

PLAN

DESIGN

INCENTIVIZE

EDUCATE

TRACK

SINGLE-FAMILY ZONING ANALYSIS

PHASE TWO

Northeast Ohio First Suburbs Consortium

3/3/23

INTRODUCTIONS

Jennifer Kuzma

Director, Northeast Ohio First Suburbs Consortium

Mary Cierebiej, AICP

Executive Director, Cuyahoga County Planning Commission

Chris Ronayne

Cuyahoga County Executive

Gus Frangos

President and General Counsel, Cuyahoga County Land Reutilization Corporation

Chalana Williams

SVP, Chief Community Development Officer, First Federal of Lakewood

PROJECT TEAM

First Suburbs Consortium

- Jennifer Kuzma, *Director*


Project Partners

- Patrick Grogan-Myers,
Director of Planning and Development, Euclid
- Michael Love,
Planning & Development Director, South Euclid
- Matt Madzy,
Director of Planning, Engineering & Development, Berea
- Coral Troxell,
Planning & Development Assistant Director, South Euclid
- Jennifer Vazquez-Norman,
Programs Operations Manager, Cuyahoga County Land Reutilization Corp.

County Planning

- Mary Cierebiej, *AICP, Executive Director*
- Patrick Hewitt,
AICP, Planning Manager, Strategy & Development
- Daniel Meaney, *GISP, Manager, Information & Research*
- Laura Mendez Ortiz, *AICP Candidate, Planner*
- Liam Leveto, *GIS Technician*
- Meghan Chaney, *AICP, Senior Planner*
- Paul Triolo, *Planner*
- Kevin Leeson, *Planner*

AGENDA

- Project Background
 - Phase II
 - **Plan**
 - **Design**
 - **Incentivize**
 - **Educate**
 - **Track**
 - Questions and Next Steps
- 
- A series of five horizontal lines in blue, orange, green, yellow, and blue colors spanning the width of the slide at the bottom.

