF1		Varies Based on Map	(a) (c)
	SF2		Varies Based on Map	(a) (c)
	SF3		Varies Based on Map	(a) (c)
South Euclid	R-75	45		(a) (b)
	R-60	40		(a) (b)
	R-50	40		(a) (b)
	R-40	40		(a) (b)
University Heights	U-1		Varies Based on Map	(a) (d)
Warrensville Heights	U-1C		Percent of Lot Depth	(a) (b) (d)
	U-1B		Percent of Lot Depth	(a) (b) (d)
	U-1A		Percent of Lot Depth	(a) (b) (d)

# DISTRICT PROFILES

## MINIMUM FRONT SETBACKS

### Distribution of Minimum Front Setbacks



# DISTRICT PROFILES

## MINIMUM FRONT SETBACKS

### Most Relevant Common Adjustments

(a) Projections

(b) and (c) Average Setbacks

- Front setbacks of new buildings may be reduced based on the average setback of the block or the setback of adjacent structures
- Example: "...provided however, that where the average established setback of the lots in the block between two intersecting streets is less than provided herein, the average established setback shall be the minimum setback line."

(d) Corner Lots

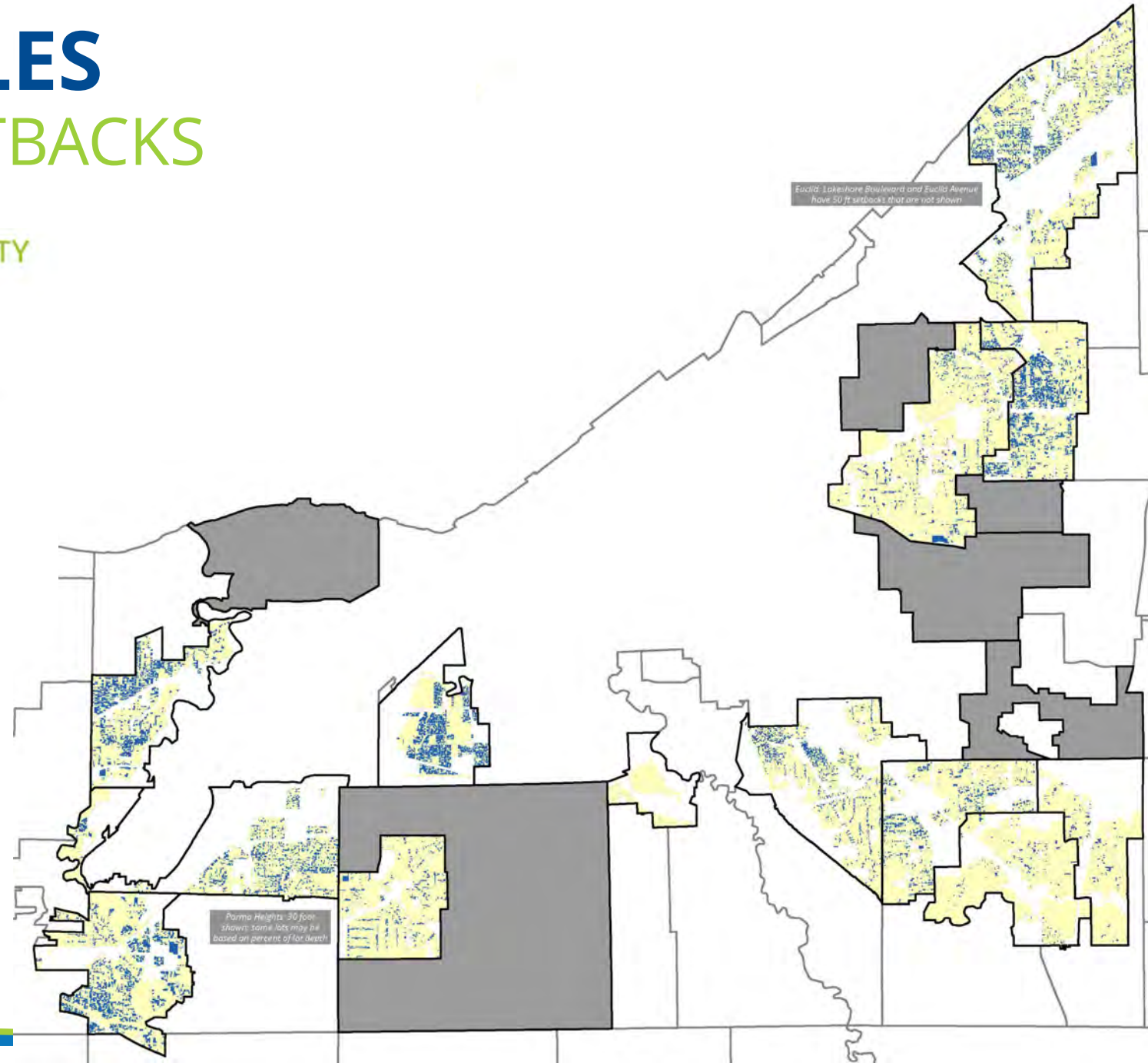
Decorative wavy lines in blue and green at the bottom of the slide.

