



SINGLE-FAMILY ZONING ANALYSIS

PHASE ONE UPDATE

Northeast Ohio First Suburbs Consortium

12/1/21

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. //

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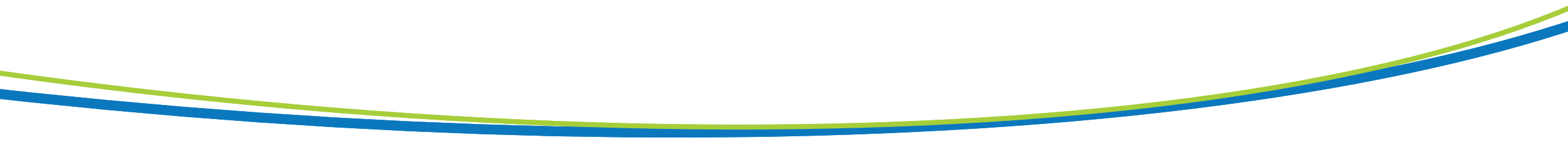
MISSING TEETH & INFILL HOUSING



MISSING TEETH & INFILL HOUSING



PROJECT GOALS

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



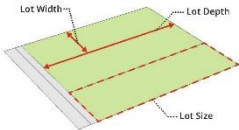
1. Project Initiation and Infill Housing Overview

VISUALIZING INFILL HOUSING AND ZONING

The following series of images displays the issues that can arise between existing lots/structures and the lot/structure dimensions required by zoning regulations. When zoning requires wider lots, smaller buildings, deeper setbacks, or lower heights than what currently exists, housing developers must apply for variances, build housing that is different than current homes in the neighborhood, or may choose not to construct an infill home.

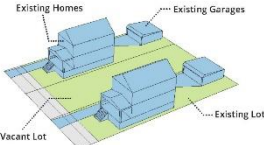
1. EXISTING LOTS

Existing lots may have been platted before zoning.



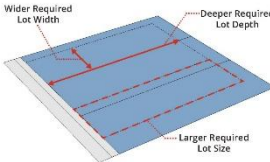
2. EXISTING STRUCTURES

These include homes and accessory buildings.



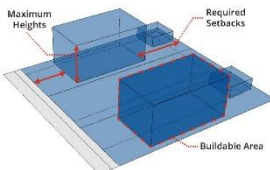
3. LOTS REQUIRED BY ZONING

Required lots can often be larger than existing lots.



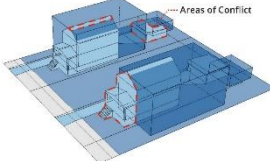
4. BUILDABLE AREA

Buildable area is the space within which a building can be built after subtracting setbacks.



5. CONFLICT BETWEEN EXISTING AND ZONING

Existing homes are often in conflict with regulations.



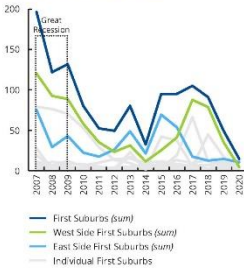
1.4 INFILL HOUSING

This page showcases the number of new single-family homes built in the First Suburbs between 2007 and 2020. The base data for this metric comes from the Cuyahoga County Fiscal Office, which provided data on the year a single-family home was built within each First Suburb community. County Planning provided the raw numbers to the individual communities of the First Suburbs to compare with local building information. The numbers shown in the charts include data that was updated by certain communities that saw discrepancies between their data and the Fiscal Office data.

The data on new housing includes any new single-family home that was built. It does not differentiate between new infill housing on previously platted lots and new subdivisions that include multiple new homes.

The data on new single-family homes shows a decrease in new single-family homes from highs prior to the Great Recession, a bump in newly constructed homes in 2018, and a significant decrease through 2020, when the COVID-19 pandemic struck. In total, between the end of the Great Recession in 2009 to 2020, 874 new homes were built in the First Suburbs, 519 of which were located in the West Side First Suburbs and 355 of which were located in the East Side First Suburbs.