PROJECT BACKGROUND

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

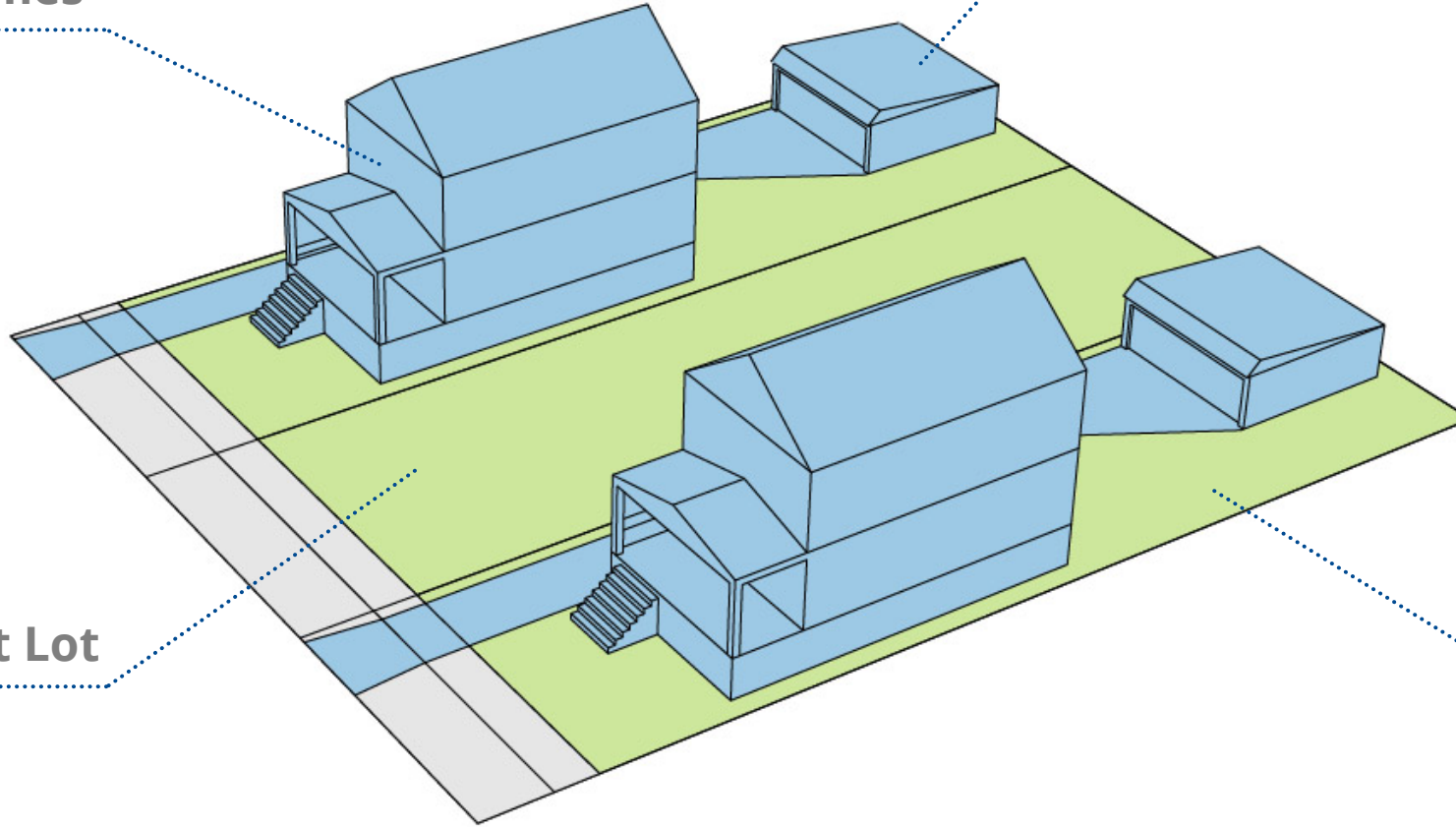
CURRENT STRUCTURES

Existing Homes

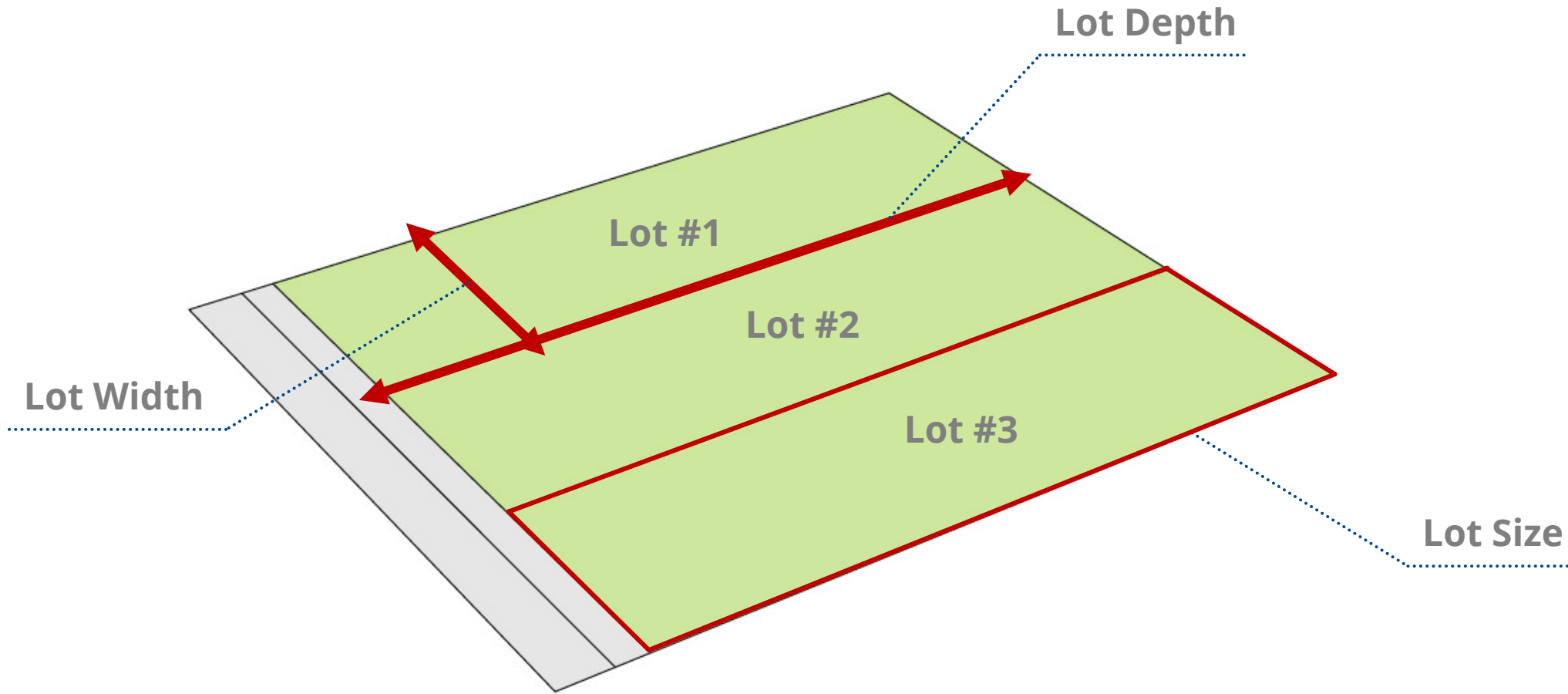
Existing Garages

Vacant Lot

Existing Lots



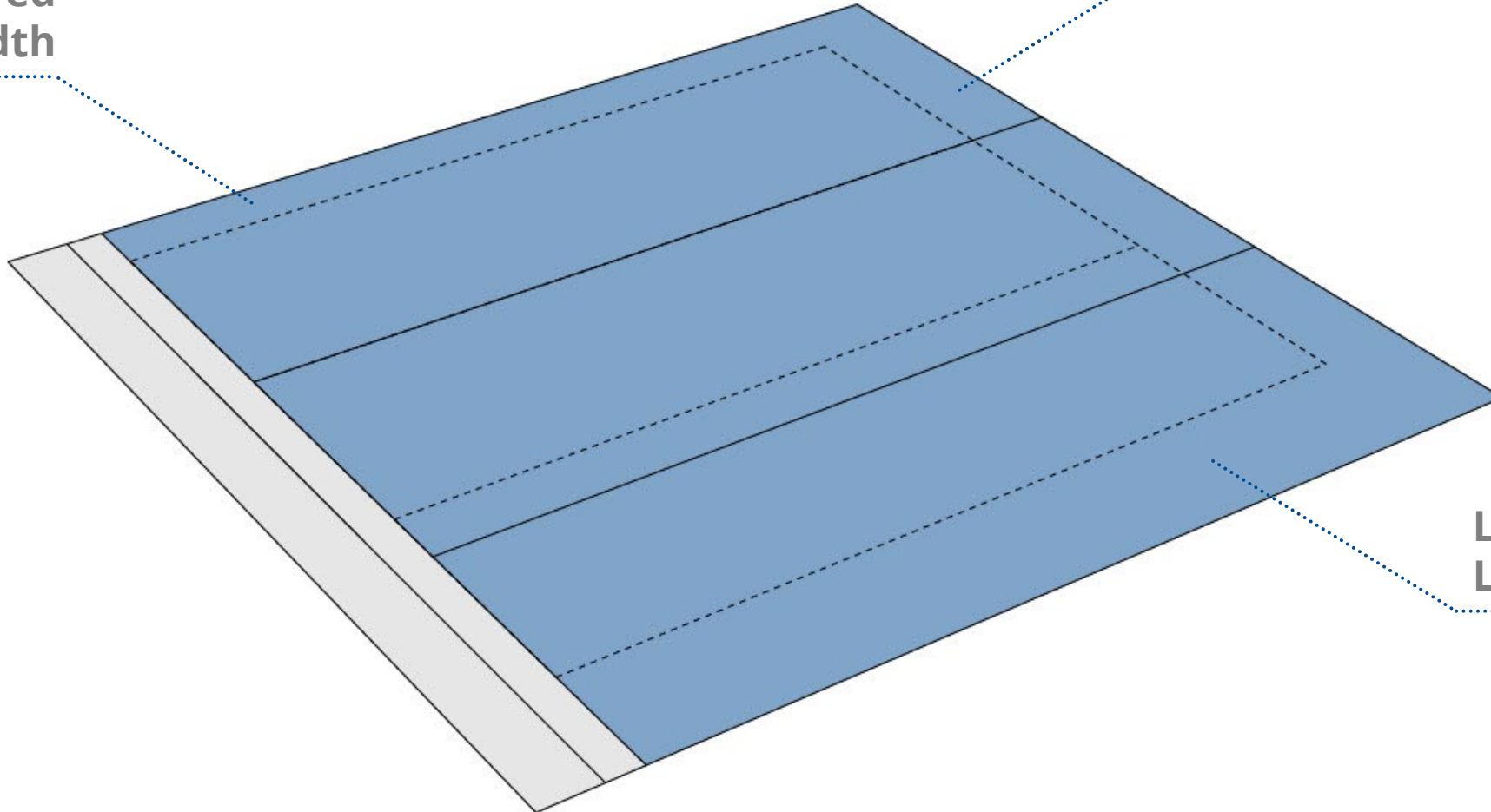
CURRENT LOTS



ZONING LOT REQUIREMENTS

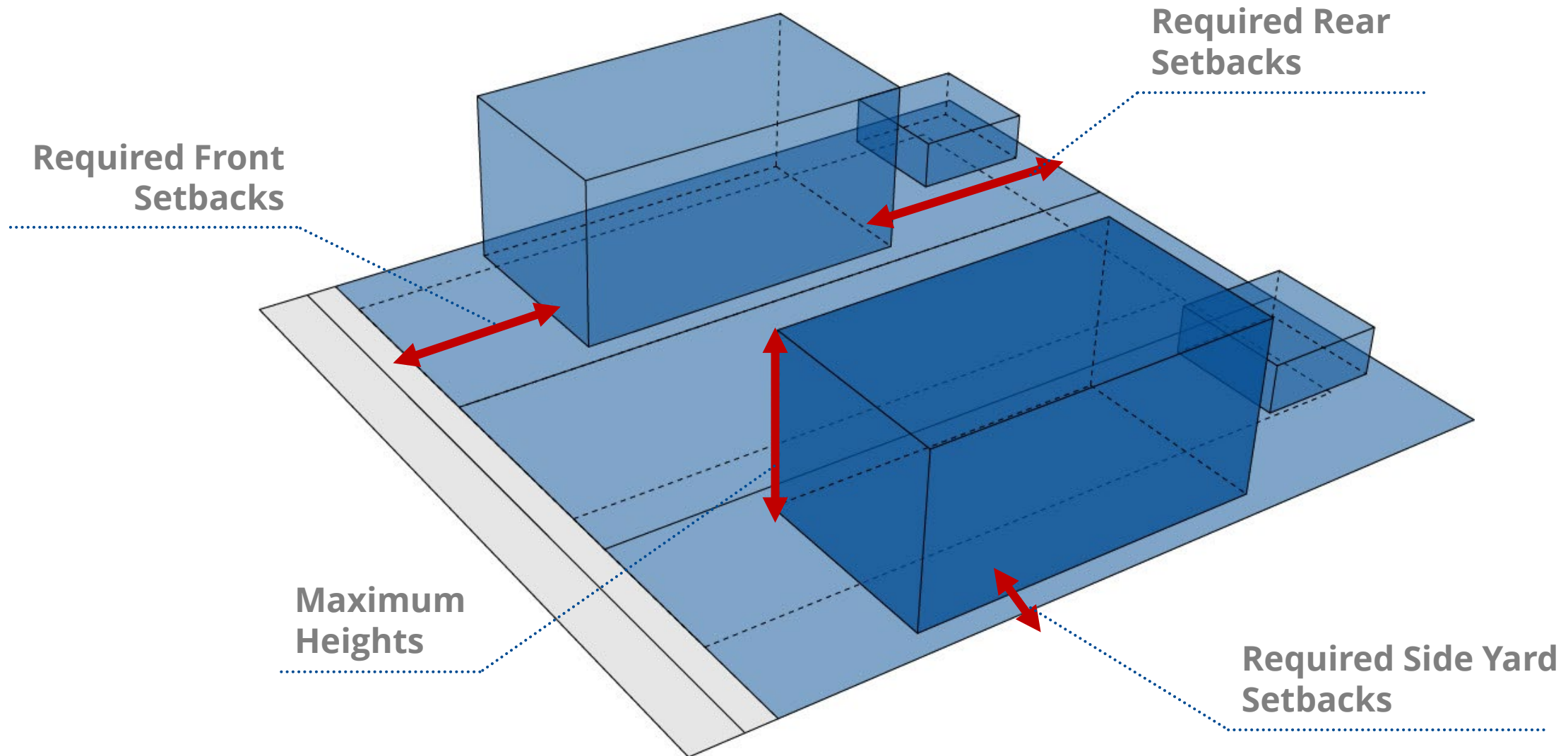
Wider Required
Lot Width

Deeper Required
Lot Depth



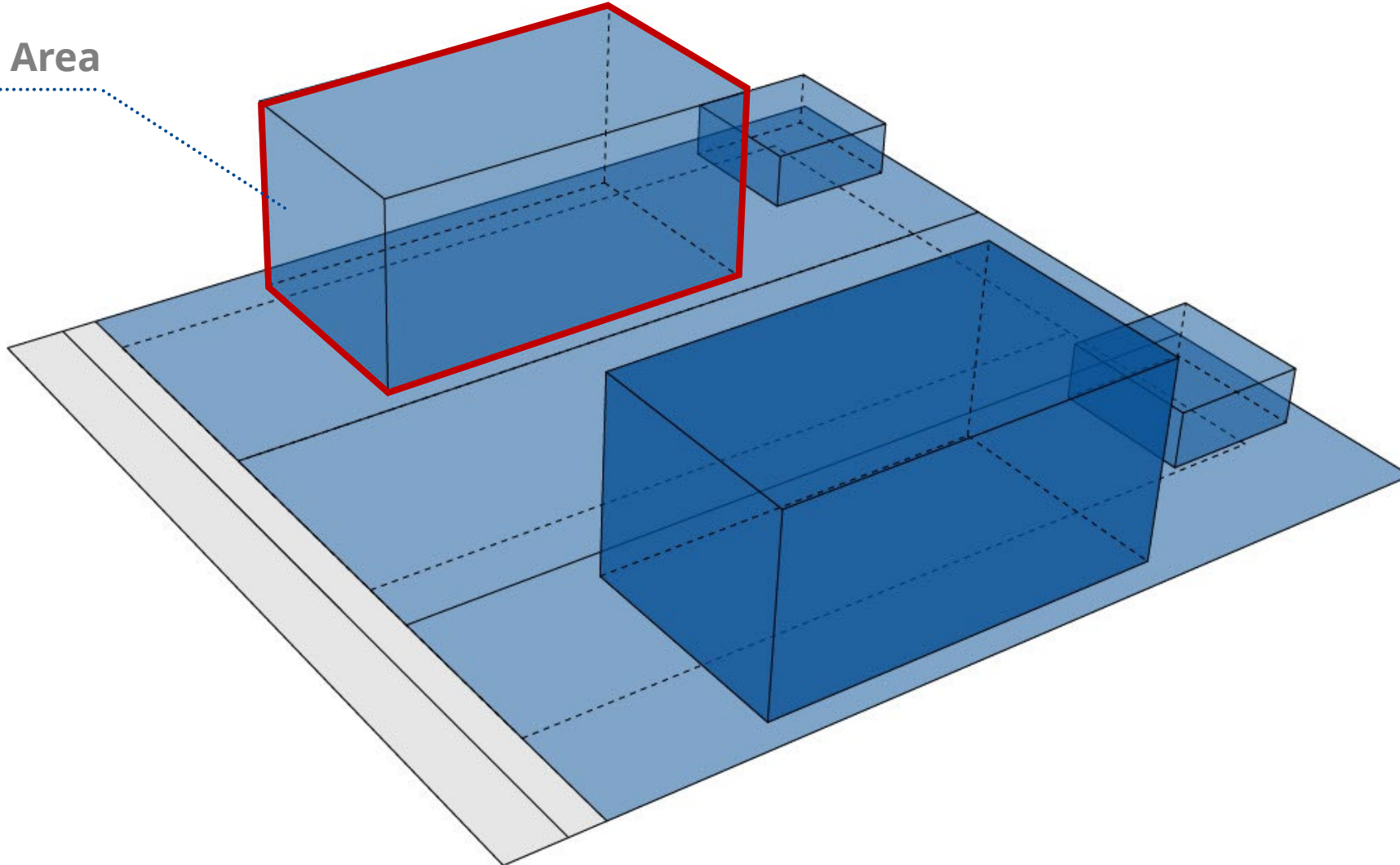
Larger Required
Lot Size

ZONING STRUCTURE REQUIREMENTS

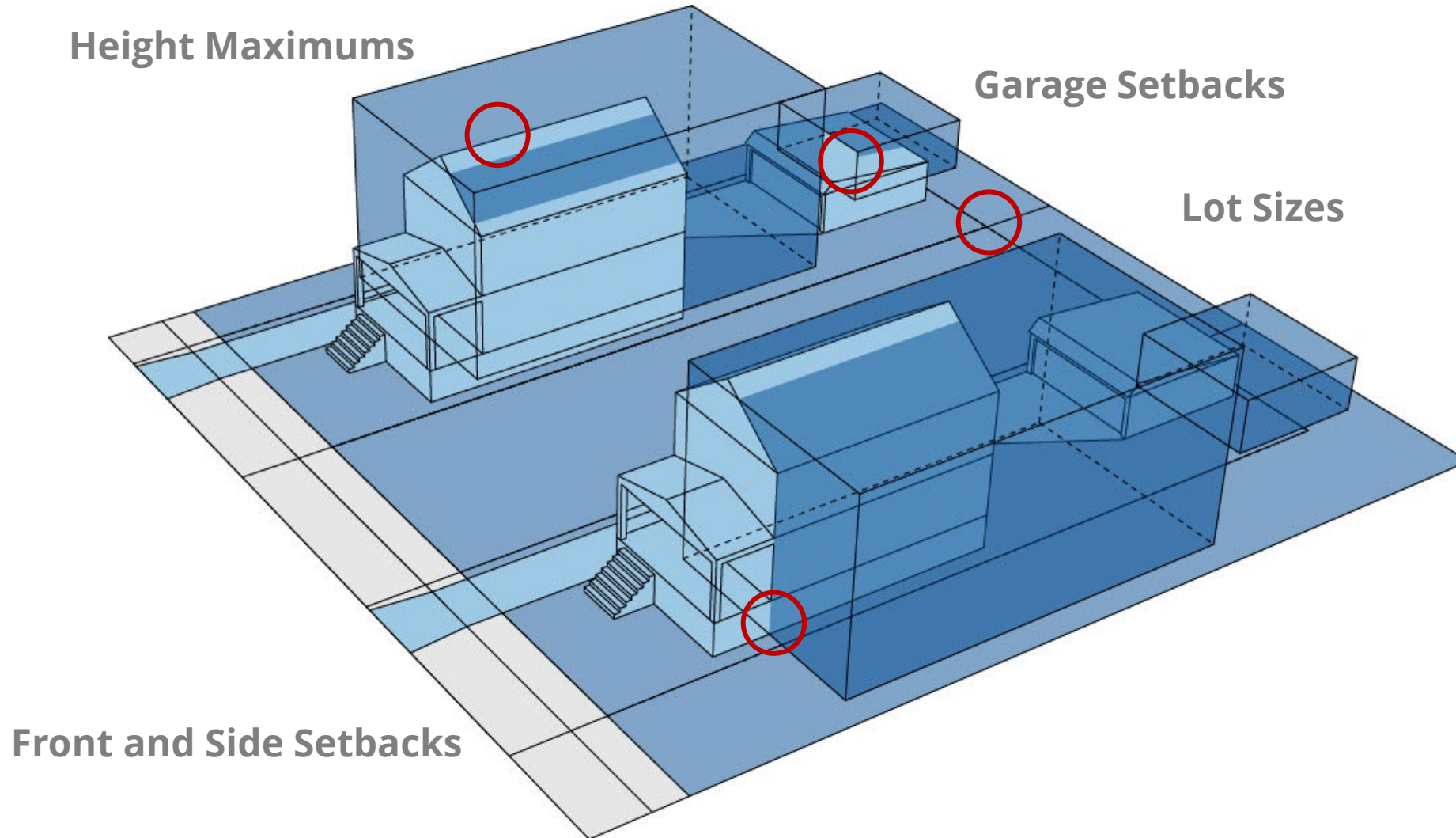


ZONING STRUCTURE REQUIREMENTS

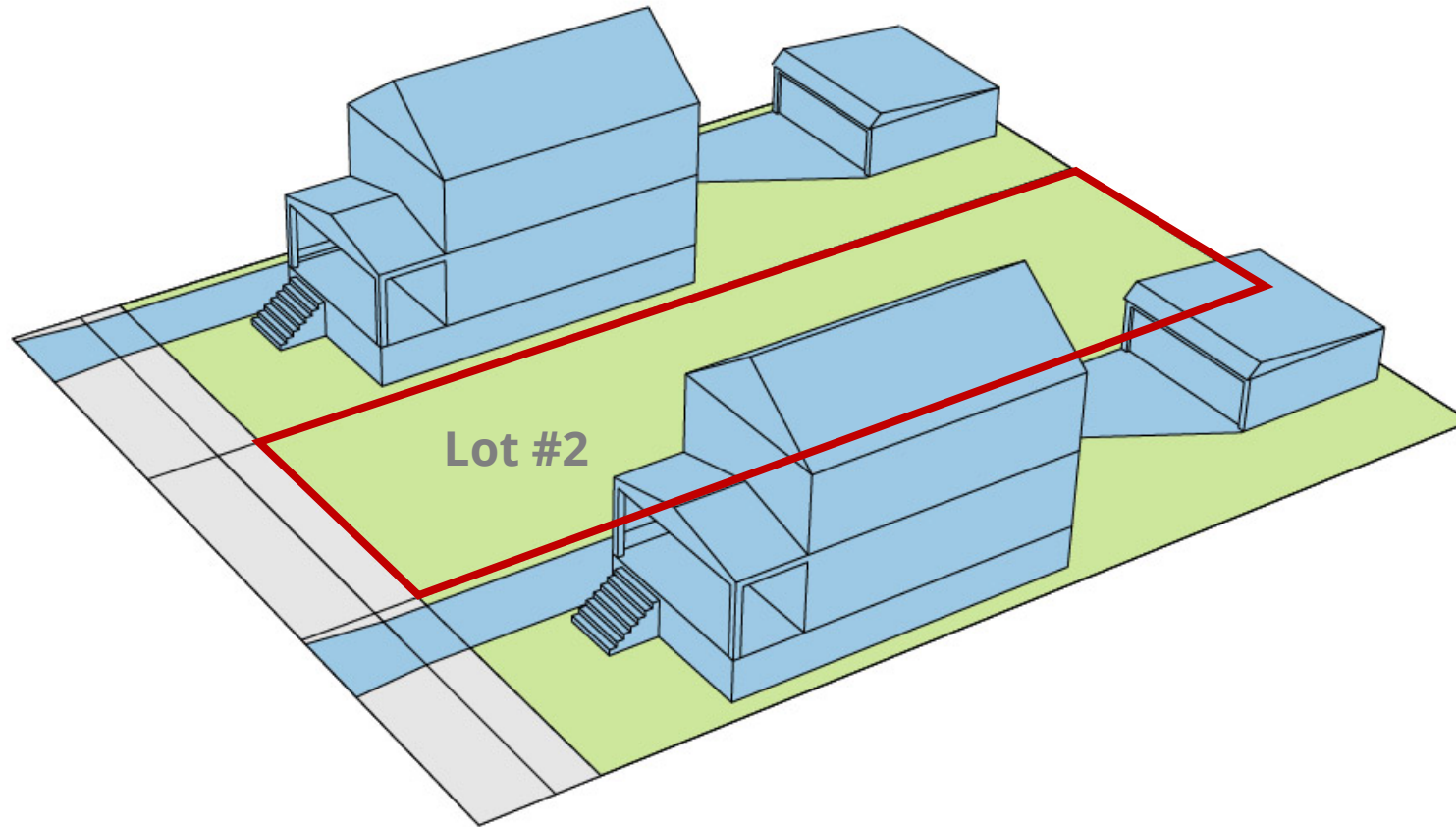
Buildable Area



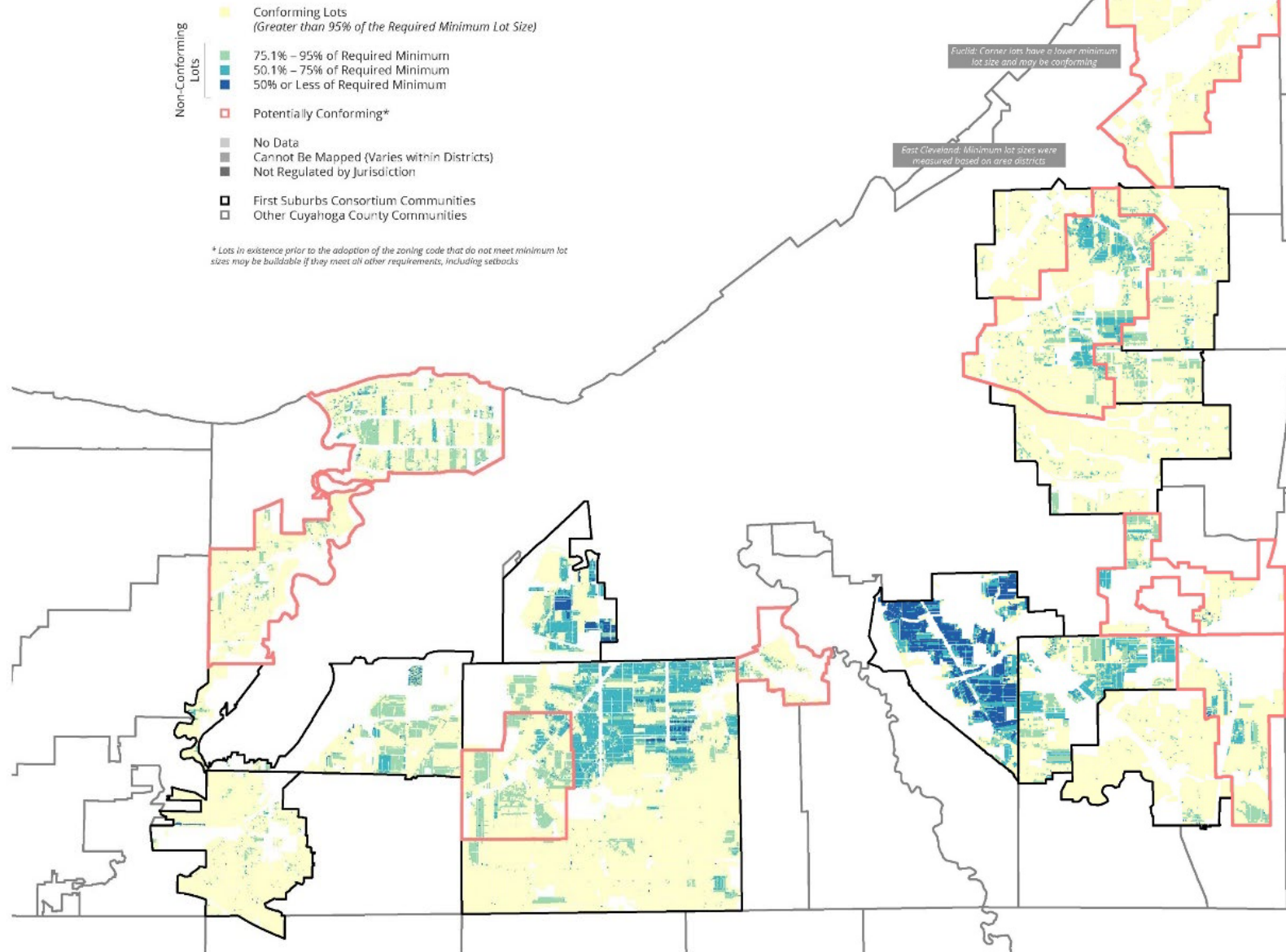
REGULATORY INCONSISTENCIES



ISSUES FOR INFILL HOUSING



MAP 3 MINIMUM LOT SIZE: NON-CONFORMITY



MAPPING PROCESS

To map minimum lot size, County Planning used GIS software to measure the square feet of existing lots. The size of these lots were then compared to minimum lot size requirements.

East Cleveland's minimum lot size regulations correspond to area districts rather than zoning districts. Euclid's Zoning Code provides a lower minimum lot size for corner lots. Corner lots were not identified during this process and were treated as regular lots. As such, certain corner lots that may be marked as non-conforming, may actually conform to the smaller required lot size.

Map 3 shows the results of this analysis. Those lots shown in yellow conform to required minimum lot sizes. Those lots shown in blues do not conform to minimum lot size requirements, with darker blues indicating greater non-conformity.

Communities outlined in pink provide a series of exceptions to their regulations meaning lots shown as non-conforming may be buildable.

**FIGURE 16
MINIMUM LOT SIZE: NON-CONFORMITY**

Non-Conforming Total	41%
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*The maps produced for this report are for reference purposes only. While every effort was made to include complete information, the maps, figures, tables, and other information is not guaranteed to be accurate. The content of this document should not be used for any survey, engineering, or commercial purpose.
Source: County Planning*



LOCAL EXPERIENCES

Michael Love

Planning & Development Director, South Euclid

Patrick Grogan-Myers

Director of Planning and Development, Euclid

SOUTH EUCLID

- South Euclid's existing zoning code was adopted in 1969, and was designed for that era of construction. However, most of the housing stock was postwar (1945-1960) and so a significant amount became non-conforming. The city sought to bring more of this existing stock into conformity.
- Infill Development had become an inefficient and drawn-out process. This was often due to the amount of required approvals from various city boards and commissions. To encourage more infill development, the city sought to streamline the process to allow for a simpler, easier experience for builders, developers and homeowners.
- The new creation of an overlay district for all single-family zoning classifications, along with updated code language will allow for more of the existing housing stock to conform, and will also streamline and encourage the infill development process.



LOCAL EXPERIENCES

Michael Love

Planning & Development Director, South Euclid

Patrick Grogan-Myers

Director of Planning and Development, Euclid

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FIVE TASKS

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

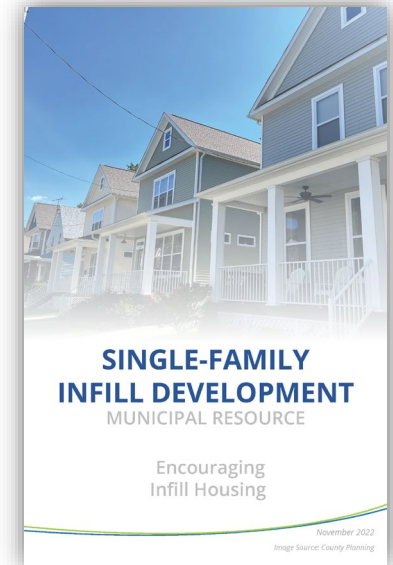
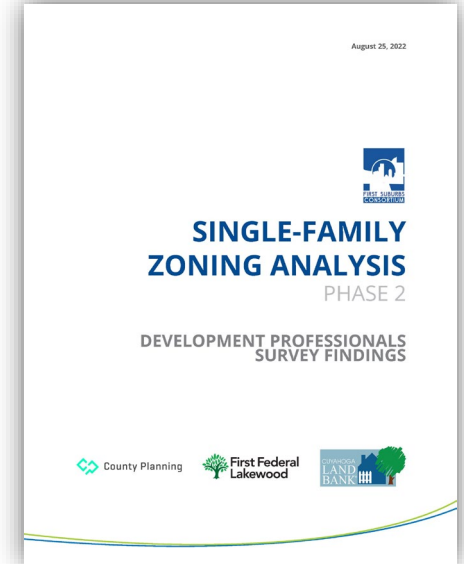
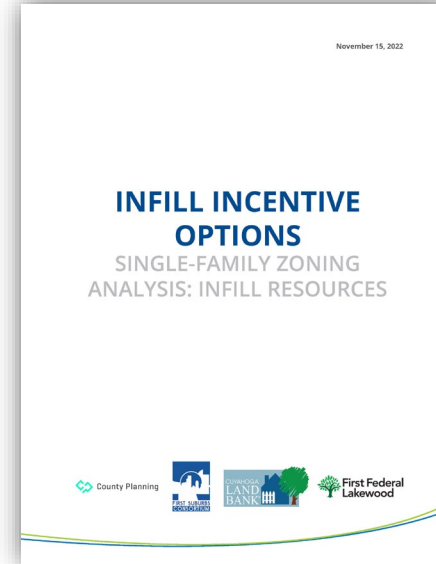
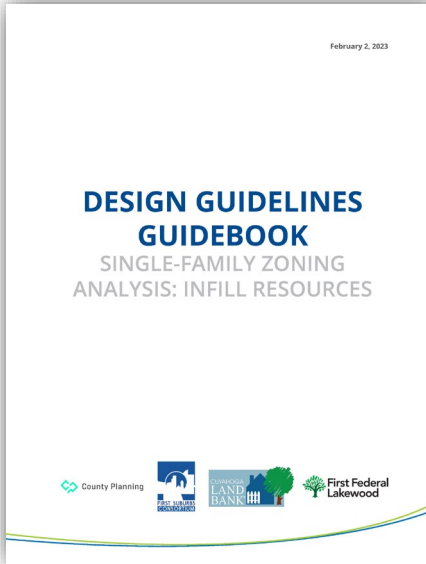
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DEVELOPER SURVEY

Goal of the Survey

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

Overview of Responses

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



SURVEY RESULTS SUMMARY

DEVELOPER SURVEY

This survey was sent to over 100 development professionals who have experience building single-family infill on April 29th, 2022. The survey includes 17 questions, and this report provides a summary of answers for 13. The remaining four questions include contact information and information about the respondent's organization. In total, 23 development professionals responded to the survey, and the answers are included in this document.