# DISTRICT PROFILES

## MINIMUM FRONT SETBACKS

### MINIMUM FRONT SETBACKS: NON-CONFORMITY

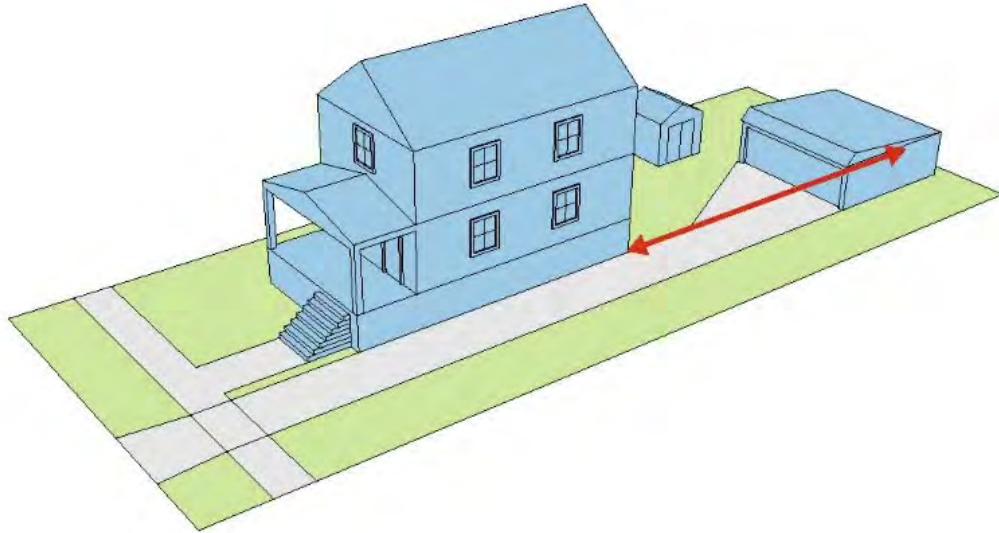
- Conforming Structures  
(Within Five Feet of the Required Minimum Front Setback)
- Non-Conforming Structures  
(Violates Required Minimum Front Setback + Five Feet)
- No Data
- Cannot Be Mapped (Varies within Districts)
- Not Regulated by Jurisdiction
- First Suburbs Consortium Communities
- Other Cuyahoga County Communities