FIGURE 9
NUMBER OF NEWLY CONSTRUCTED
SINGLE-FAMILY HOMES, 2007-2020



Source: Cuyahoga County Fiscal Office Year Built Data. Some data updated by individual communities.

FIGURE 8
NUMBER OF NEWLY CONSTRUCTED
SINGLE-FAMILY HOMES

	2009	2020	Sum, 2009-2020	% Change
First Suburbs (sum)	132	14	874	-89.4%
West Side First Suburbs (sum)	89	4	519	-95.5%
East Side First Suburbs (sum)	43	10	355	-76.7%



2. Zoning District Identification and Review

2.1 MINIMUM LOT SIZE

Minimum lot size regulates how big a lot must be in order to construct a dwelling unit on the lot. Minimum lot sizes are used to ensure a minimum amount of space for a structure and therefore spread out housing. Often, minimum lot sizes describe the amount, in square feet, a lot must be per dwelling unit. In the case of single-family infill housing, the minimum lot sizes shown here describe the minimum lot size required for one housing unit.

COMMONALITY

As seen in the table on the following page, every First Suburb in Cuyahoga County regulates minimum lot sizes for single-family housing. These regulations range from a low of 2,000 square feet to a high of 20,000 square feet. Most communities have regulations for minimum lot size tied to the zoning district in which the lot is located. One community ties their minimum lot sizes to area districts, which have different boundaries from their zoning districts. Another community provides different lot sizes for corner lots compared to interior lots.

COMMON ADJUSTMENTS

The most common adjustment to minimum lot sizes provides flexibility for lots in existence prior to the adoption of a community's zoning code. Under this adjustment, lots that are smaller than the required minimum lot size prior to adoption are considered buildable without the need for a variance so long as the proposed home can meet some or all other zoning requirements, including minimum setbacks, building size, or yard requirements.

Other common adjustments include minimum lot sizes varying based on the zoning map, or corner lots having smaller required minimum lot sizes.

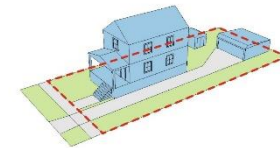
NON-CONFORMITY

The percent of lots that do not conform to the required minimum lot size in their local zoning code ranged from a low of 4% to a high of 96%. Because some communities have common adjustments that may make lots buildable regardless of lot size, the percent of non-conforming lots may have less importance to certain communities.

FIGURE 14
MINIMUM LOT SIZE: COMMON ADJUSTMENTS

- (a) 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
- (b) Minimum lot sizes vary based on zoning map
- (c) Corner lots have smaller required minimum lot sizes