Below are eight major findings from the survey. On the following pages you will find responses to individual questions as submitted by participating development professionals.

1

Respondents identified tax abatements, land acquisition costs, and neighborhood walkability as major benefits of developing in the First Suburbs.

The availability of tax abatements (87.5%), land acquisition costs (75%), and neighborhood walkability (56.3%) were identified as the top benefits of building in First Suburb communities. Respondents also indicated that the First Suburbs are an under-served market, and they are communities with good amenities that people want to live in.

2

Many of the identified challenges builders face when developing single-family infill are process based.

The city approval process (70.6%), architectural review boards (64.7%), and planning review and approval (52.9%) were identified by respondents as challenges to developing single-family infill housing in the First Suburbs.

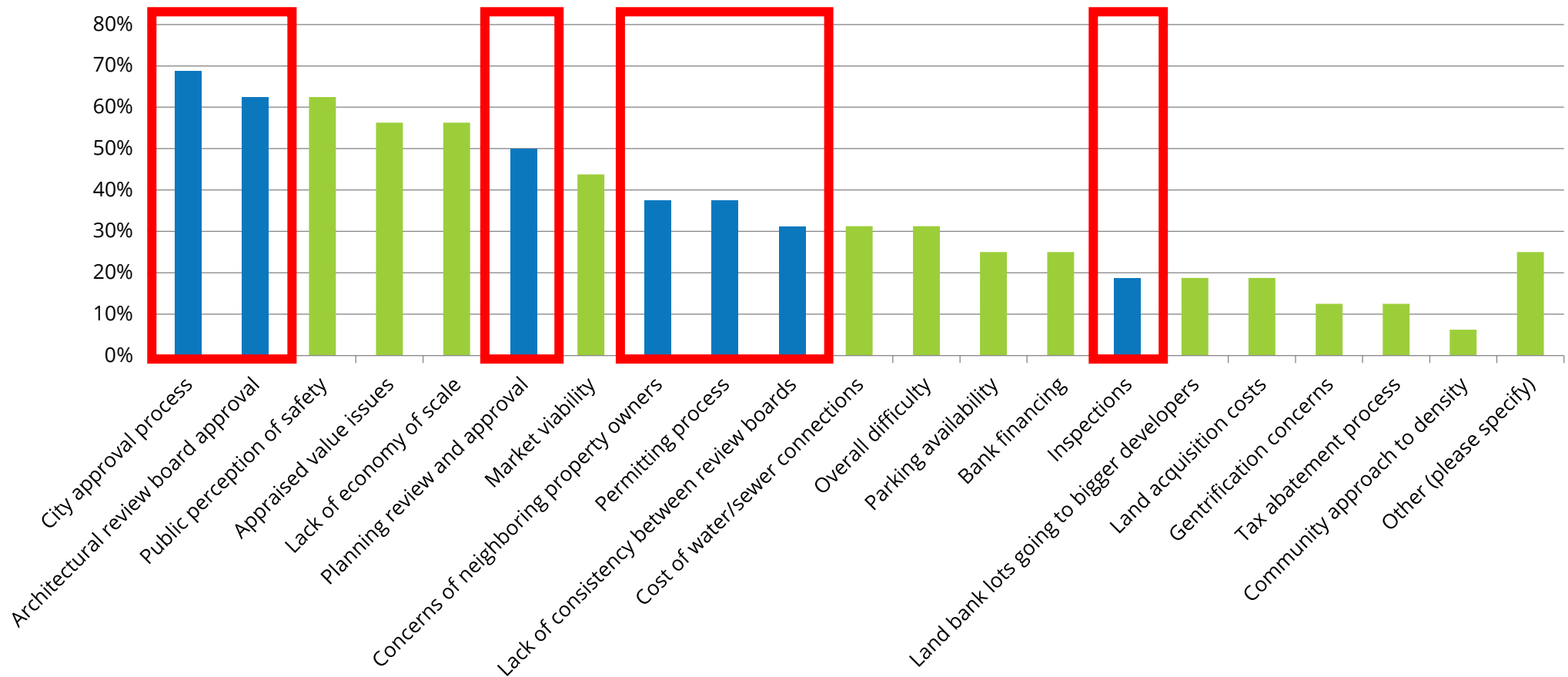
3

An easy-to-use zoning document with clear requirements is important to builders.

More than half of respondents rated an easy-to-use zoning document with clear requirements as being most important when considering whether to pursue single-family infill development in a specific community. Respondents indicated that clear expectations, a dedicated zoning chapter, or a single point-of-contact with city staff would smooth the process.

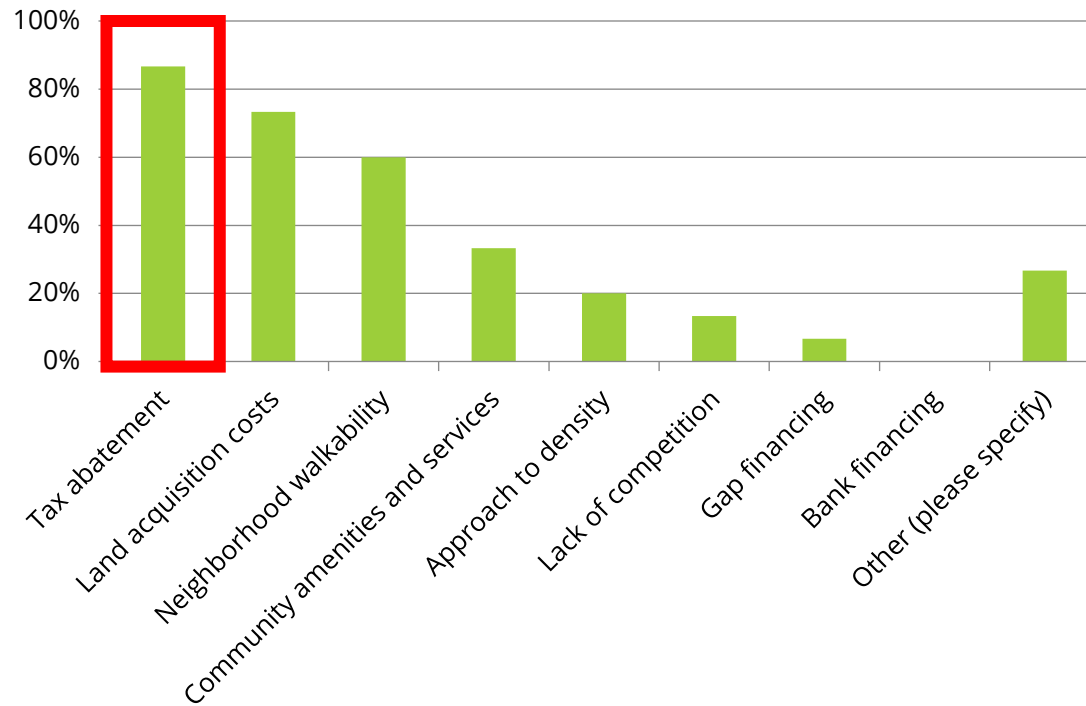
DEVELOPER SURVEY

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

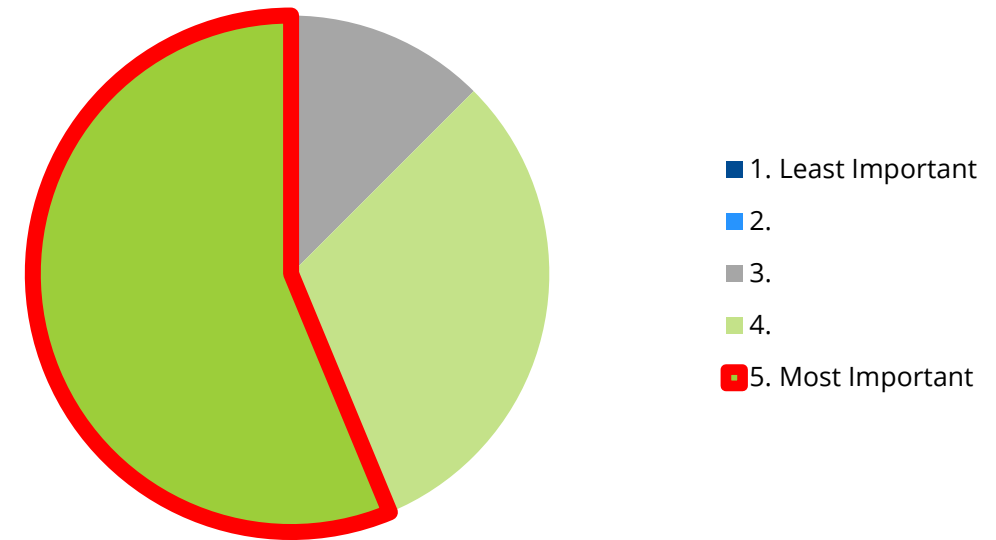


DEVELOPER SURVEY

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

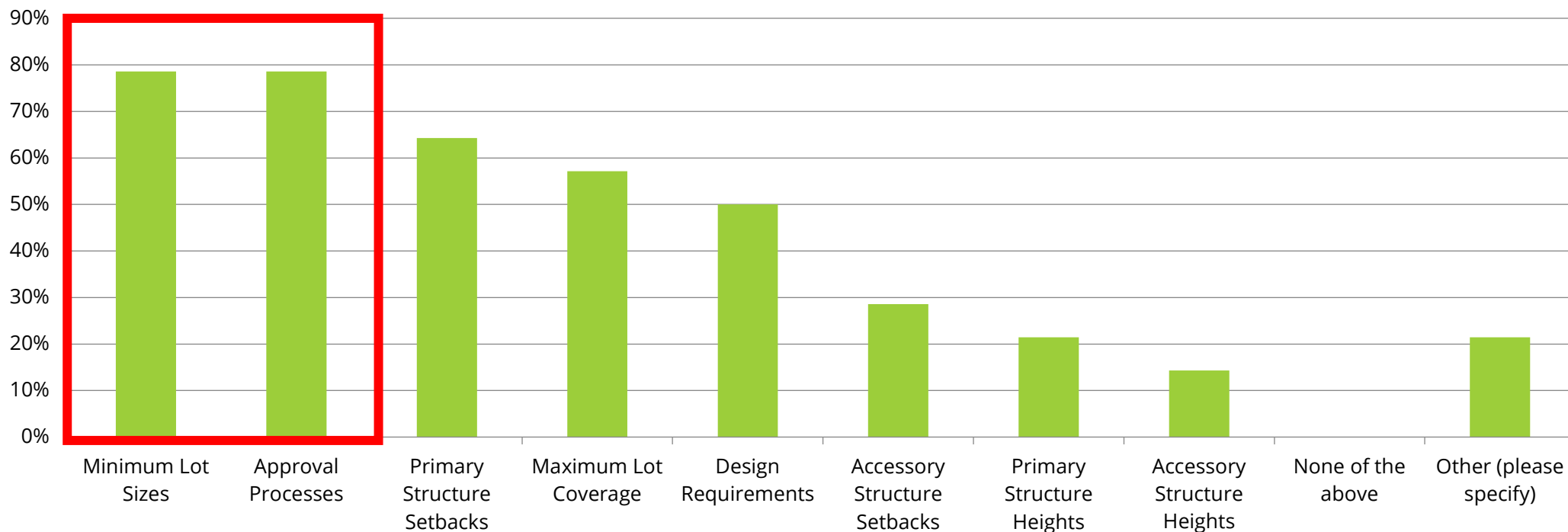


How important is an easy-to-use zoning document when considering whether to pursue new single-family infill housing development? Please select on a scale of 1-5, with 1 being least important, and 5 being most important



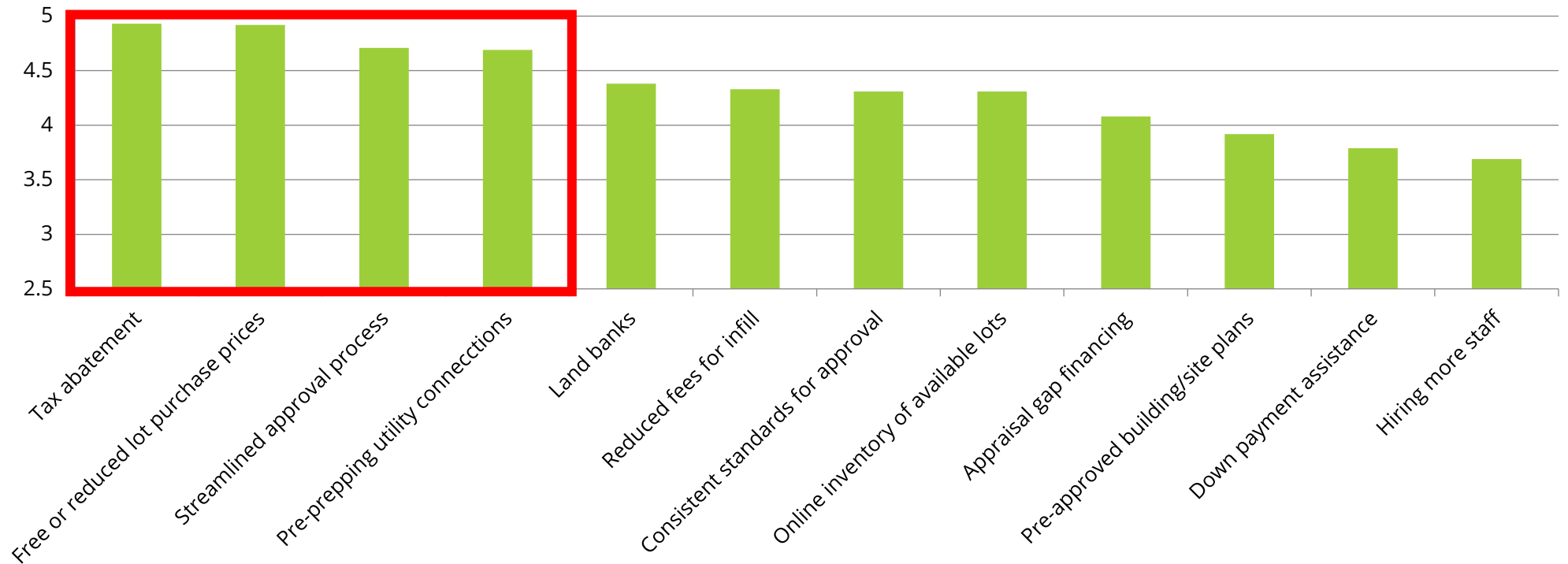
DEVELOPER SURVEY

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



DEVELOPER SURVEY

From your perspective, which non-zoning related incentive programs are the most helpful in supporting infill single-family housing development in First Suburb communities? Please select on a scale of 1-5, with 1 being least helpful, and 5 being most helpf



DEVELOPER SURVEY

Core Findings

- Tax abatements are a key incentive
- Many identified challenges are process-based
- An easy-to-use zoning document with clear requirements is important
- Minimum lot sizes and approval processes are biggest barriers

CODE UPDATE OPTIONS

Goal of the Tool

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

Overview of Document

- Finalizing document
- Zoning Approaches portion outlines ways of applying code updates
- Zoning Strategies portion covers overarching changes to streamline infill

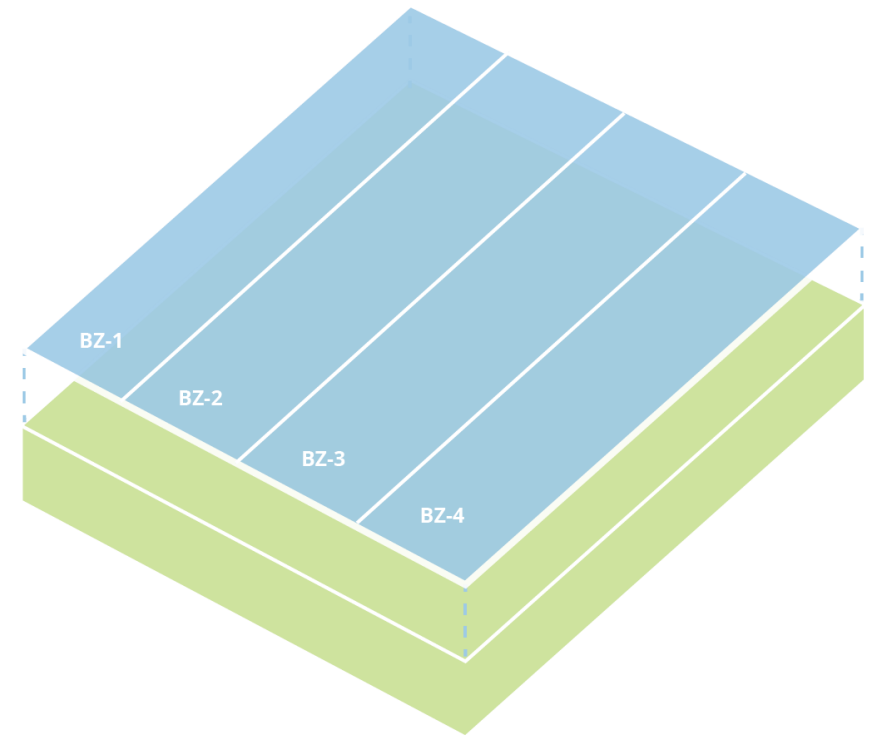
CODE UPDATE OPTIONS

Changes to Base Zone Districts

- Update the permitted uses, lot standards, building dimensions, and other regulatory provisions of existing districts
- Benefits: Affects chosen districts without the need to add chapters, change boundaries, or update the zoning map
- Considerations: May lead to widespread changes throughout the zoning document, could be a more time-intensive undertaking