# DISTRICT PROFILES

## MINIMUM REAR SETBACKS



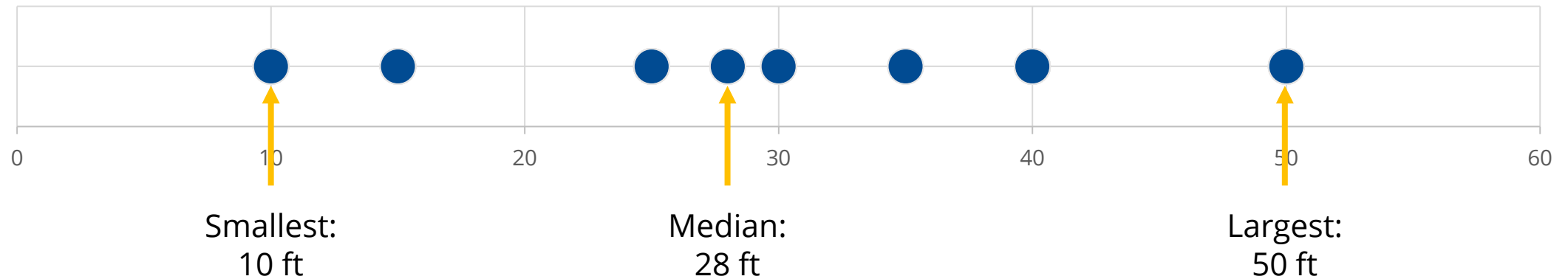
Community	District	Minimum Rear Setbacks (Feet)	Minimum Rear Setbacks (Percent of Lot Depth)	Common Adjustments
Bedford	R-1	35		(a) (b) (f)
	R-2	30		(a) (b) (f)
Bedford Heights	R-S	40		(a) (c)
	R-1	25		(a) (c)
	R-1-A	25		(a) (c)
	R-2	25		(a) (c)
Berea	RSF-A	25		
	RSF-B	25		
	RSF-T	25		
Brook Park	U1-A1	15	20%	(a) (d) (f)
	U1-A2	15	20%	(a) (d) (f)
	U1-A3	15	20%	(a) (d) (f)
	U1-A4	15	20%	(a) (d) (f)
	U1-A5	15	20%	(a) (d) (f)
Brooklyn	SF-DH	35		(a)
	D-H	30		(a)
Brooklyn Heights	1F-100	50		(a)
	1F-80	50		(a)
	1F-60	50		(a)
	1F-50	50		(a)
Cleveland Heights	AA	30		(a) (e)
	A	30		(a) (e)
East Cleveland	U1		15%	(a) (f)
Euclid	U1		20%	(a) (d) (f)
	U2		20%	(a) (d) (f)
Fairview Park	RIF-75	28		(a)
	RIF-60	28		(a)
	RIF-50	28		(a)
	RIF-40	28		(a)
	R2F	28		(a)
Garfield Heights	U-1		20%	(a) (d) (f)
	U-2		20%	(a) (d) (f)
Lakewood	R1L	40		
	R1M	40		
	R1H	40		
	R2	40		
Maple Heights	RSF-L	25		
	RSF-M	25		
	RTF	25		
Parma	SF-AA	10	15%	(a) (d) (f)
	SF-A	10	15%	(a) (d) (f)
	SF-B	10	15%	(a) (d) (f)
	2F	10	15%	(a) (d) (f)
Parma Heights	A	30	25%	
Shaker Heights	SF1	40		(a)
	SF2	25		(a)
	SF3	25		(a)
South Euclid	R-75	50		(a)
	R-60	40		(a)
	R-50	40		(a)
	R-40	40		(a)
University Heights	U-1	25		(a) (c)
Warrensville Heights	U-1C		20%	(a) (d)
	U-1B		20%	(a) (d)
	U-1A		20%	(a) (d)



# DISTRICT PROFILES

## MINIMUM REAR SETBACKS

Distribution of Minimum Rear Setbacks (Feet)



# DISTRICT PROFILES

## MINIMUM REAR SETBACKS

### Most Relevant Common Adjustments

#### (a) Projections

#### (b) Limited Depth Reduction

- Rear yards may be reduced for lots of limited depth
- Example: “Rear yards may be reduced by three inches (3 in.) from the required least depth for each foot by which a lot at the time of enactment of this Code is less than one hundred feet (100 ft.) deep...”

# DISTRICT PROFILES

## MINIMUM REAR SETBACKS

### Most Relevant Common Adjustments

#### (c) and (d) Height Increases

- Rear yards must be at least as deep as half or the full height of the principal building
- Example: “Each lot shall have a rear yard not less in depth than forty feet nor less than the height of the main or principal building...”