FIGURE 15
MINIMUM LOT SIZE: MEASUREMENT

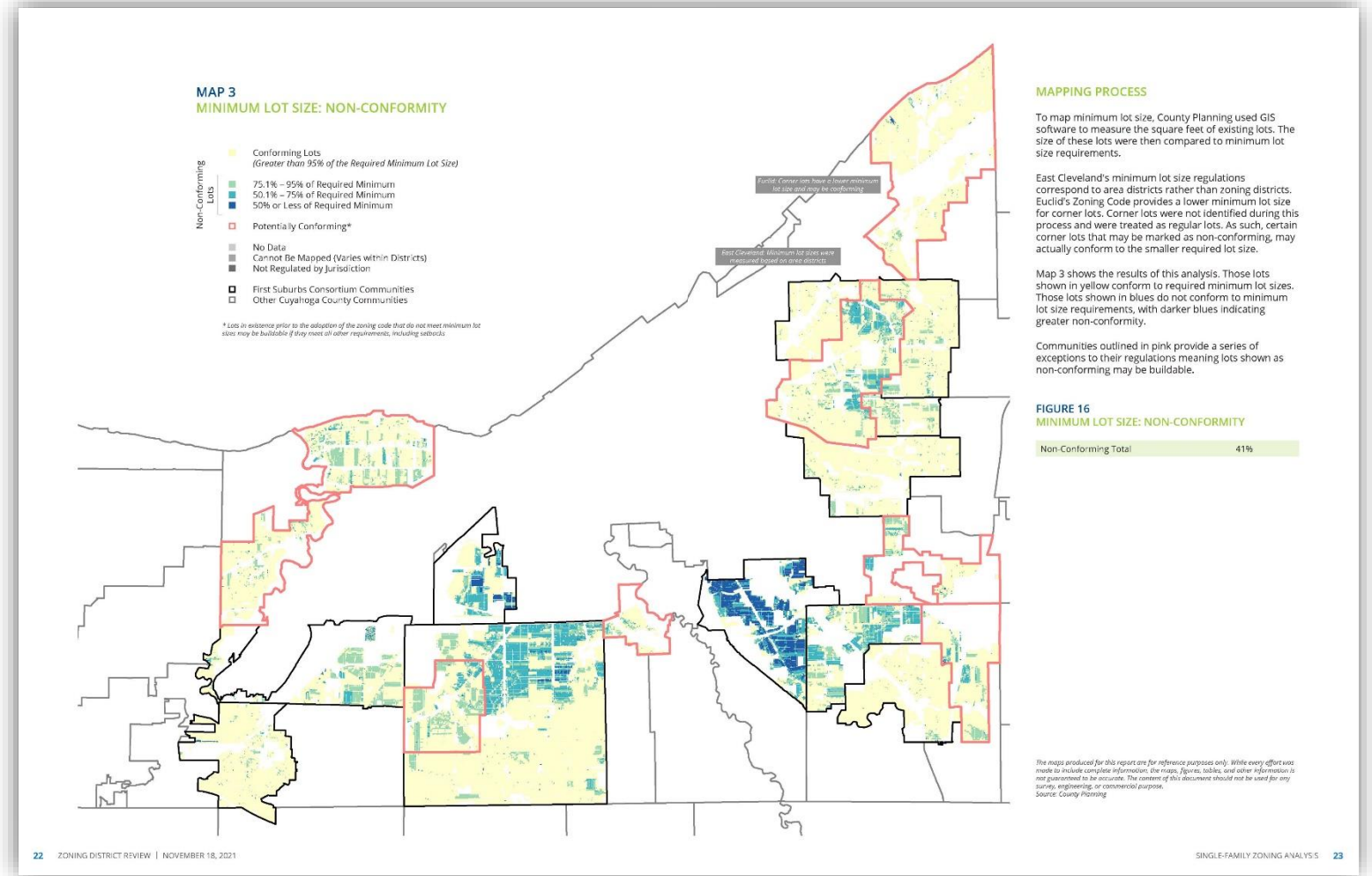


Community	District	Minimum Lot Size (Square Feet)	Common Adjustments	Percent Non-Conforming	
				By District	By Community
Bedford	R-1	5,000		1%	7%
	R-2	5,000		8%	
Bedford Heights	R-5	15,000	(a)	0%	42%
	R-1	11,250	(a)	14%	
	R-1-A	11,250	(a)	—*	
	R-2	11,250	(a)	76%	
Berea	RSF-A	6,500		12%	10%
	RSF-B	6,500		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%	86%
	D-H	6,000		72%	
Brooklyn Heights	TF-100	20,000	(a)	—*	50%
	TF-80	14,000	(a)	40%	
	TF-60	9,000	(a)	39%	
	TF-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%	
	R1F	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)	21%	
	U-1A	7,800	(a)	61%	

*None of the lots in this community are zoned for this district.