Base Zoning Districts

Properties



CODE UPDATE OPTIONS

Create an Overlay Zoning District

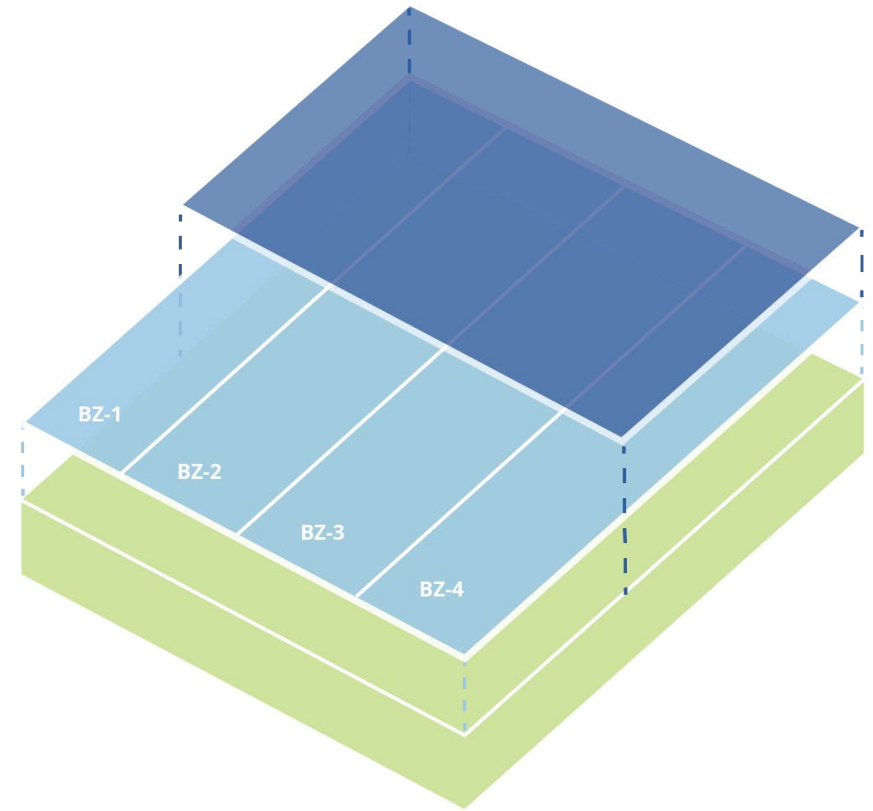
- Place an overlay district on top of the entire or a portion of the existing zoning district to supplement, modify, or replace the underlying base zoning districts
- Benefits: Addresses the needs of a specific area without comprehensive re-writes; can be more flexible; may be more popular with current residents
- Considerations: Adds extra complexity to the interpretation and administration of regulations

Create a Floating District

Overlay Zoning District

Base Zoning Districts

Properties



CODE UPDATE OPTIONS

Reorganize and Simplify Zoning Code Structure and Language

Examples:

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

Address Infill in the Purpose/Intent

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

Broaden Permitted Use Regulations

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

Simplify Administrative Procedures

Examples:

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

CODE UPDATE OPTIONS

Adjust Dimensional Standards

Examples (from least to most intensive):

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

ONLINE ZONING TOOL

Goal of the Tool

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



Parcel Locator

Select City (Required)

No category selected

Select Zoning District (Required)

Selection required

Select Land Use

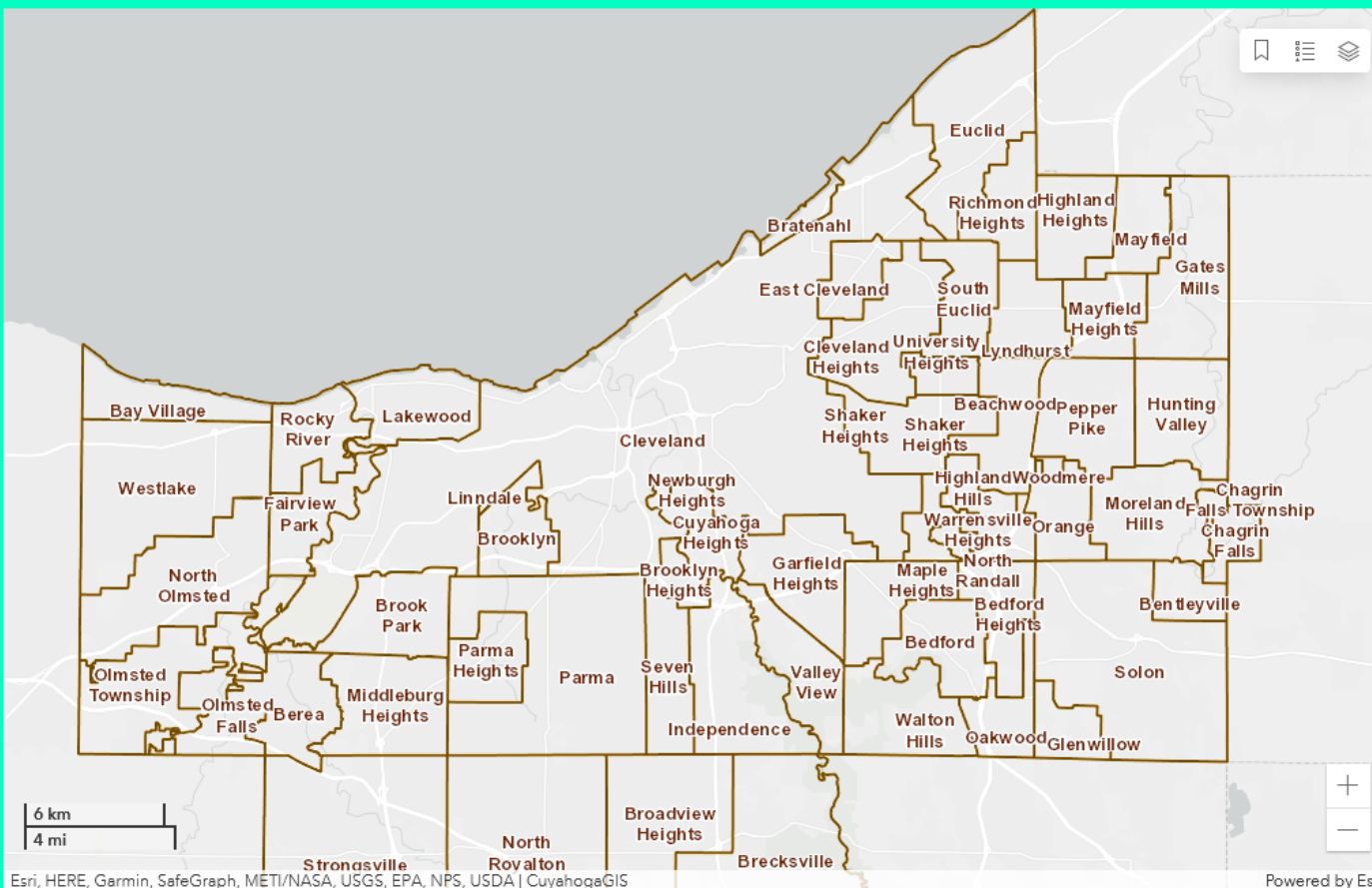
Selection required

Select Parcel Square Footage

Selection required

Select Parcel Frontage

Selection required



Total Parcels

Selection required on one or more elements

Percent of Parcels Meeting Criteria in Zoning District

Selection required on one or more elements

Parcel Attribute Table

Selection required on one or more elements

Last update: 3 minutes ago



Parcel Locator

Select City (Required)

No category selected

Select Zoning District (Required)

Selection required

Select Land Use

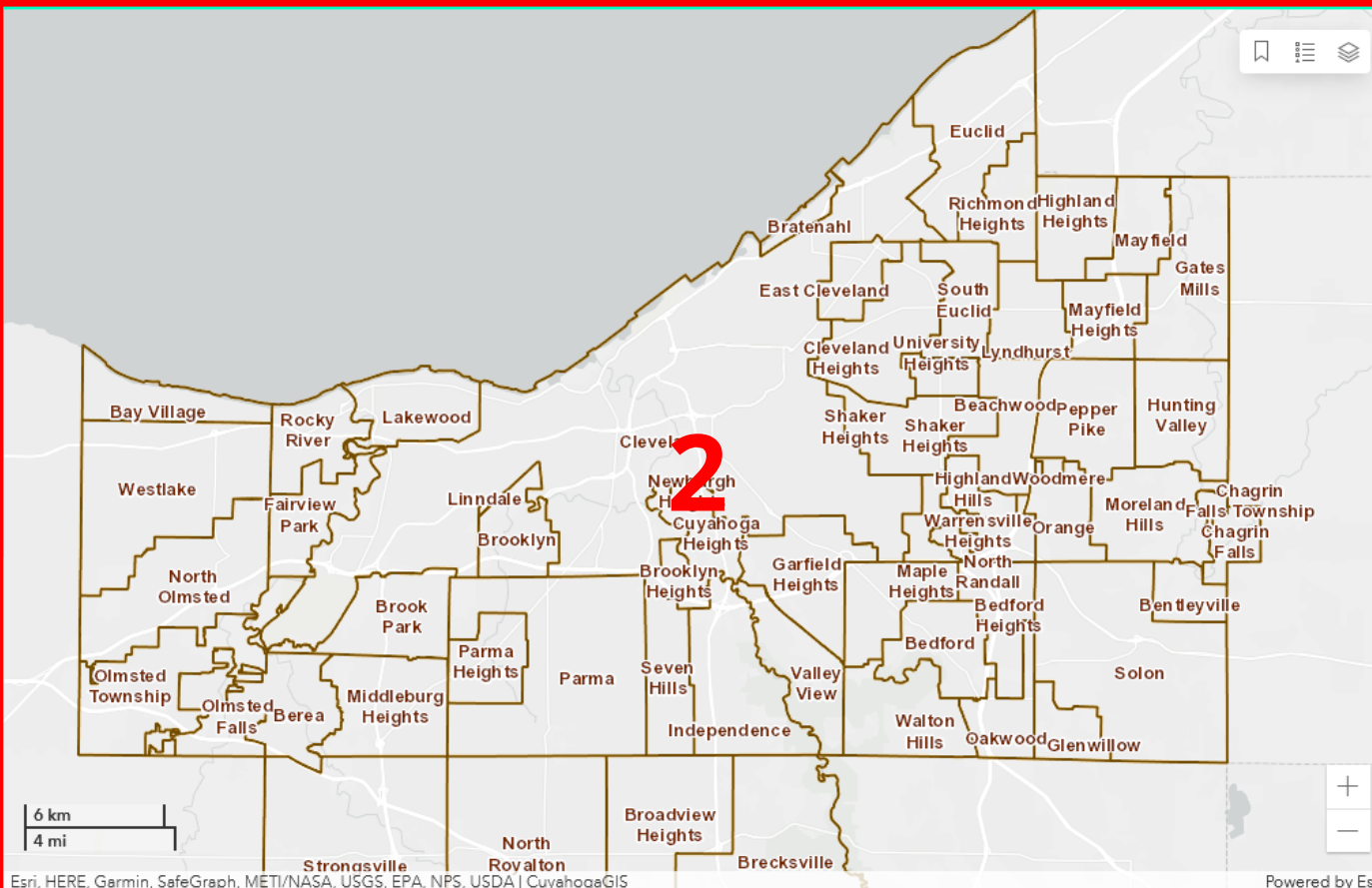
Selection required

Select Parcel Square Footage

Selection required

Select Parcel Frontage

Selection required



Total Parcels

Selection required on one or more elements

Percent of Parcels Meeting Criteria in Zoning District

3

Selection required on one or more elements

Parcel Attribute Table

Selection required on one or more elements

Last update: 3 minutes ago



Single-Family Zoning Tool



Parcel Locator

Select City (Required)

SOUTH EUCLID

PARMA

PARMA HEIGHTS

SHAKER HEIGHTS

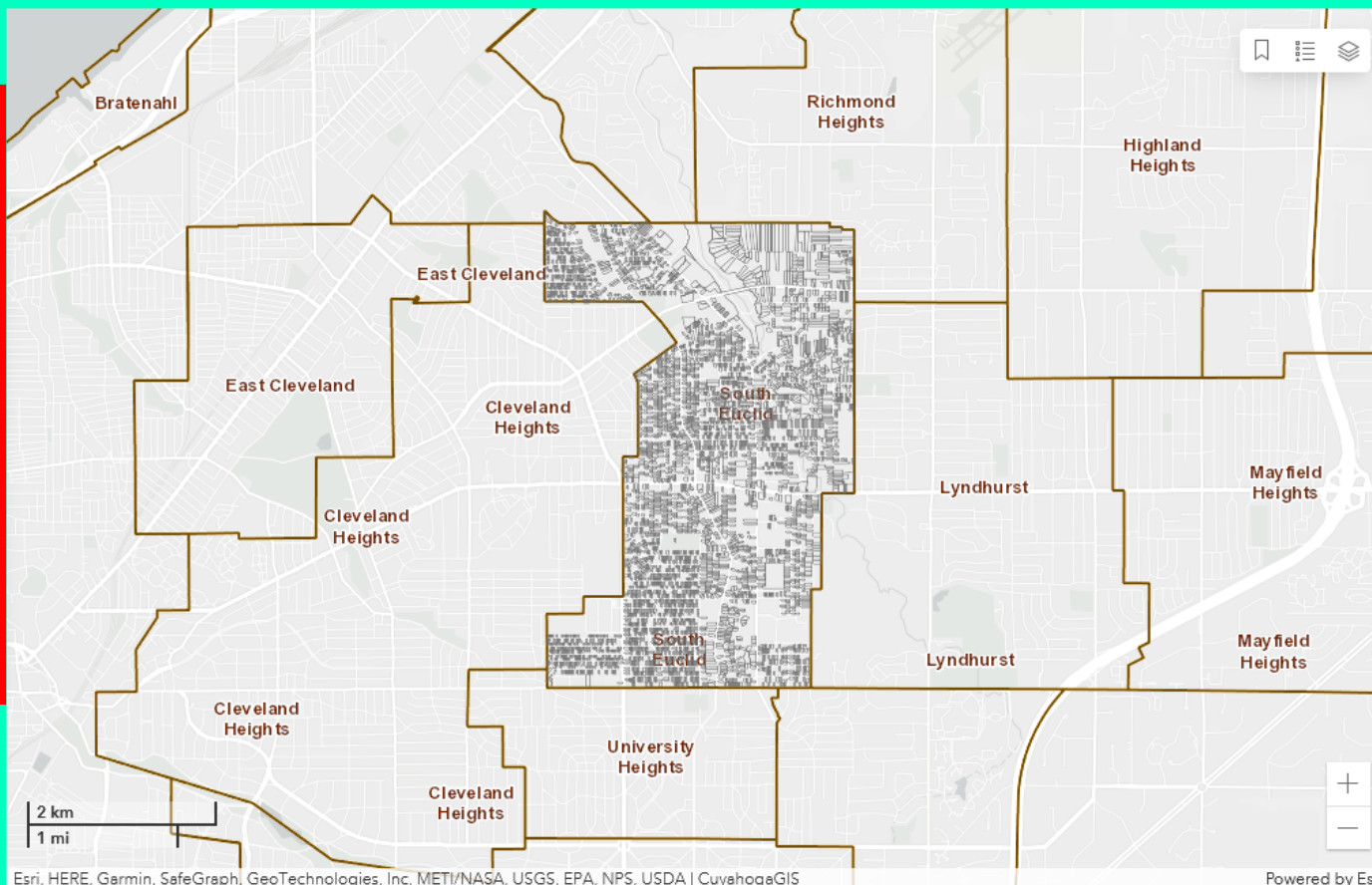
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UNIVERSITY HEIGHTS

WARRENSVILLE HEIGHTS

Reset

Select all



Total Parcels

9,174

Percent of Parcels Meeting
Criteria in Zoning District

Selection required on one or more elements

Parcel Attribute Table

Selection required on one or more elements

Last update: 13 minutes ago





Single-Family Zoning Tool



Parcel Locator

Select City (Required)

SOUTH EUCLID

Select Zoning District (Required)

SOUTH EUCLID_R-50

Search...