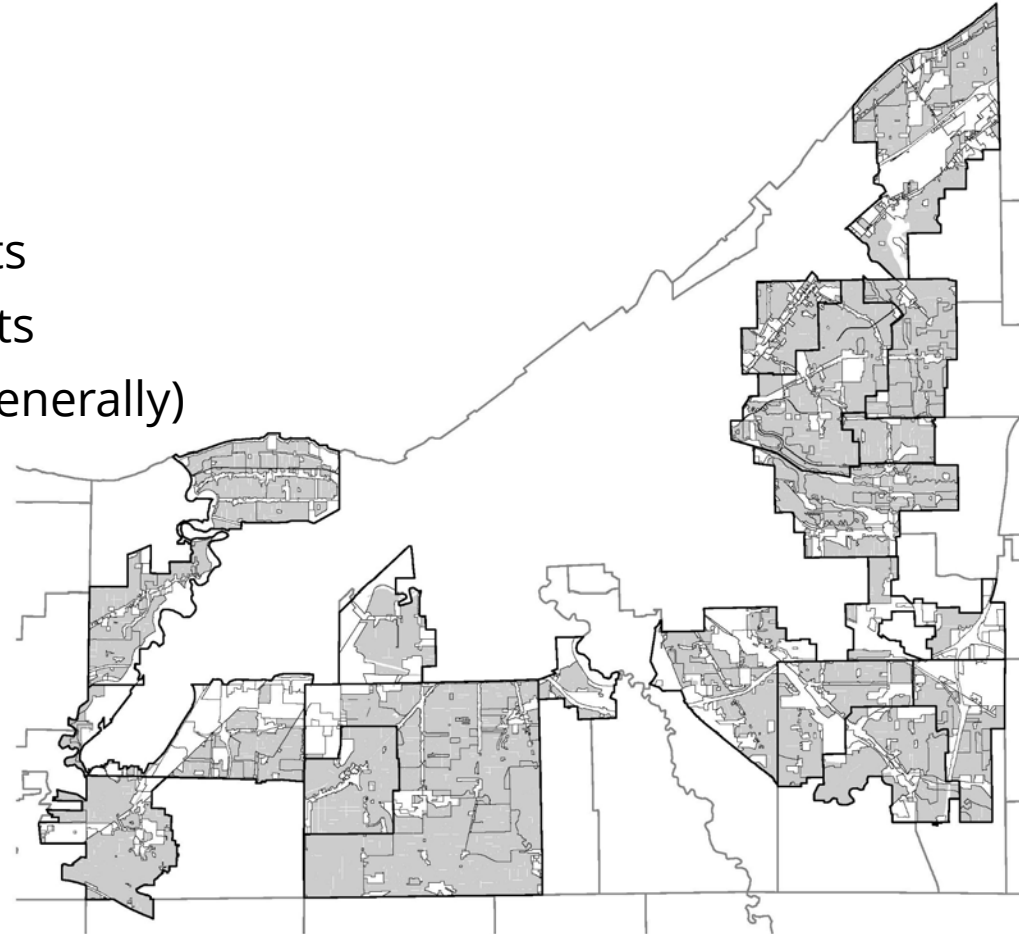
# DISTRICT PROFILES

## IDENTIFY 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

## OUR INTIAL REACTIONS

1. Many existing homes are non-conforming under current regulations
  2. Community Zoning Codes have been updated at different times and are at different stages
  3. Community regulations vary greatly
  4. Not all communities regulate everything
  5. Some maps are out-of-date or not available
  6. Some simple adjustments may speed the infill process for some communities
  7. Some communities have more infill opportunity than others
- 
- A decorative graphic at the bottom of the slide consisting of two wavy, curved lines. The top line is a light green color, and the bottom line is a dark blue color. They both start on the left, curve downwards towards the center, and then curve upwards towards the right.

# DISTRICT PROFILES

## COMMUNITY REACTIONS

### Issues

#### **Density**

- Factoring in communities seeking to increase density
- Infill housing does not always match community character

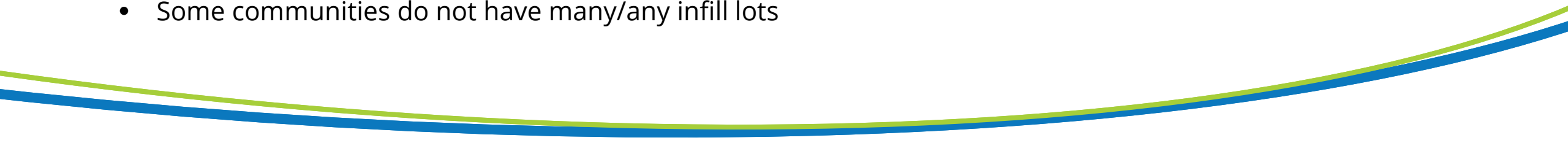
#### **Affordability and Access**

- Ensuring zoning is not perpetuating systemic racism

#### **Specific Housing Types**

- Dealing with non-conforming two-family or multi-family structures in single-family districts
- Addressing bungalows
- Addressing a desire for Accessory Dwelling Units or Tiny Homes

#### **Lack of Opportunity**

- Some communities are currently re-writing their codes
  - Some communities do not have many/any infill lots
- 

# COMMUNITY MEETINGS

## INITIAL REACTIONS

### Ideas

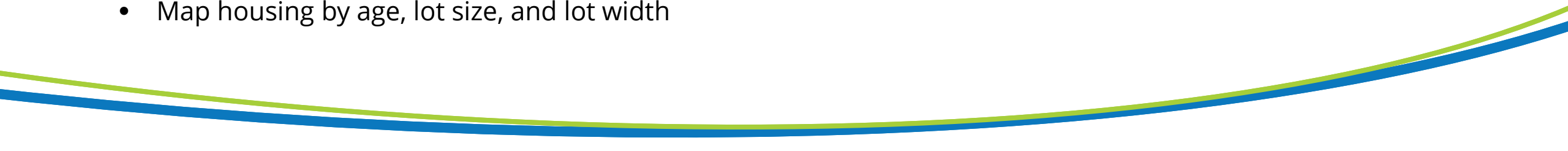
#### **Districts**

- Develop uniform district names
- Develop a model single-family district
- Develop a model PUD or Overlay district
- Consider a form-based code