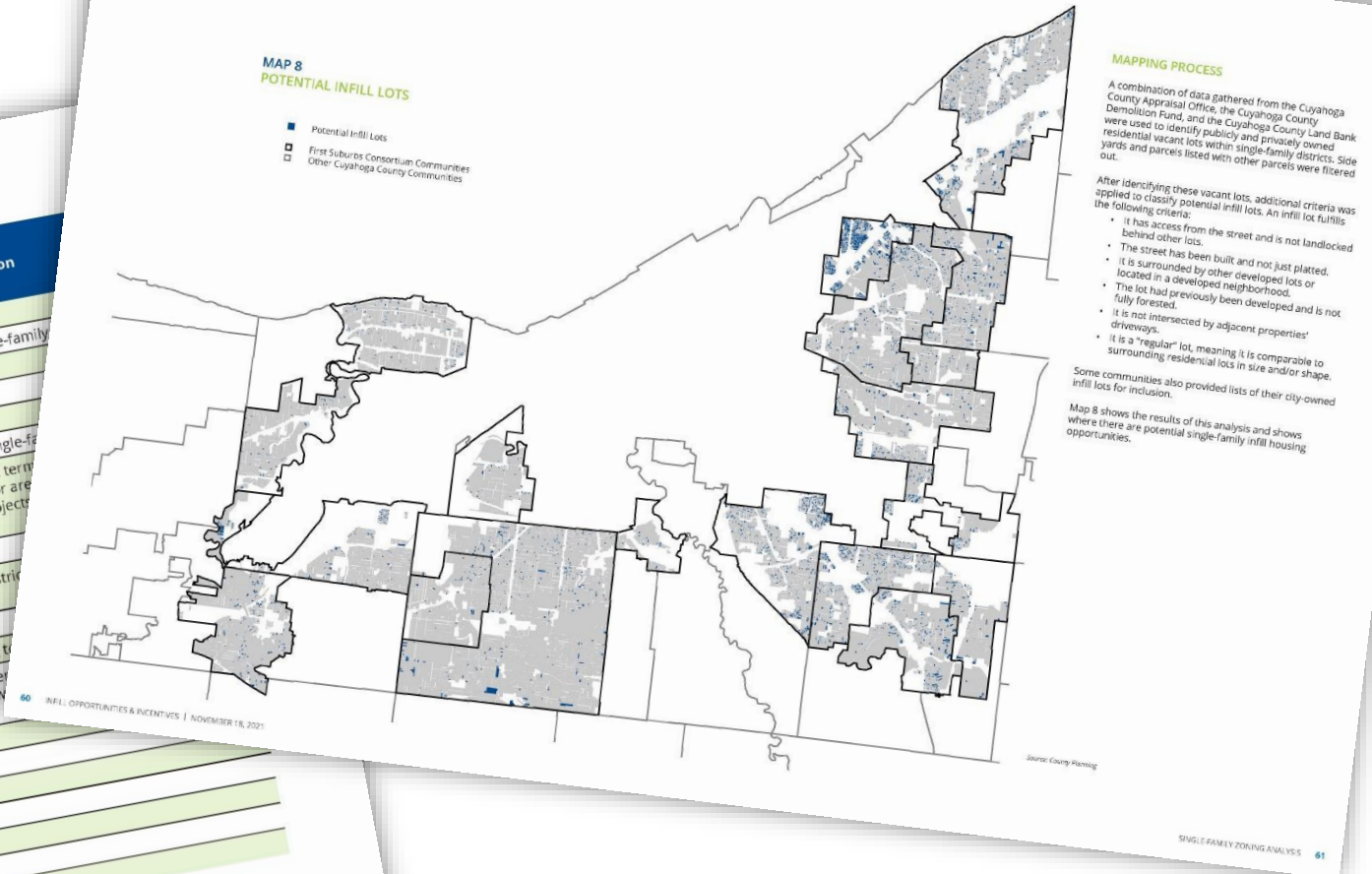
3. Lot Review and Regulations Comparison