SOUTH EUCLID_R-40

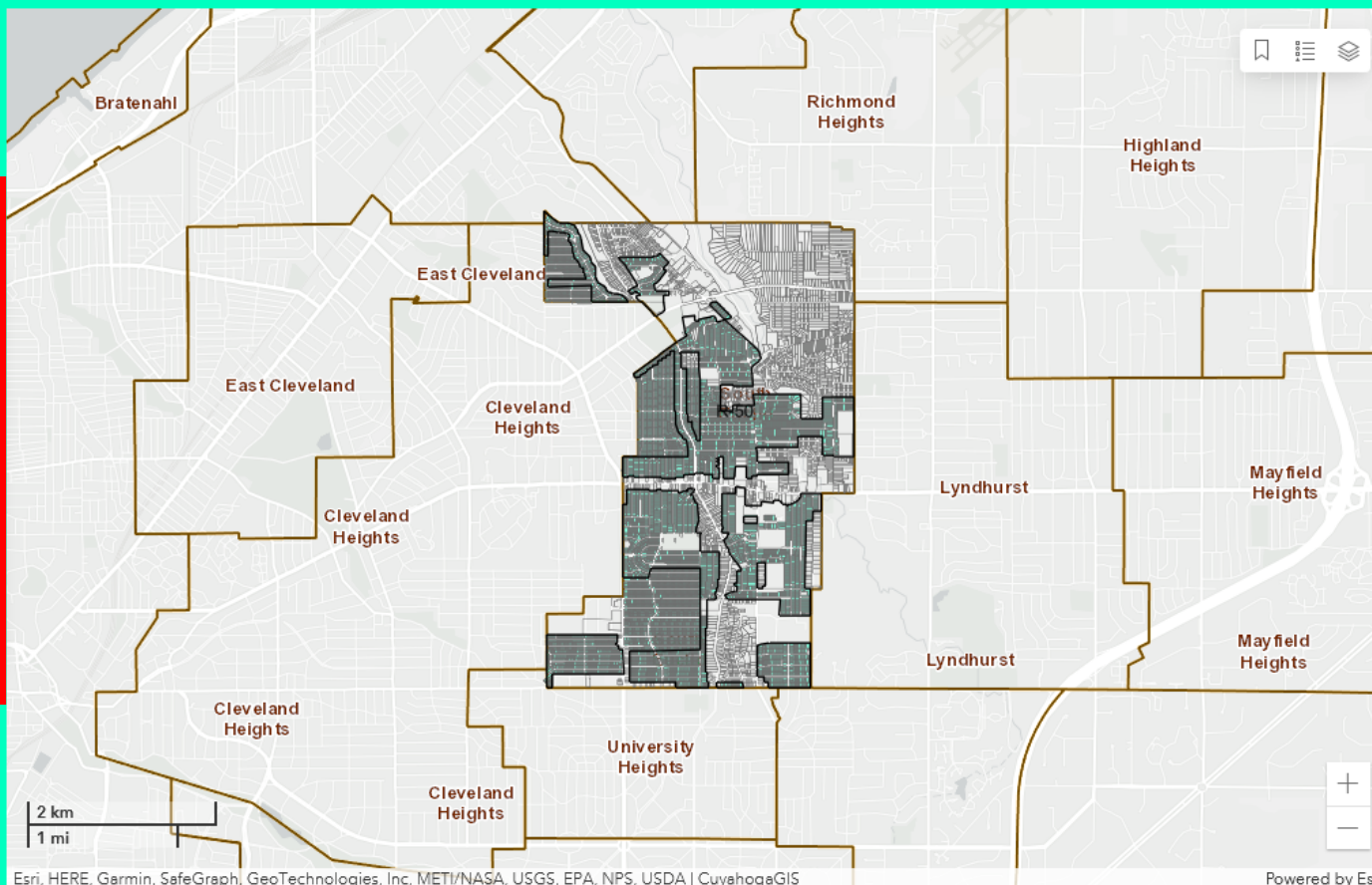
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SOUTH EUCLID_R-60

SOUTH EUCLID_R-75

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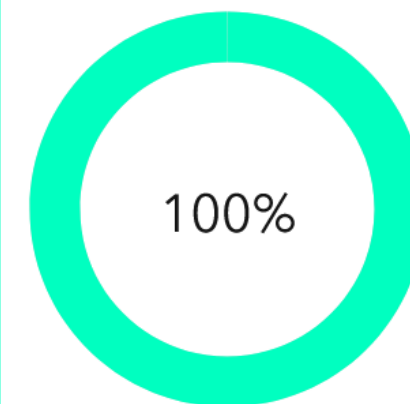
Select all



Total Parcels

4,742

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

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

Last update: 1 minute ago



Single-Family Zoning Tool



Parcel Locator

Select City (Required)

SOUTH EUCLID

Select Zoning District (Required)

SOUTH EUCLID_R-50

Select Land Use

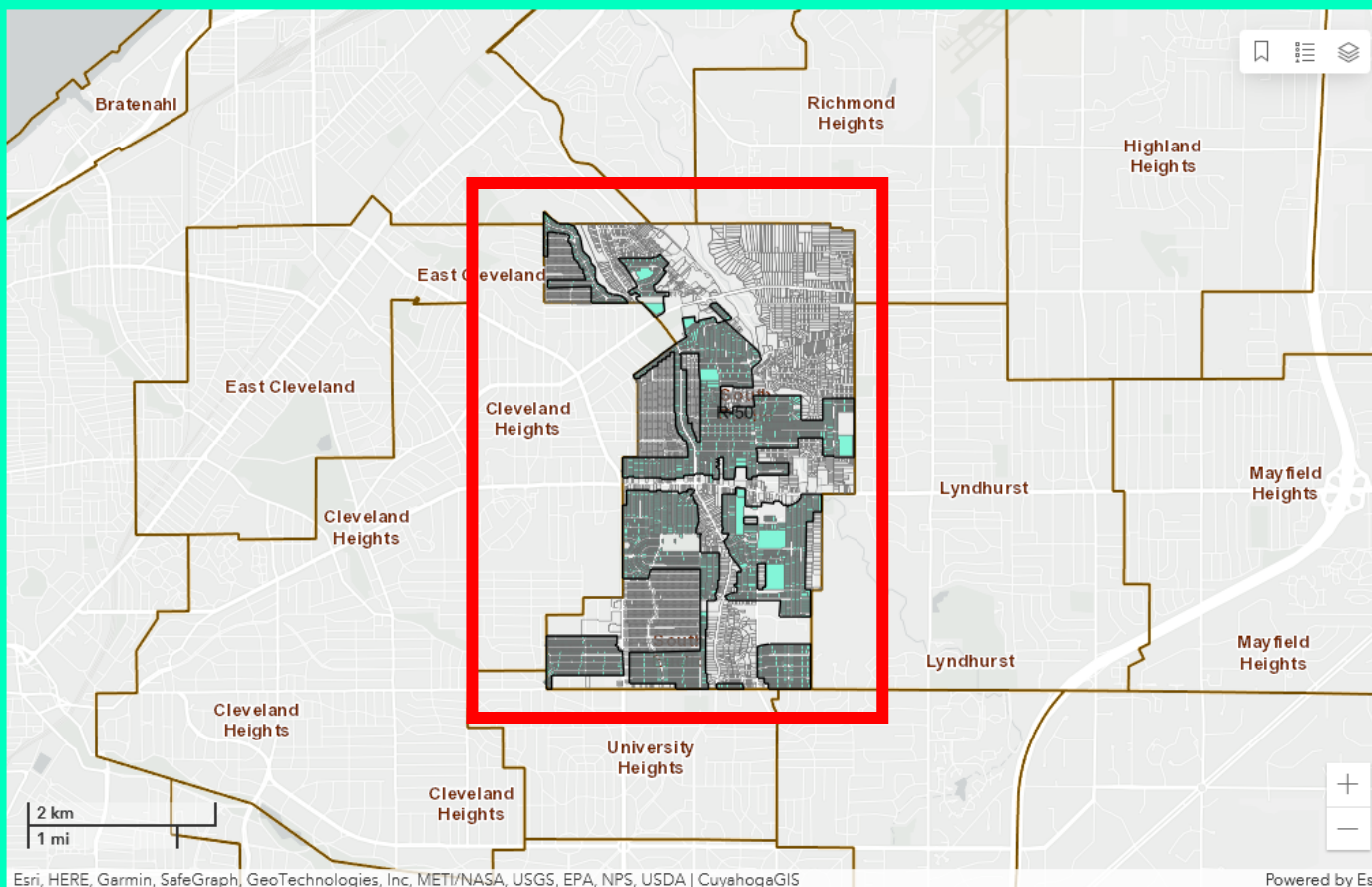
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Select Parcel Square Footage

432 - 729,112

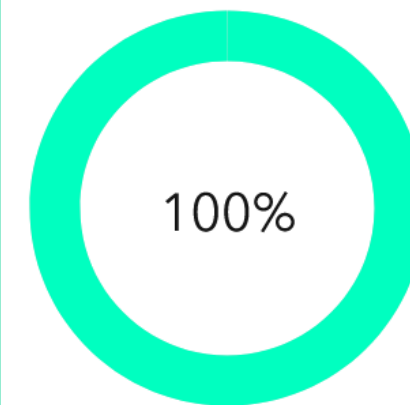
Select Parcel Frontage

3 - 864.6



Total Parcels

4,742

Percent of Parcels Meeting
Criteria in Zoning District

Parcel Attribute Table

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

Last update: 4 seconds ago





Single-Family Zoning Tool



Parcel Locator

Select City (Required)

SOUTH EUCLID

Select Zoning District (Required)

SOUTH EUCLID_R-50

Select Land Use

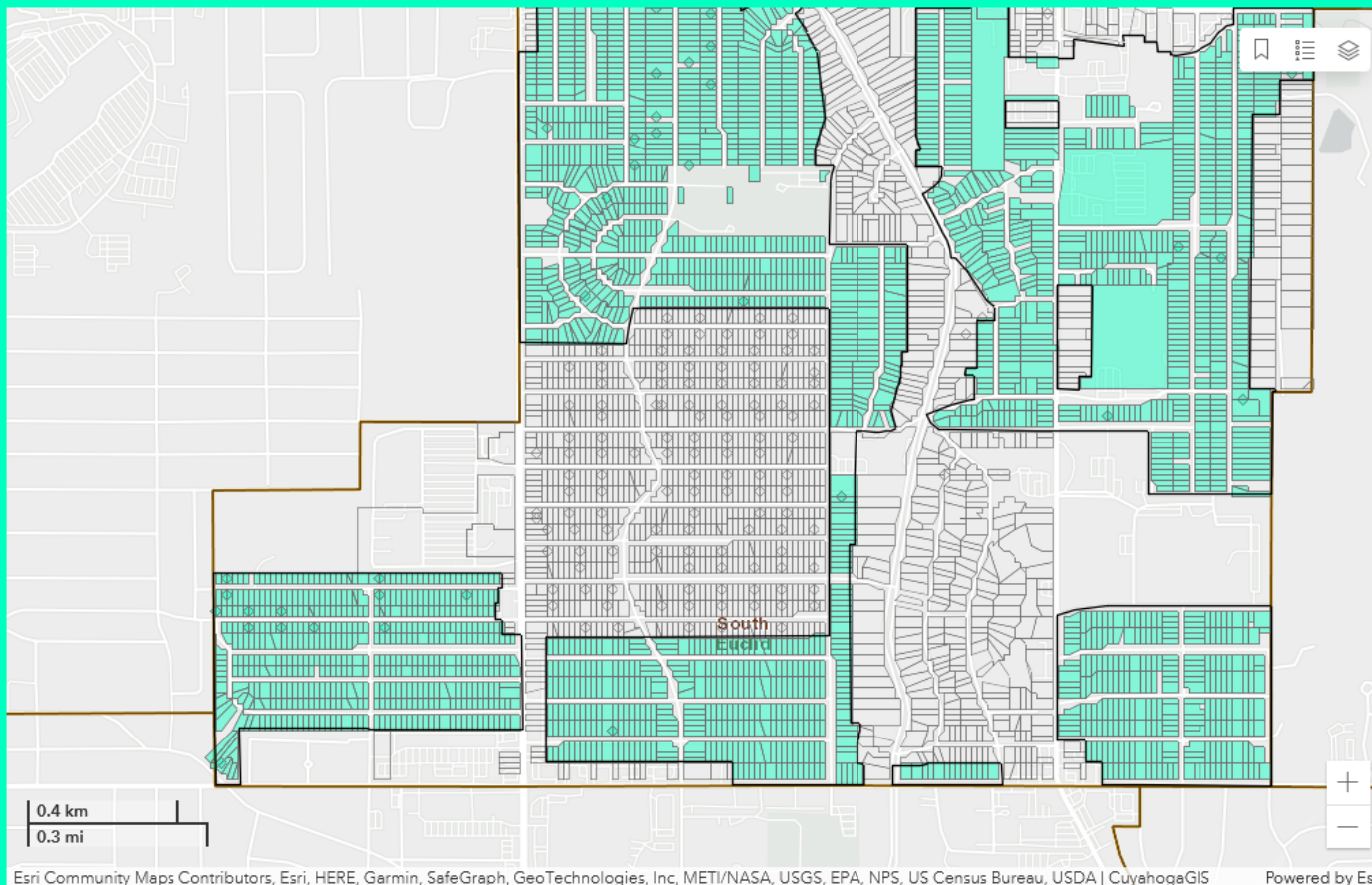
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432 - 729,112

Select Parcel Frontage

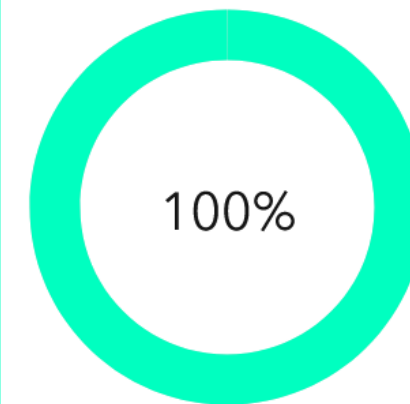
3 - 864.6



Total Parcels

4,742

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

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

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Single-Family Zoning Tool



Parcel Locator

Select City (Required)
SOUTH EUCLID

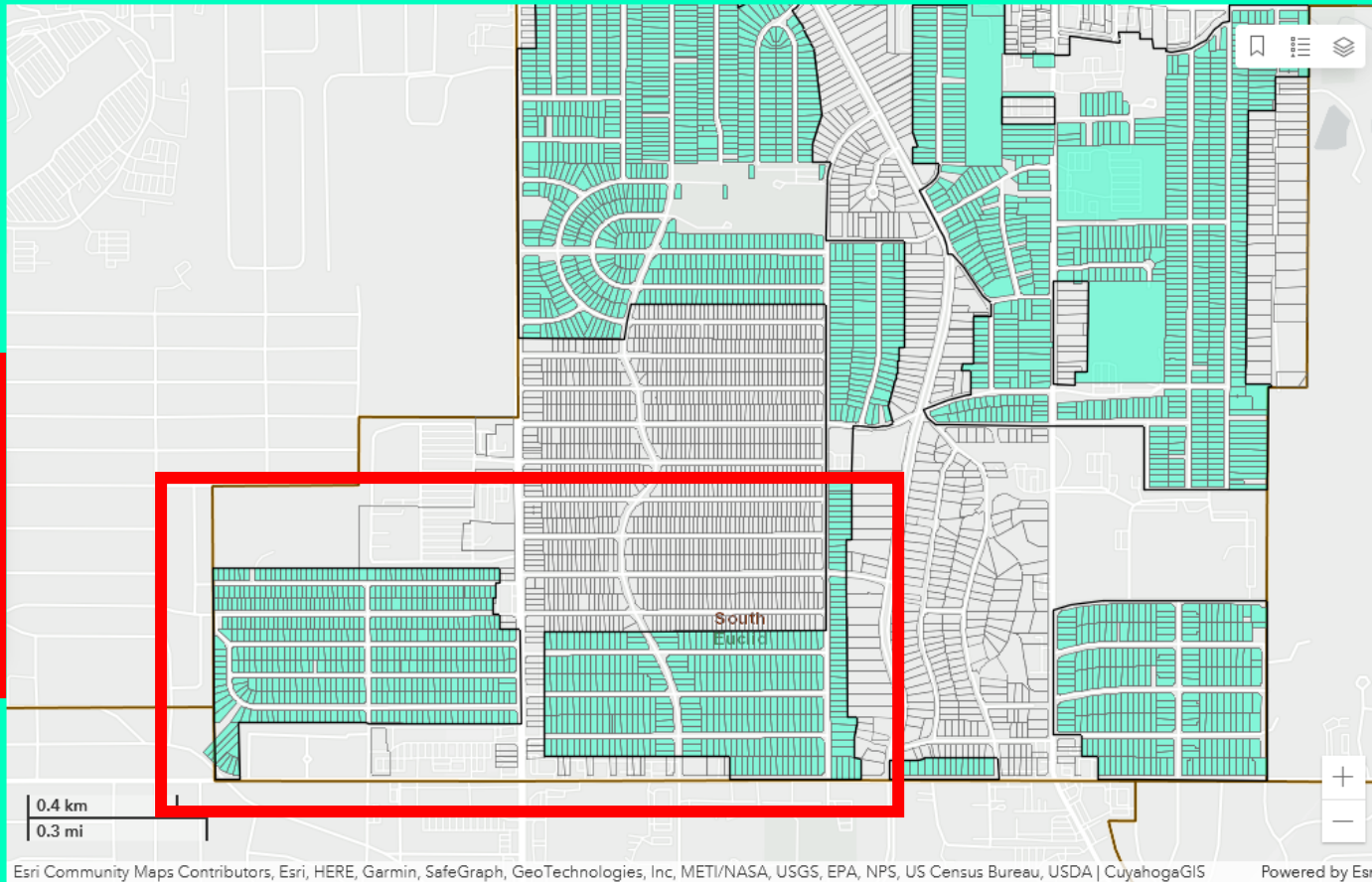
Select Zoning District (Required)
SOUTH EUCLID_R-50

Select Land Use
No category selected

Select Parcel Square Footage
432 - 729,112

Set to minimum Set to maximum

[Reset](#)



Total Parcels

4,742

Percent of Parcels Meeting
Criteria in Zoning District

100%

Parcel Attribute Table

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

Last update: 24 seconds ago





Single-Family Zoning Tool



Parcel Locator

Select City (Required)

SOUTH EUCLID

Select Zoning District (Required)