#### **Best Practices**

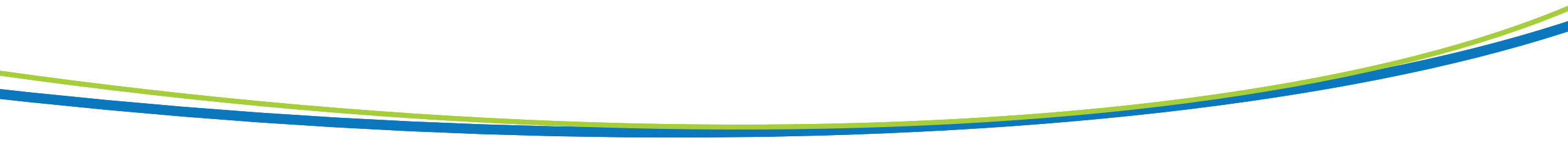
- List the best-of-the-best common adjustments
- Directly comparing tax abatements/incentive programs
- Develop a model RFP for developers

#### **Other**

- Provide an online version of these maps for use by communities and developers
  - Map housing by age, lot size, and lot width
- 
- A decorative graphic at the bottom of the slide consisting of two wavy, overlapping lines. The top line is a light green color, and the bottom line is a blue color. They both start on the left, dip slightly, and then rise towards the right.

# INFILL HOUSING LOCATIONS

## ENSURING AN ACCURATE MAP





# INFILL HOUSING LOCATIONS

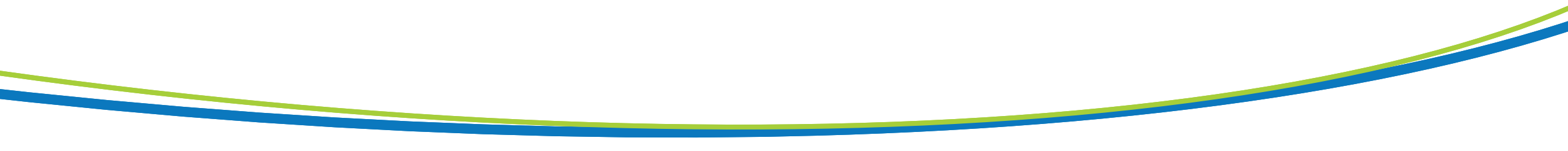
## IDENTIFYING INFILL LOCATIONS

### Mapping Infill Locations

Added:

- Demolition sites
- Parcels with \$0 building values

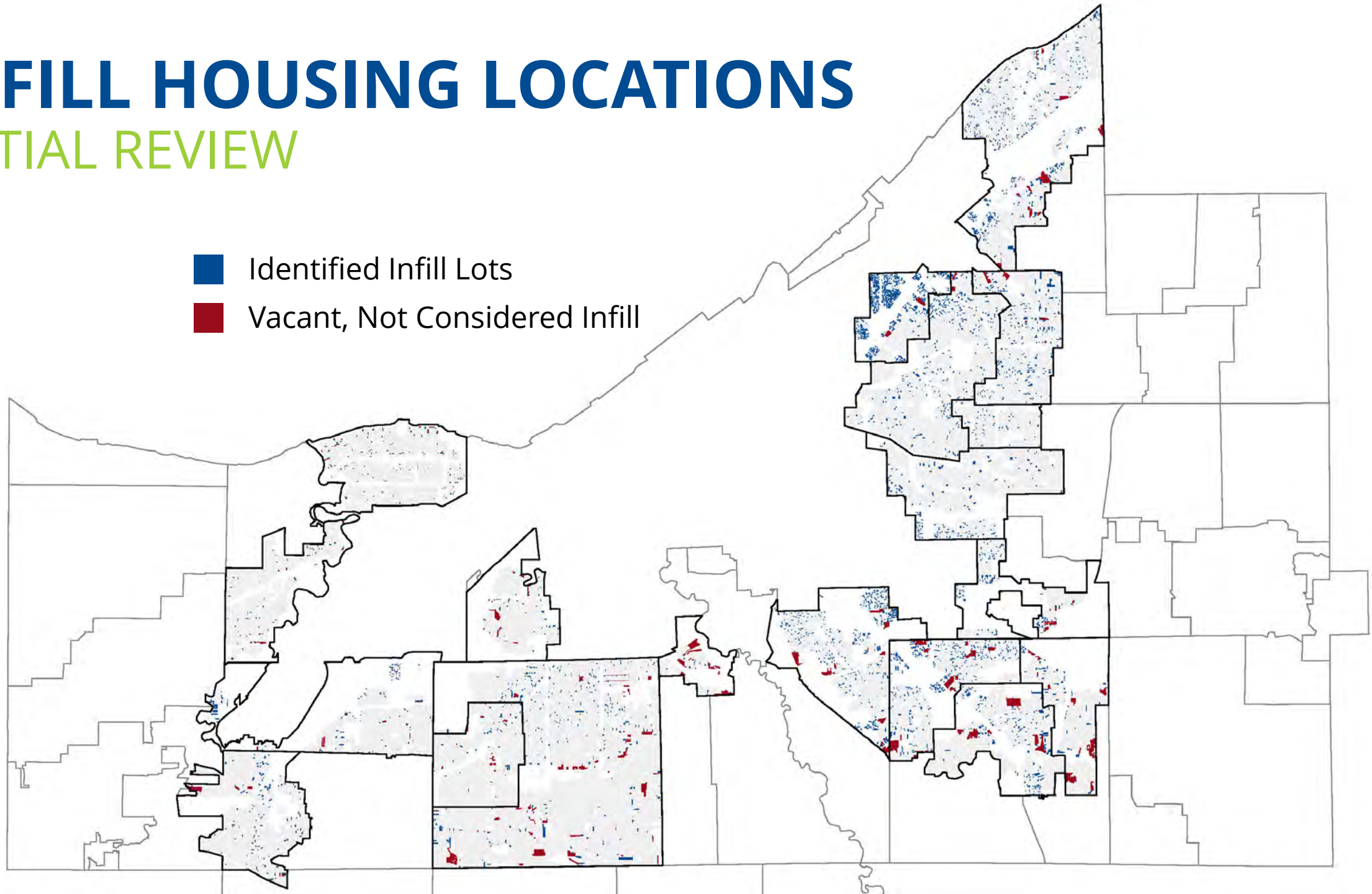
Removed:

- 'Listed with' parcels
  - Parcels in use via visual review
  - Abnormal vacant parcels (i.e., large, unbuilt, heavily forested sites)
- 
- A decorative graphic at the bottom of the slide consisting of two wavy, curved lines. The top line is a light green color, and the bottom line is a blue color. They both start on the left, curve downwards towards the center, and then curve upwards towards the right.

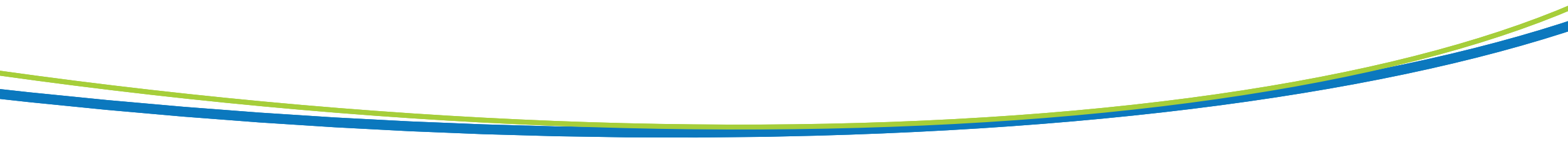
# INFILL HOUSING LOCATIONS

## INITIAL REVIEW

- Identified Infill Lots
- Vacant, Not Considered Infill



# NEXT STEPS



# PHASE 1 PROCESS



- Finishing community conversations
- Updating based on our community conversations
- District Review document draft forthcoming

# PHASE 1 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

- Identify Vacant Lots for Infill Opportunities
- Compile full document

# 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
- 







# 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, Senior Planner
- Kevin Leeson, Planner
- Robin Watkins, GIS Specialist
- Laura Mendez Ortiz, AICP Candidate, Planning Intern

## Write us an email!

Patrick Hewitt, AICP

Planning Manager, Strategy & Development  
phewitt@cuyahogacounty.us



County Planning

FOR OUR COMMUNITY  
FOR OUR REGION  
FOR OUR FUTURE