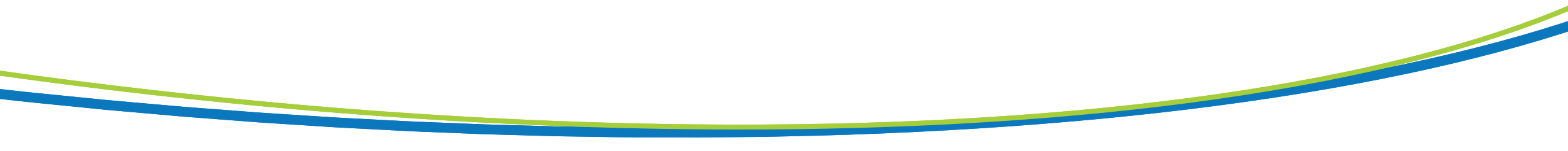


4. Single-Family Infill Opportunities Review

Community	CRA Abatements for New Construction of Single-Family Infill		Further Explanation
	Term (years)	Amount (%)	
Bedford	5	50%	Does not have a CRA pertaining to single-family
Bedford Heights	—	100%	
Berea	15	100%	Does not have a CRA pertaining to single-family
Brook Park	10	35%	
Brooklyn	5	—	Citywide CRA with a base abatement term Terms and percentages increases for are target reinvestment criteria and project efficient certification
Brooklyn Heights	—	25% - 100%	
Cleveland Heights	5 - 15	100%	The City is divided into six CRA districts terms and percentages
East Cleveland	15	75%	
Euclid	7 - 15	100%	Does not have a CRA pertaining to CRA abatements for new residential census tracts; years one and two through five abated at 50%
Fairview Park	7	—	
Garfield Heights	—	50% - 100%	
Lakewood	5	100%	
Maple Heights	15	100%	
Parma	10	100%	
Parma Heights	10	100%	
Shaker Heights	10	75%	
South Euclid	5	100%	
University Heights	15	75%	
Warrensville Heights	15		