SOUTH EUCLID_R-50

Select Land Use

No category selected

Select Parcel Square Footage

6,000 - 729,112



6000



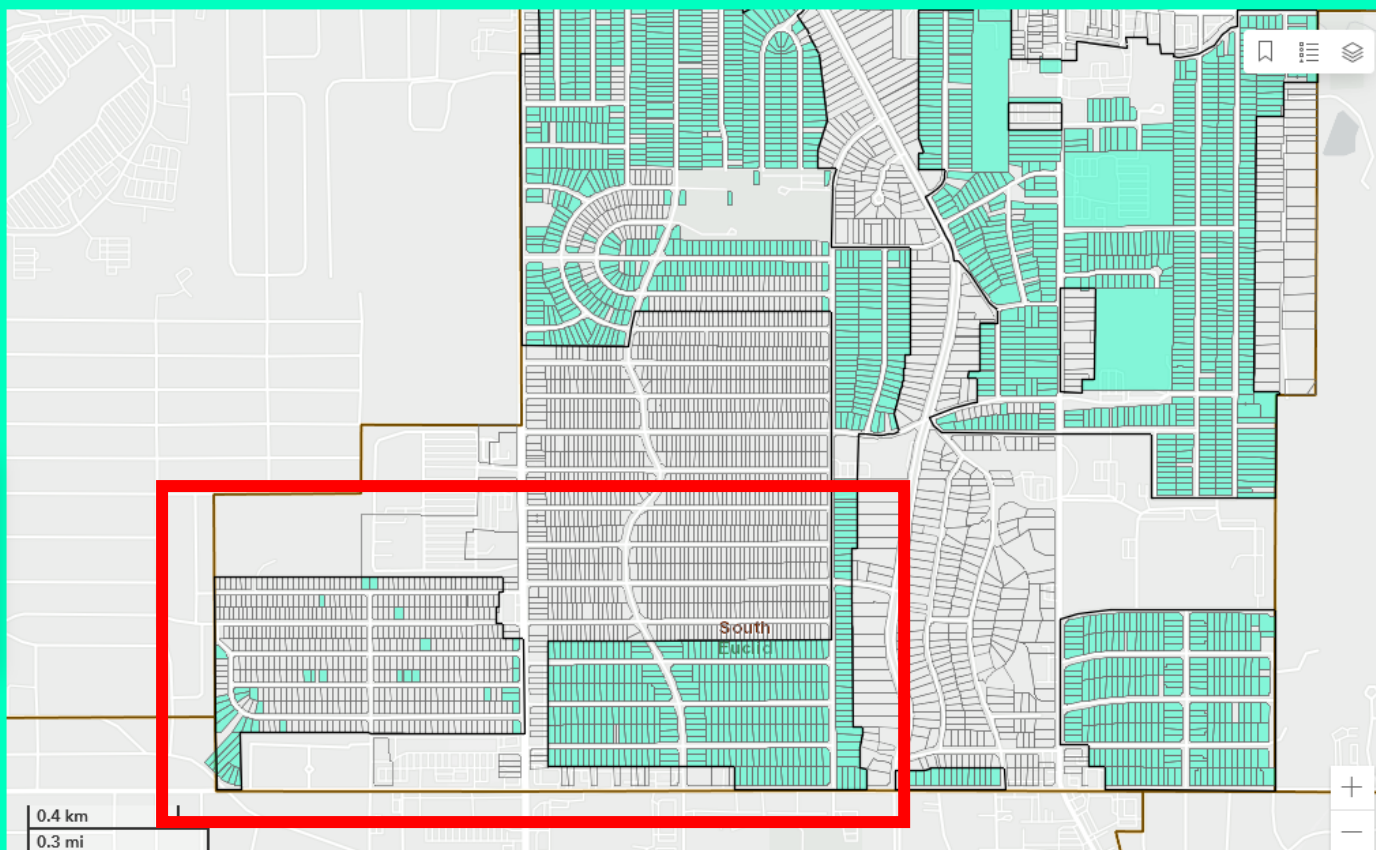
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Set to minimum

Set to maximum

Reset

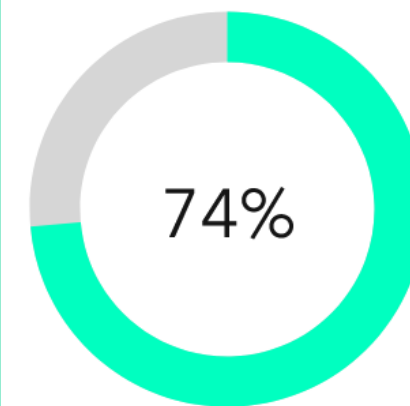


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Total Parcels

3,492

Percent of Parcels Meeting
Criteria in Zoning District

Parcel Attribute Table

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Last update: 3 seconds ago





Single-Family Zoning Tool



Parcel Locator

Select City (Required)

SOUTH EUCLID

Select Zoning District (Required)

SOUTH EUCLID_R-50

Select Land Use

No category selected

Select Parcel Square Footage

5,800 - 729,112



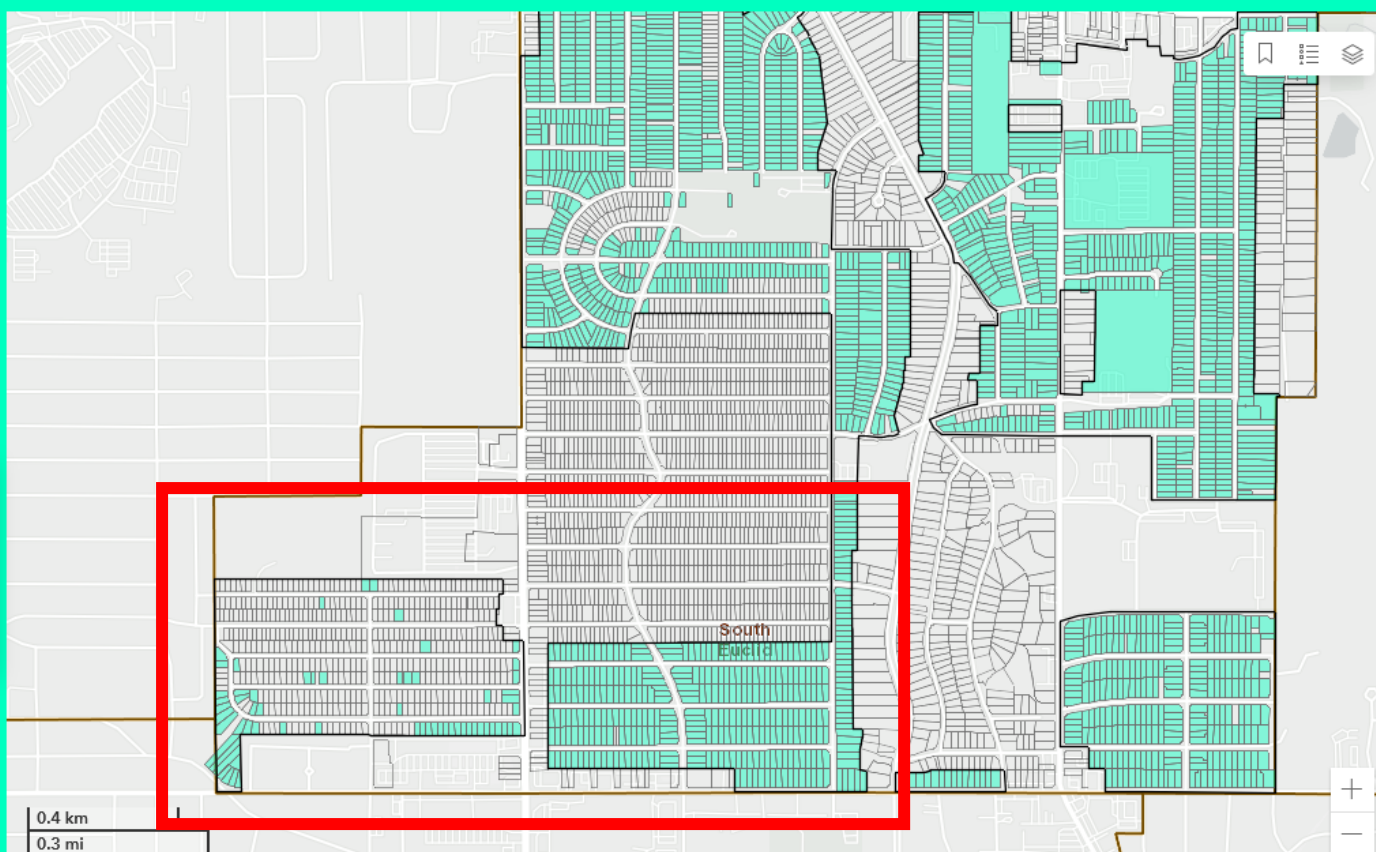
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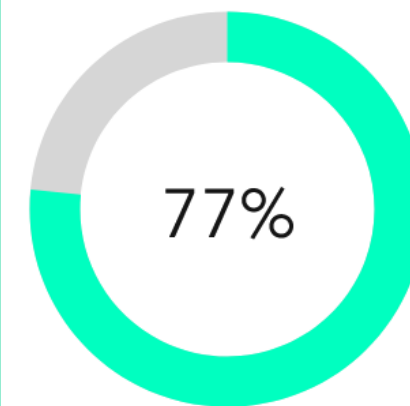


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Total Parcels

3,633

Percent of Parcels Meeting
Criteria in Zoning District

Parcel Attribute Table

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70302020	1371 SHEFFIELD RD, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	52.000000	12066	0.277000		Y		

Last update: 4 seconds ago





Single-Family Zoning Tool



Parcel Locator

Select City (Required)
SOUTH EUCLID

Select Zoning District (Required)
SOUTH EUCLID_R-50

Select Land Use
No category selected

Select Parcel Square Footage
5,600 - 729,112



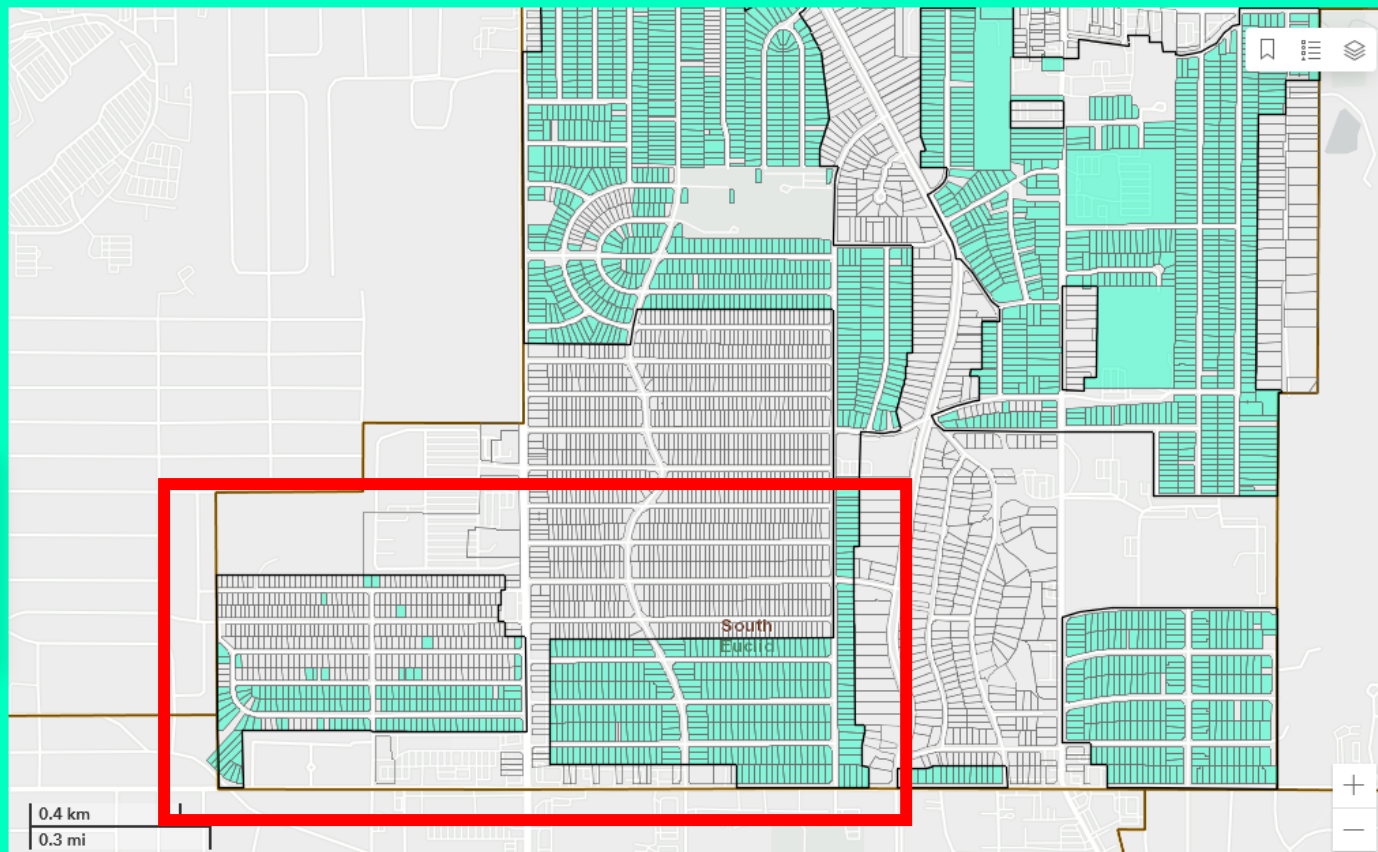
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Set to minimum

729112

Set to maximum

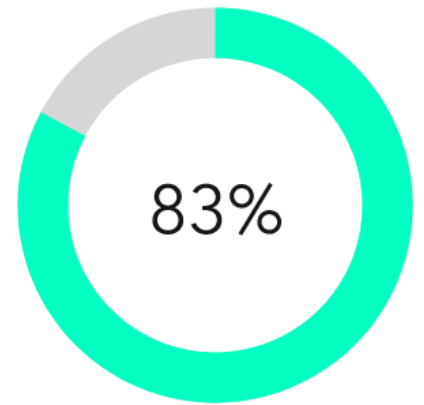
Reset



Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | CuyahogaGIS Powered by Esri

Total Parcels

3,928

Percent of Parcels Meeting
Criteria in Zoning District

Parcel Attribute Table

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

Last update: 6 seconds ago





Single-Family Zoning Tool



Parcel Locator

Select City (Required)

SOUTH EUCLID

Select Zoning District (Required)

SOUTH EUCLID_R-50

Select Land Use

No category selected

Select Parcel Square Footage

5,400 - 729,112



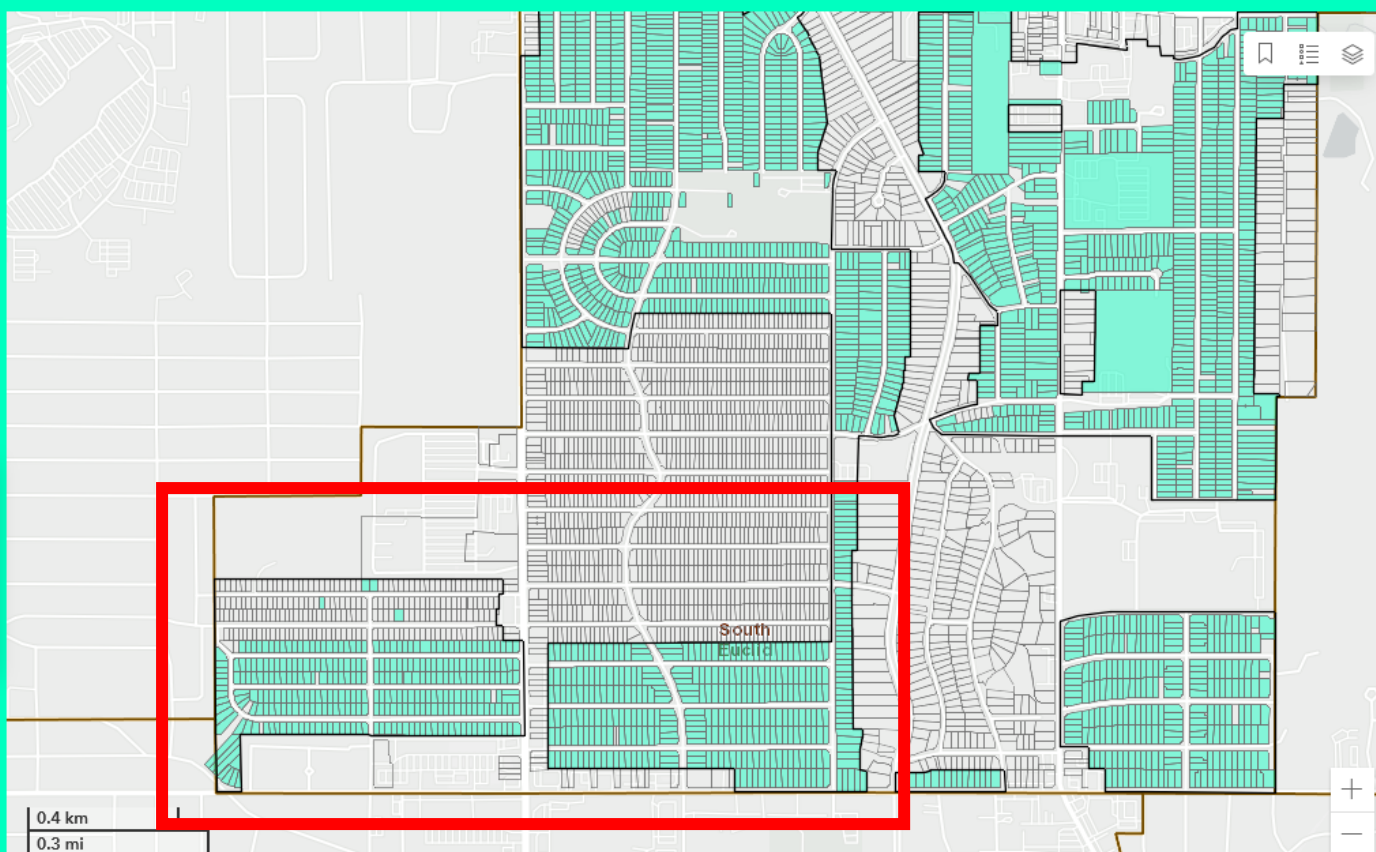
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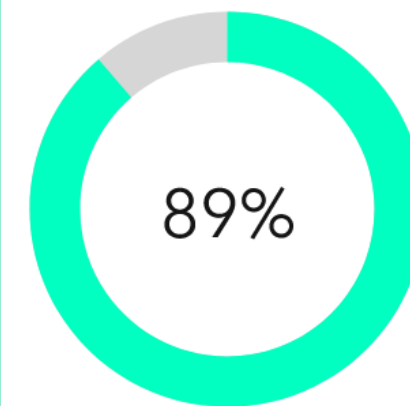


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Total Parcels

4,208

Percent of Parcels Meeting
Criteria in Zoning District

Parcel Attribute Table

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

Last update: now





Single-Family Zoning Tool



Parcel Locator

Select City (Required)

SOUTH EUCLID

Select Zoning District (Required)