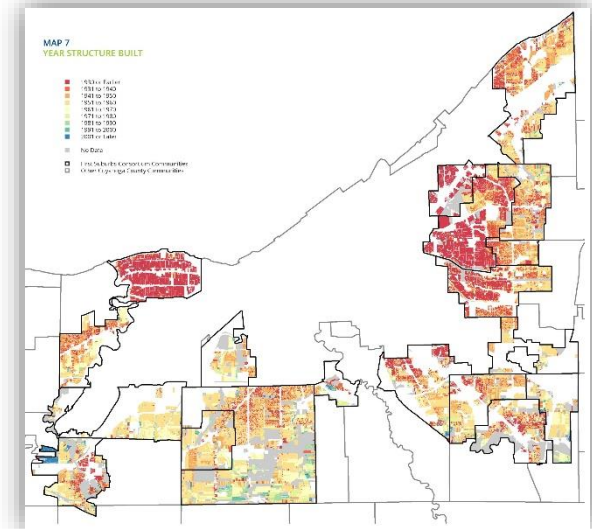
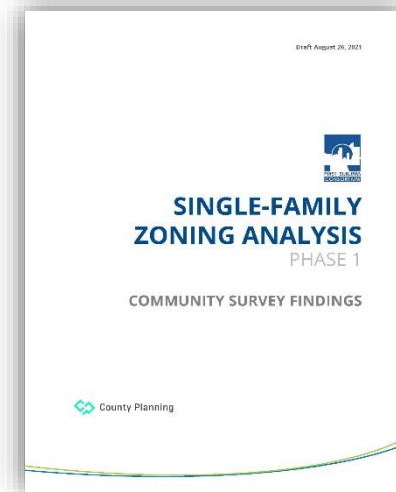
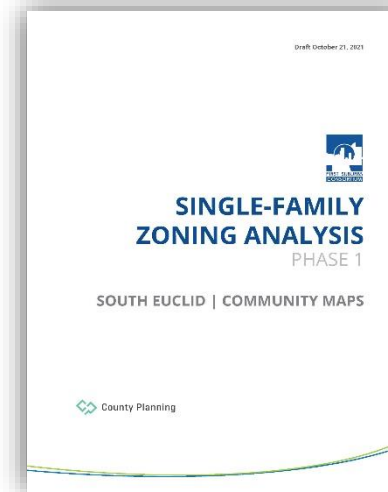
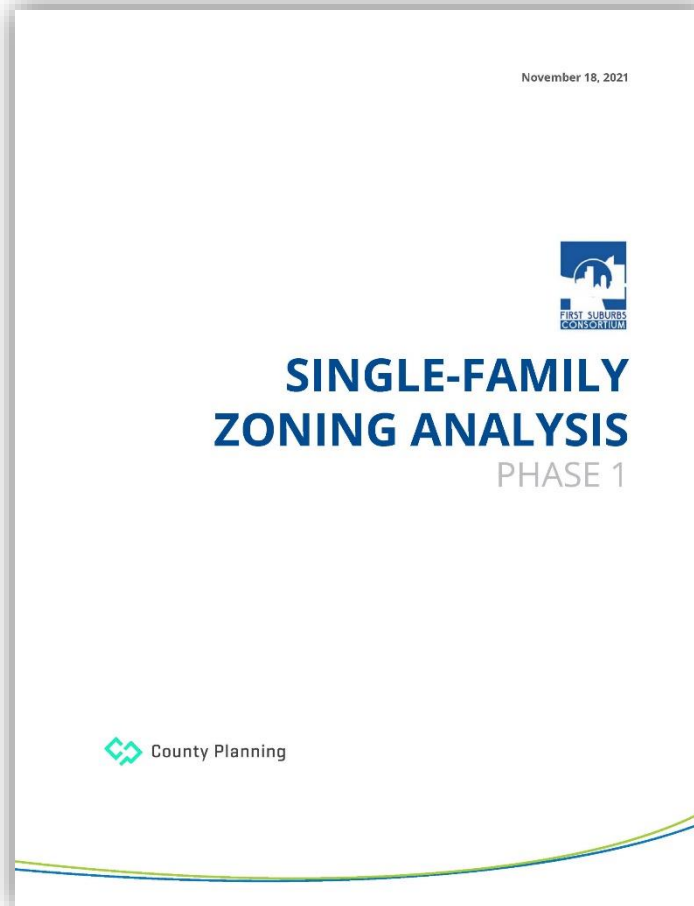


IMPORTANT FINDINGS

1. Not all codes are set up to produce desired infill housing
 2. Many existing homes are non-conforming under current regulations
 3. Community Zoning Codes have been updated at different times and are at different stages
 4. Community regulations vary greatly
 5. Not all communities regulate everything
 6. Some maps are out-of-date or not available
 7. Some simple adjustments may speed the infill process for some communities
 8. Some communities have more infill opportunity than others
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PHASE 1 REPORTS