SOUTH EUCLID_R-50

Select Land Use

No category selected

Select Parcel Square Footage

5,200 - 729,112



5200



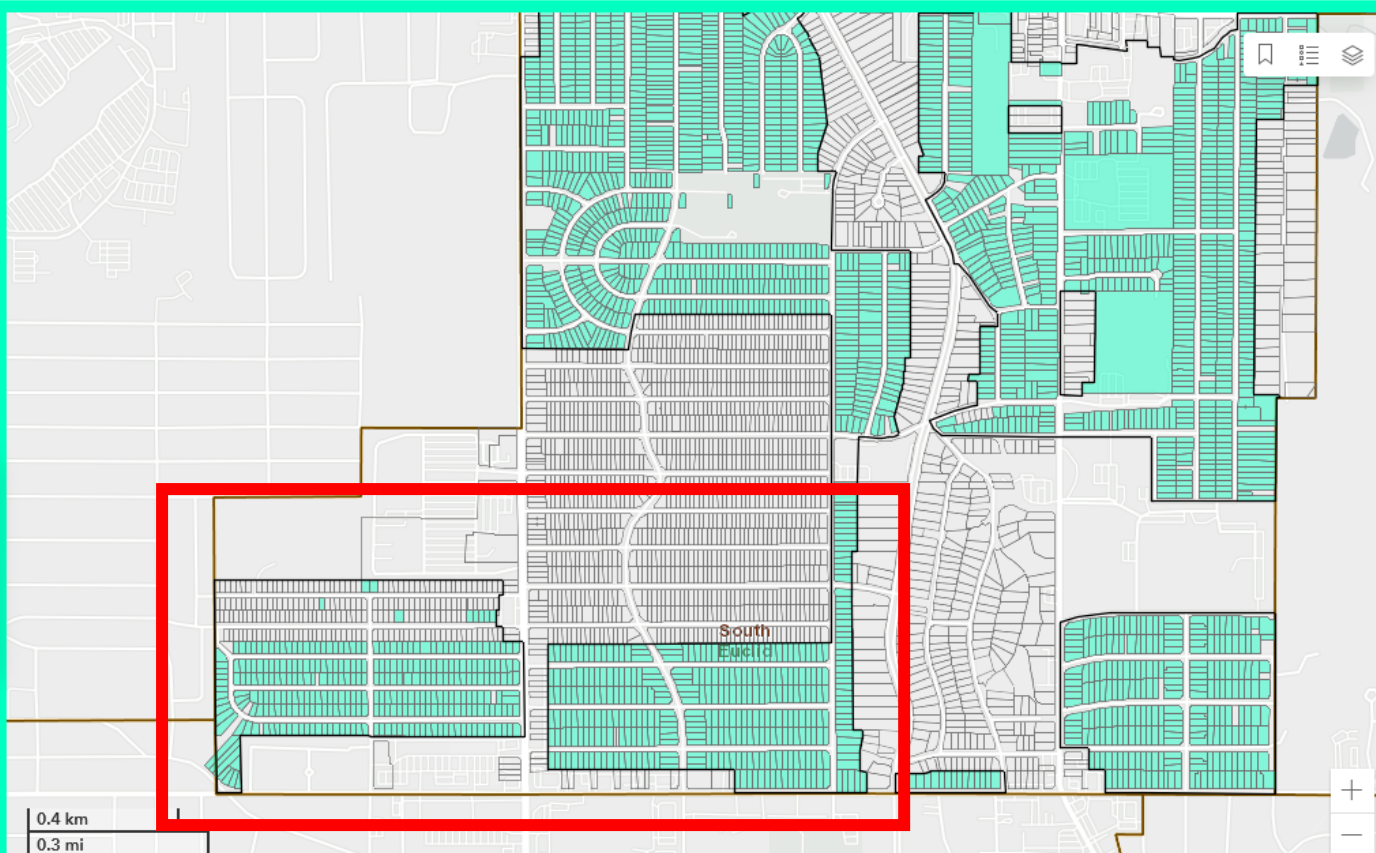
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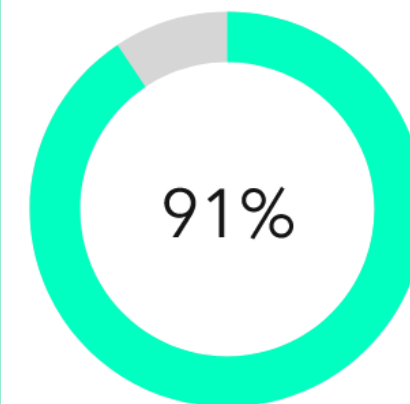
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Total Parcels

4,315

Percent of Parcels Meeting
Criteria in Zoning District

Parcel Attribute Table

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

Last update: 10 seconds ago





Single-Family Zoning Tool



Parcel Locator

Select City (Required)

SOUTH EUCLID

Select Zoning District (Required)

SOUTH EUCLID_R-50

Select Land Use

No category selected

Select Parcel Square Footage

5,000 - 729,112



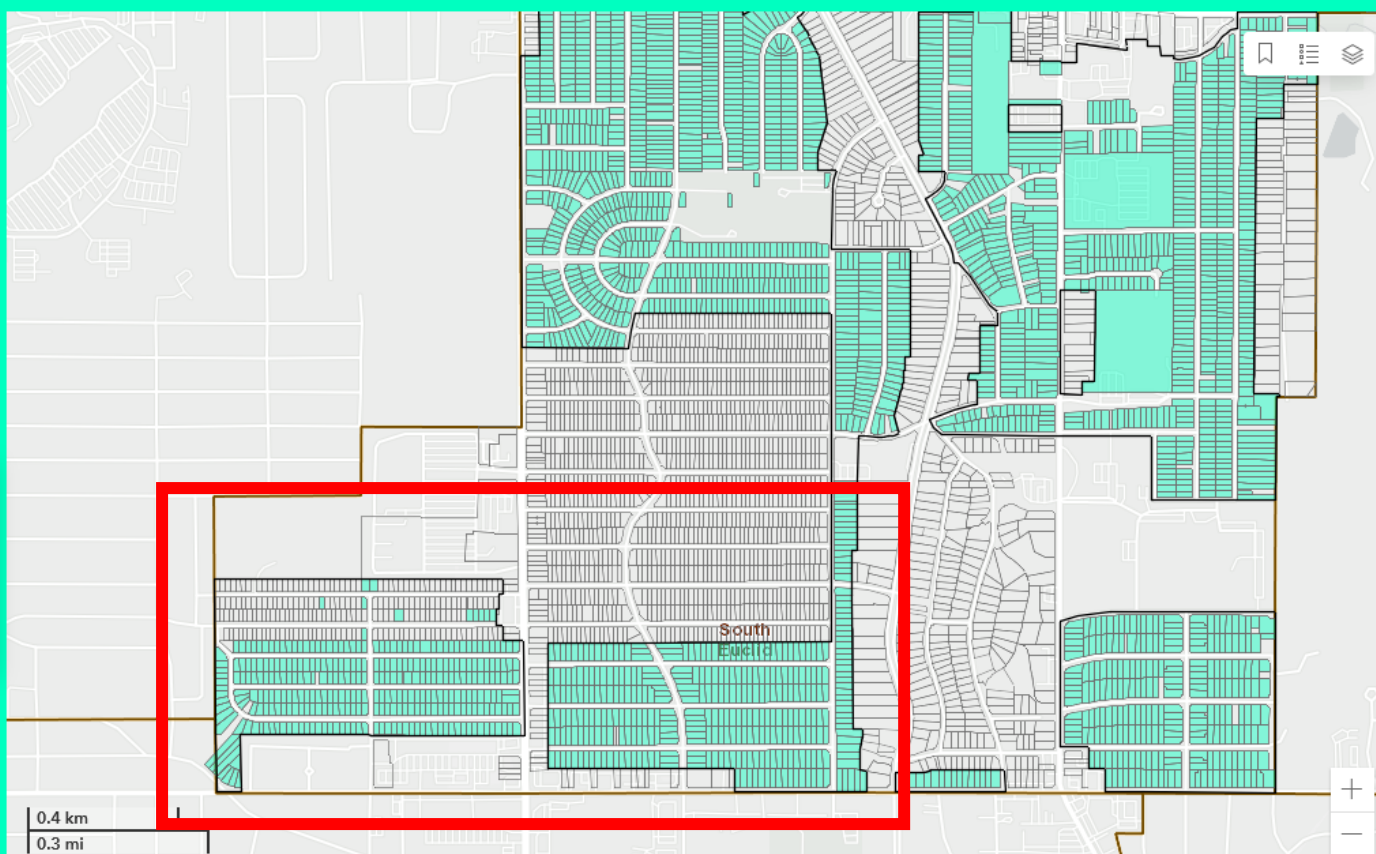
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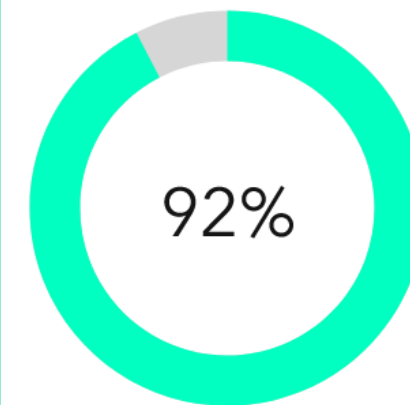


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Total Parcels

4,383

Percent of Parcels Meeting
Criteria in Zoning District

Parcel Attribute Table

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

Last update: 10 seconds ago





Single-Family Zoning Tool



Parcel Locator

Select City (Required)

SOUTH EUCLID

Select Zoning District (Required)

SOUTH EUCLID_R-50

Select Land Use

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Select Parcel Square Footage

5,000 - 729,112

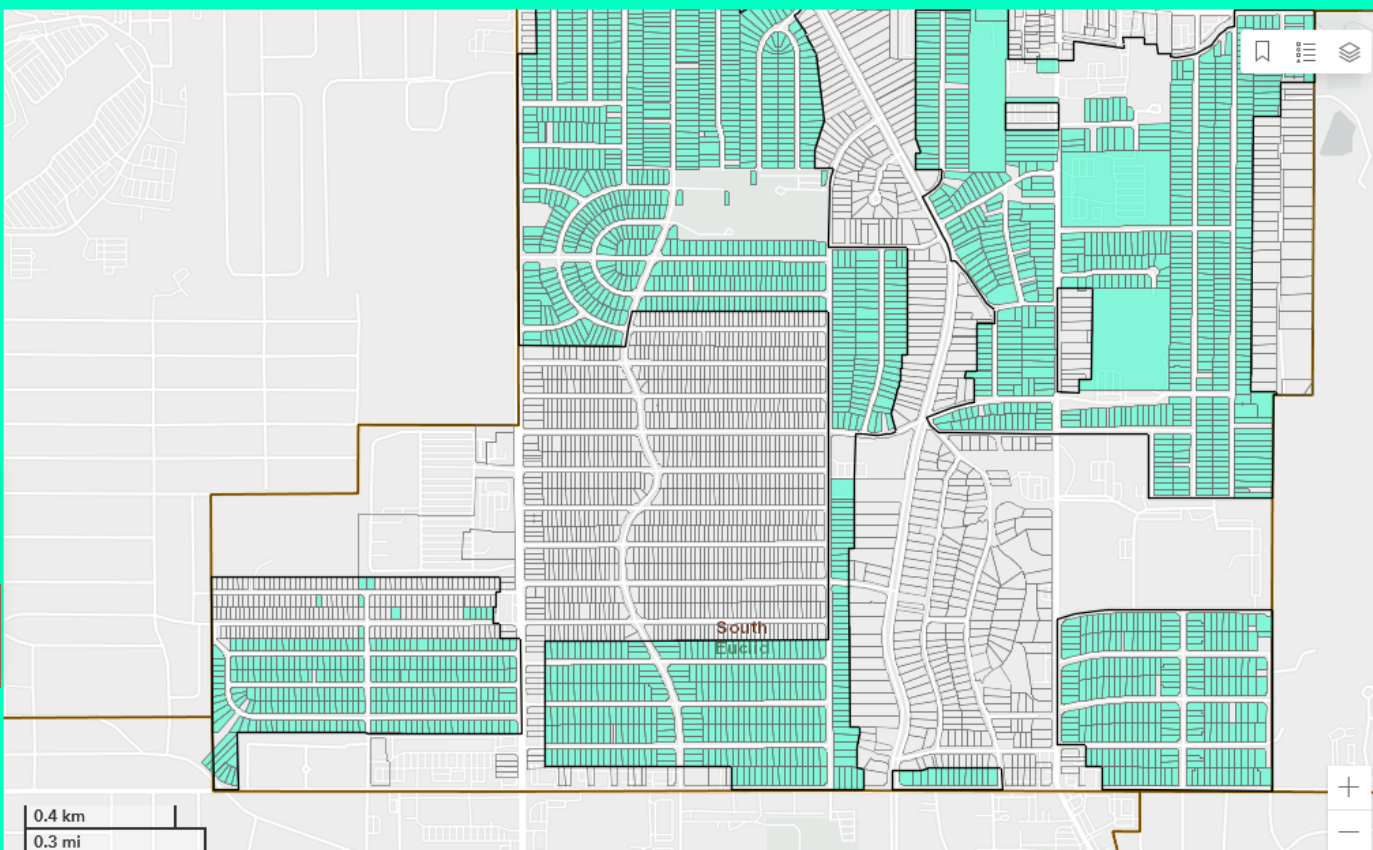


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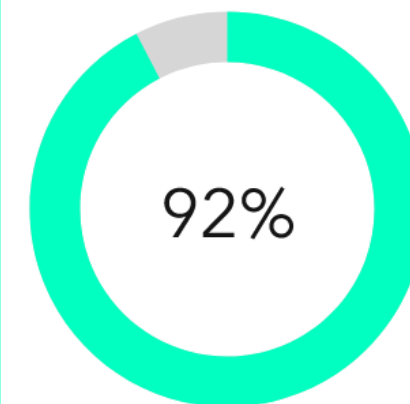
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Total Parcels

4,383

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

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

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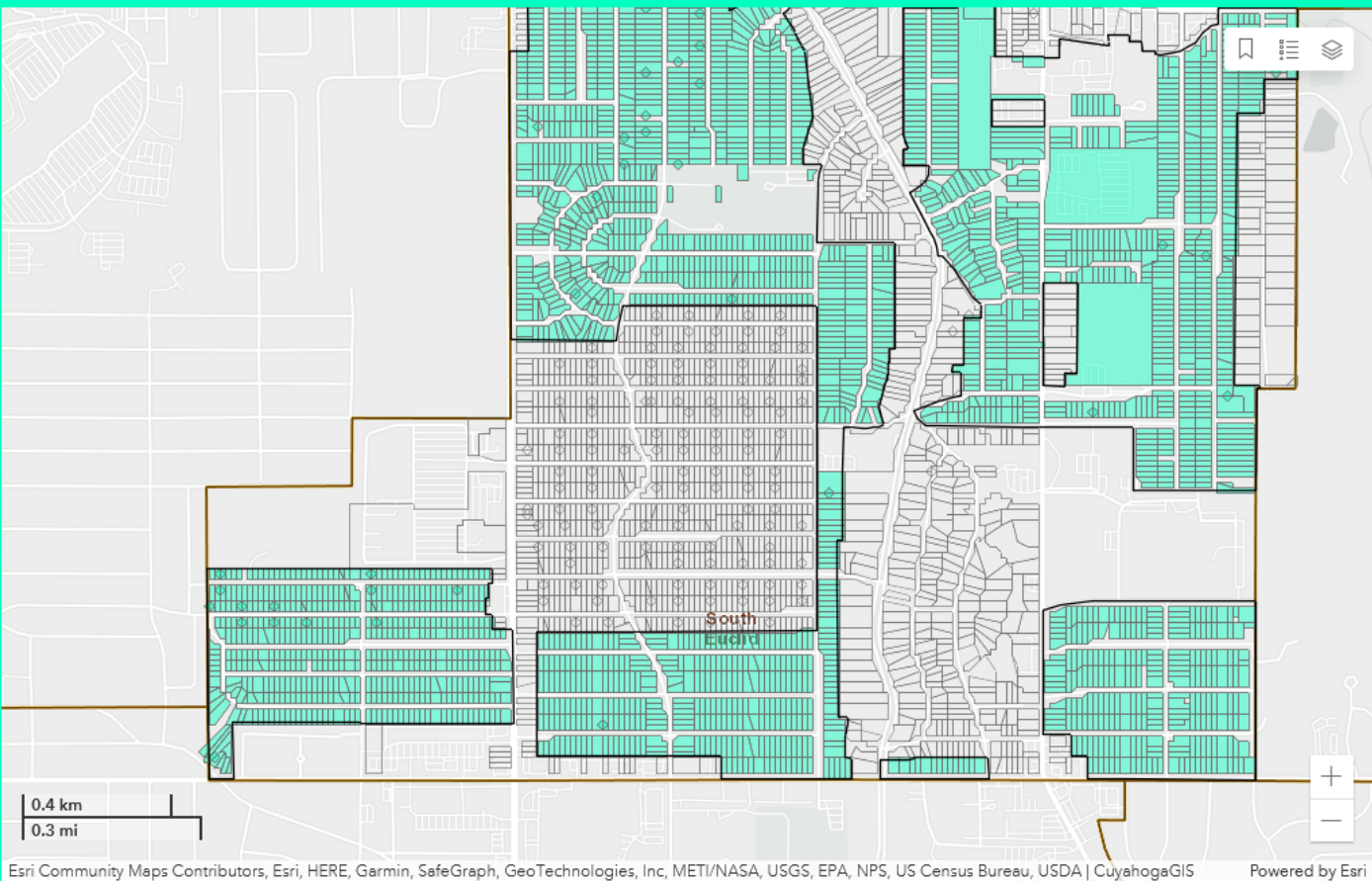
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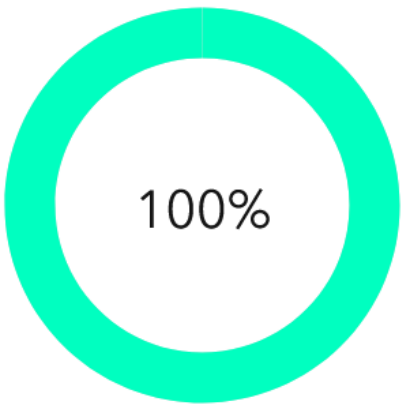
Select Parcel Frontage
3 - 864.6