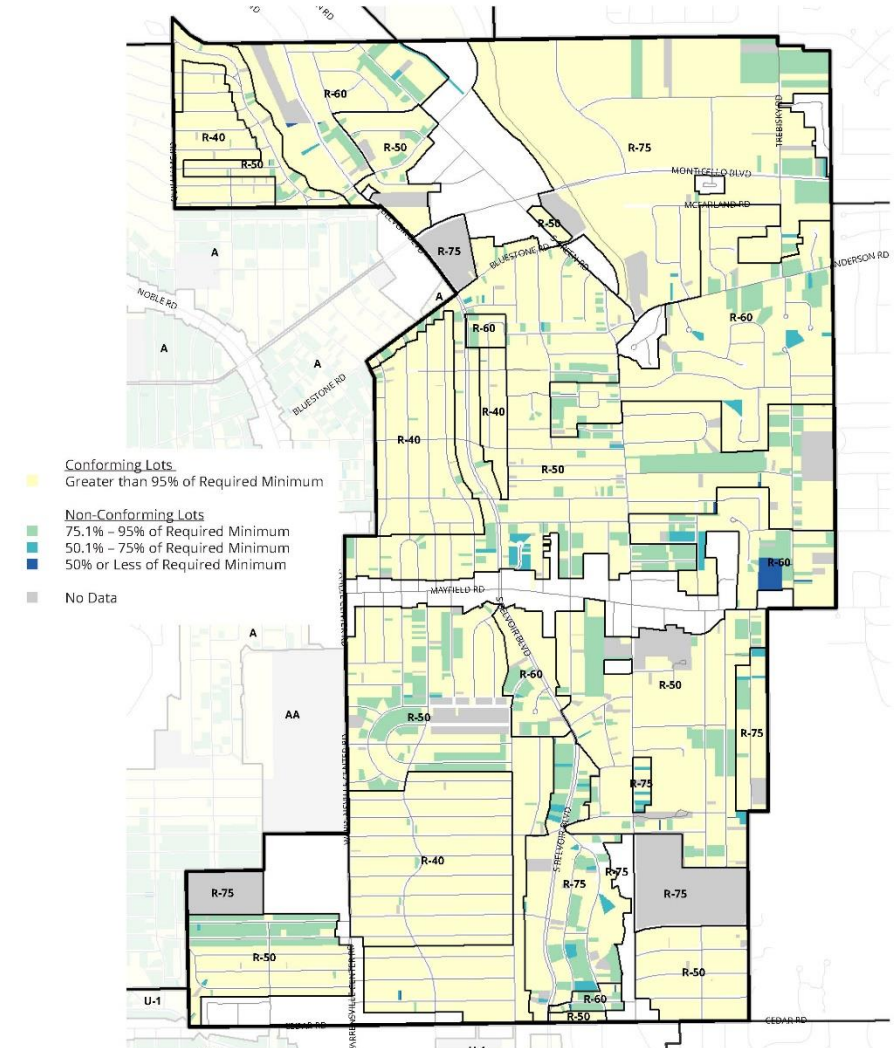
- Phase 1 Report
- Community Survey Findings
- Community Maps Packet
- Addendum Maps



COMMUNITY MAPS PACKET

- Non-Conformity Maps
 - Minimum Lot Size
 - **Minimum Lot Width**
 - Maximum Lot Coverage
 - Minimum Living Area
 - Minimum Front Setback
- Descriptive Maps
 - Structures by Year Built
 - Lots by Size
 - Lots by Width
 - Lots by Coverage
 - Structures by Living Area
 - Potential Infill Lots

MINIMUM LOT WIDTH: NON-CONFORMITY

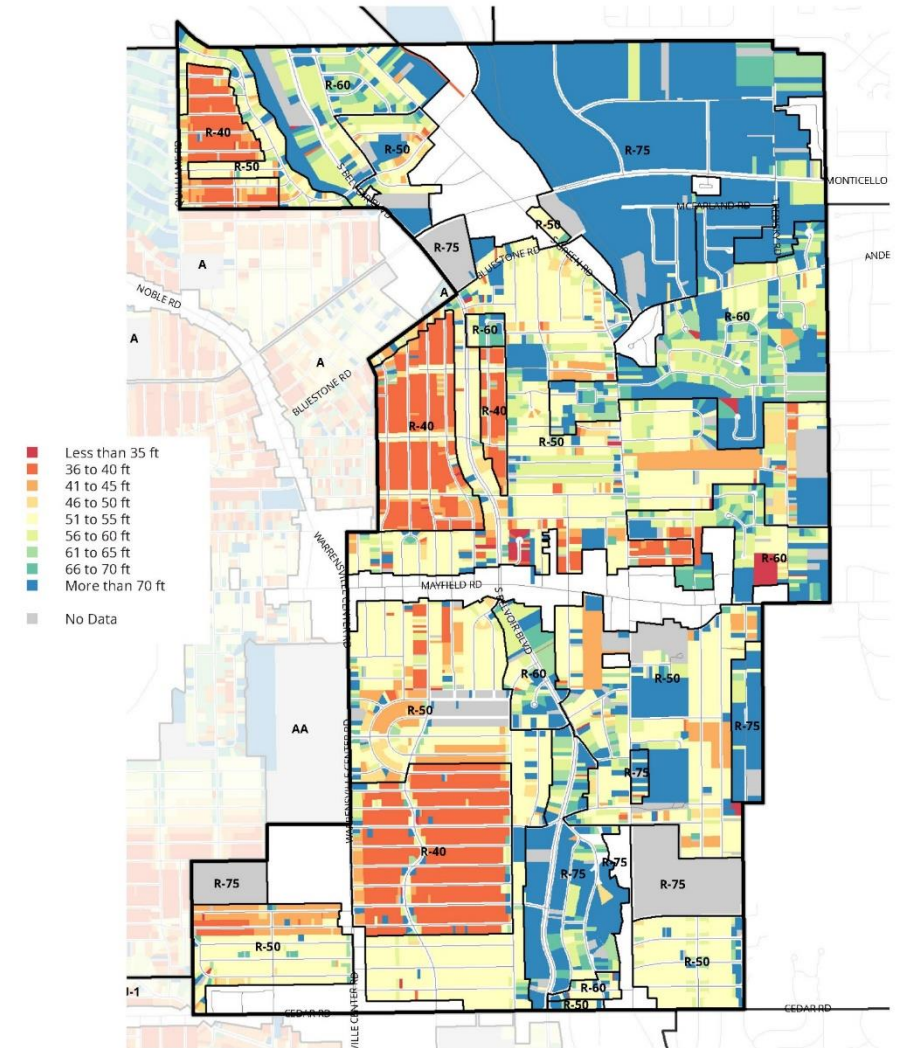


COMMUNITY MAPS PACKET

- Non-Conformity Maps
 - Lot Size
 - Lot Width
 - Lot Coverage
 - Minimum Living Area
 - Front Setback
- Descriptive Maps
 - Structures by Year Built
 - Lots by Size
 - **Lots by Width**
 - Lots by Coverage
 - Structures by Living Area
 - Potential Infill Lots

LOTS BY WIDTH

MEASURED USING THE EFFECTIVE FRONTAGE



PHASE 2



**Importance of
Infill Housing &
Educational
Resources**

Resources for
communities to
learn about infill
housing



**Code Update
Options & Best
Practices**

Suggested text
changes and
model codes

Pilot program



**Design
Guidelines
Guidebook**

Guidebook for
considering
design
guidelines



**Infill Incentives
Options**

Types of
incentives
available for
attracting infill



**Tracking Infill
Housing**

Ongoing
tracking of infill
housing during
next five years

PILOT PROGRAM

Up to two interested communities to participate in a code review and text edits for single-family zoning districts at a reduced cost

- Randomly selected from interested communities
- Expected to actively participate in regular meetings during the process, including during the code review and discussion of zoning changes
- Would provide access to data including variances, approvals, and other records
- Coordinate necessary meetings with city staff, members of boards and commissions, and elected officials
- Enter into a contract with First Suburbs and County Planning at a cost of \$2,500

Updated code text and assistance in the education and approval process



THANK YOU

A special thank you to the First Suburbs Consortium, Cuyahoga County Land Bank, and the Cities of South Euclid and Maple Heights for their participation, insights, and expertise

Thank you to all the communities for answering surveys, participating in interviews, and sharing data

CONTACT

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- Laura Mendez Ortiz, AICP Candidate, Planner
- Kevin Leeson, Planner
- Robin Watkins, GIS Specialist

Write us an email!

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County Planning

FOR OUR COMMUNITY
FOR OUR REGION
FOR OUR FUTURE