Total Parcels

4,742

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

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

Last update: 14 seconds ago





Single-Family Zoning Tool



Parcel Locator

Select City (Required)

SOUTH EUCLID

Select Zoning District (Required)

SOUTH EUCLID_R-50

Select Land Use

No category selected

Select Parcel Square Footage

432 - 729,112

Select Parcel Frontage

3 - 864.6



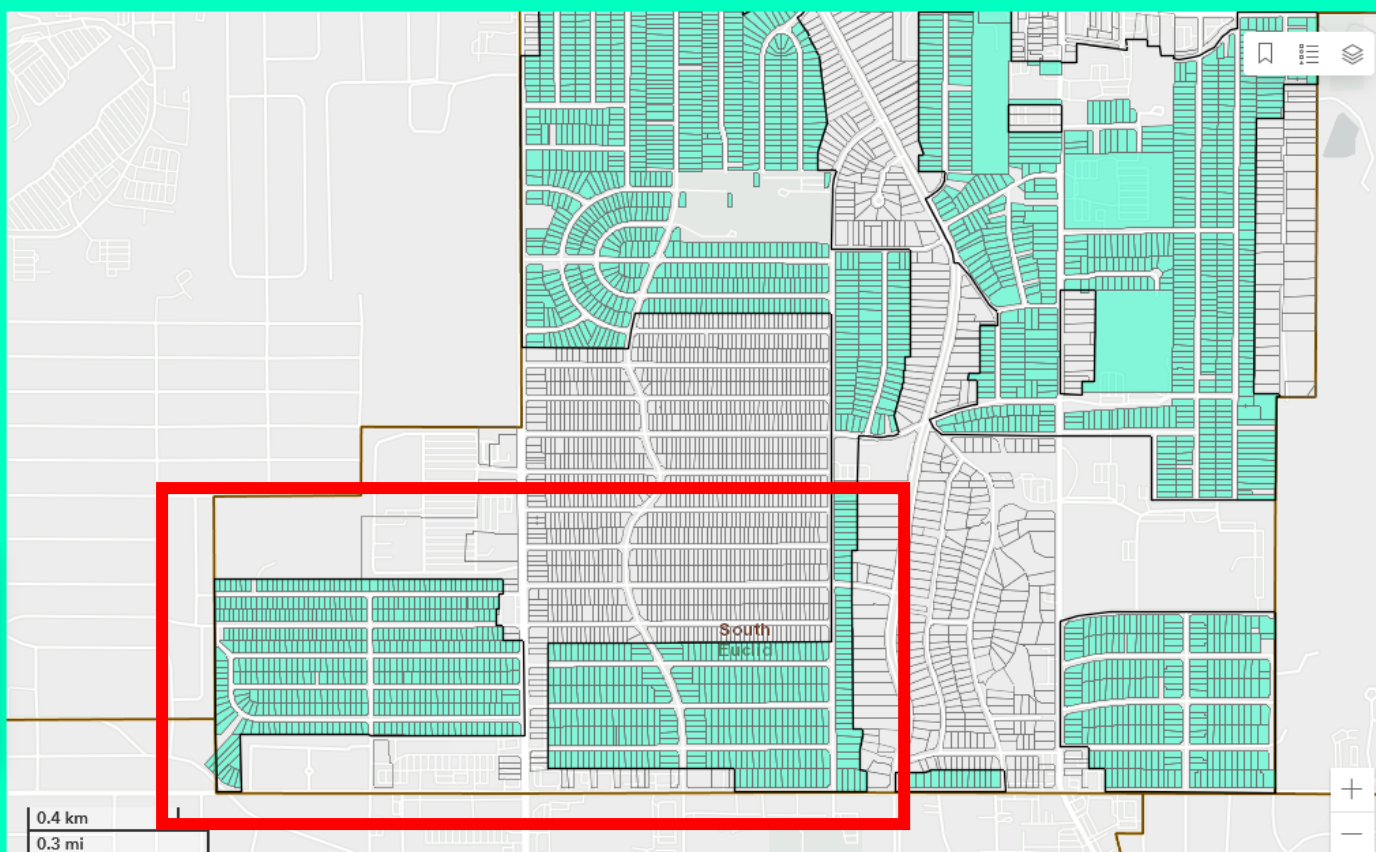
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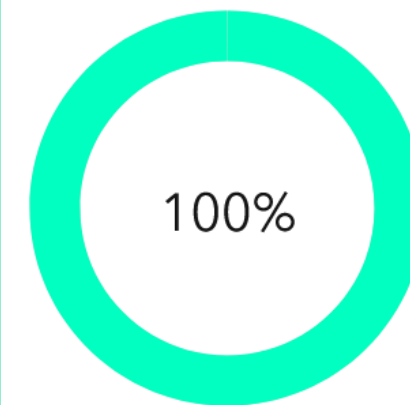
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Total Parcels

4,742

Percent of Parcels Meeting
Criteria in Zoning District

Parcel Attribute Table

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

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Single-Family Zoning Tool



Parcel Locator

Select City (Required)
SOUTH EUCLID

Select Zoning District (Required)
SOUTH EUCLID_R-50

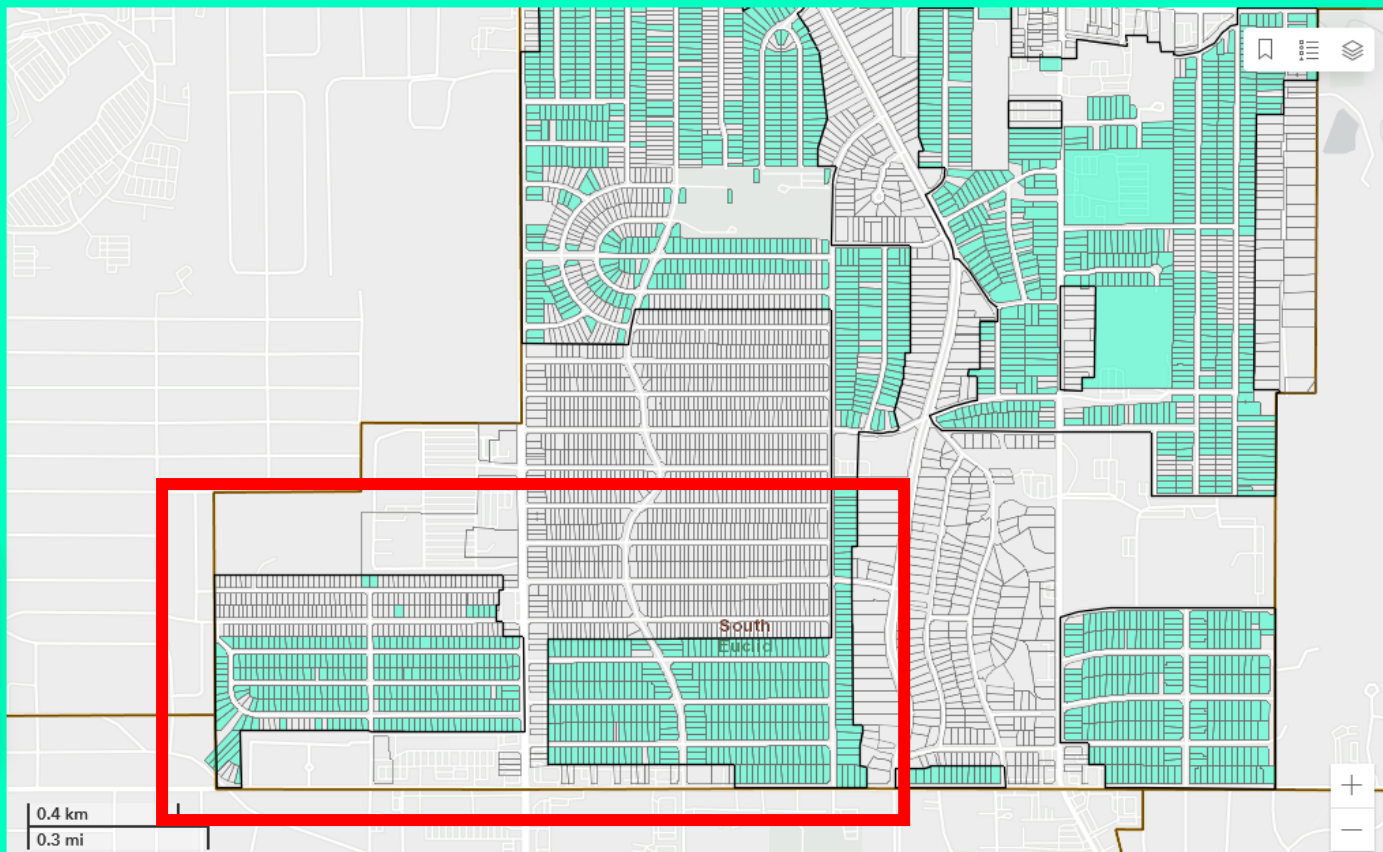
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Select Parcel Square Footage
432 - 729,112

Select Parcel Frontage
50 - 864.6

50 864.6
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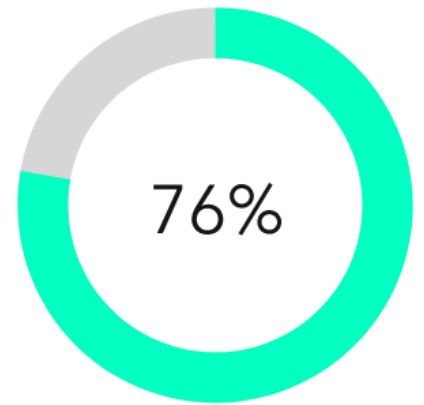


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Total Parcels

3,590

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

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

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Single-Family Zoning Tool



Parcel Locator

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SOUTH EUCLID_R-50

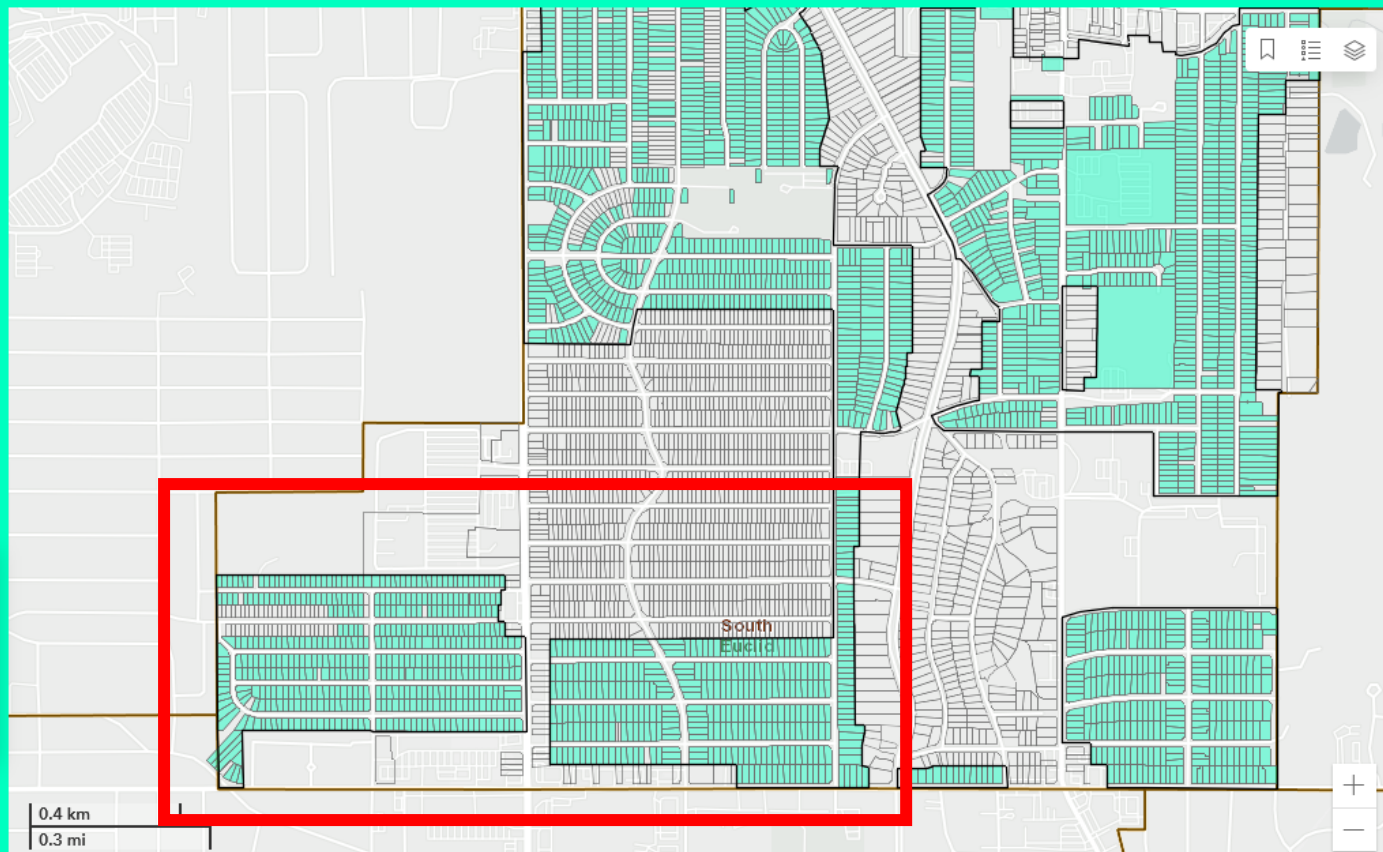
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432 - 729,112

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45 - 864.6

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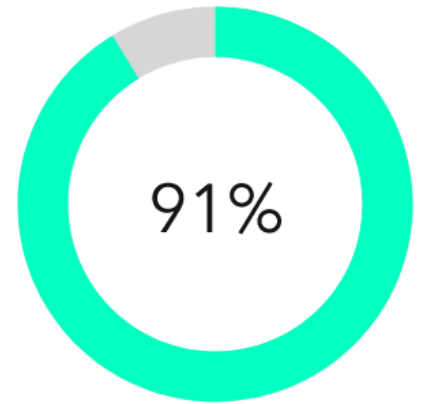


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Total Parcels

4,331

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

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

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Single-Family Zoning Tool



Parcel Locator

Select City (Required)

SOUTH EUCLID

Select Zoning District (Required)

SOUTH EUCLID_R-50

Select Land Use

No category selected

Select Parcel Square Footage

432 - 729,112

Select Parcel Frontage

40 - 864.6



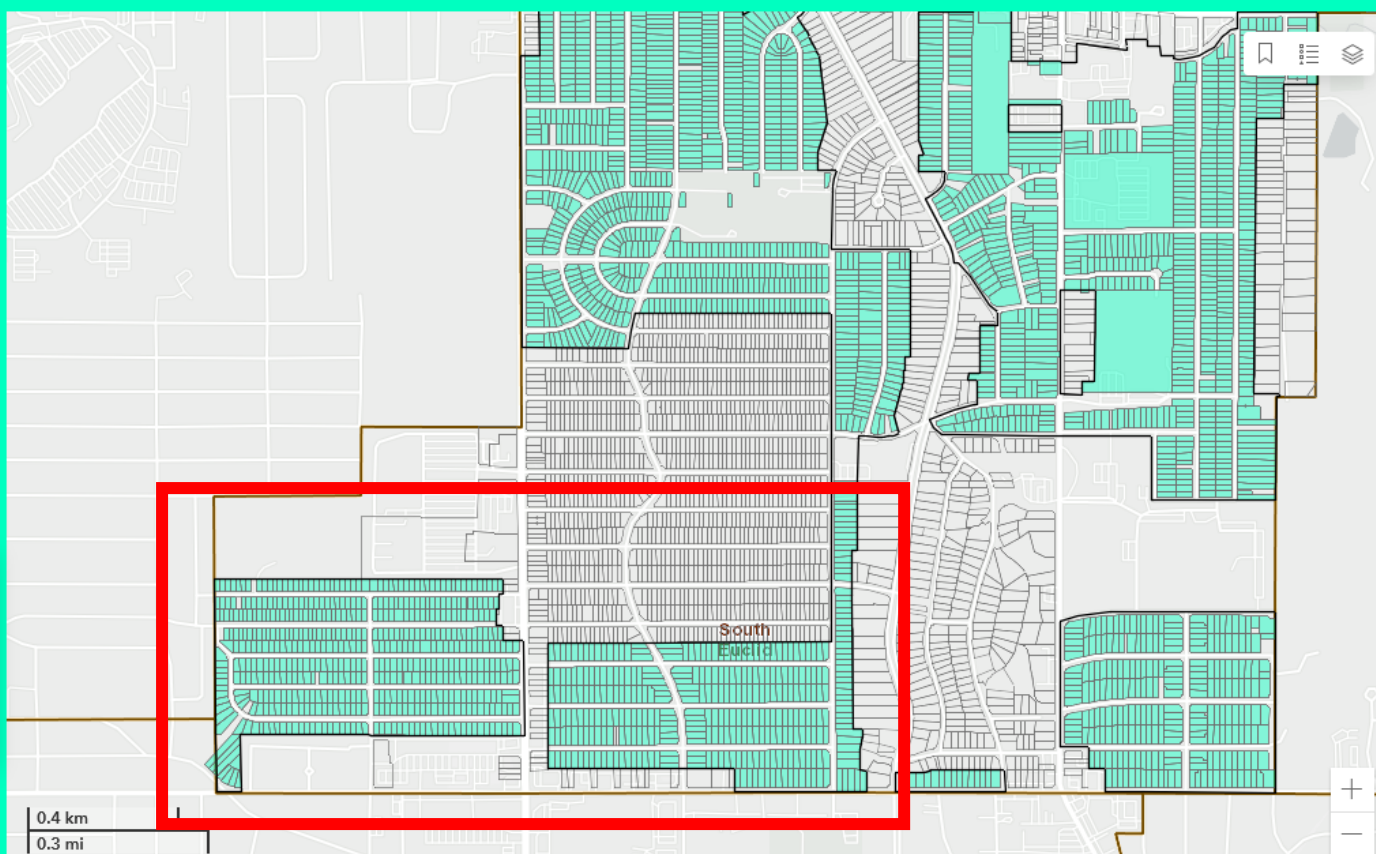
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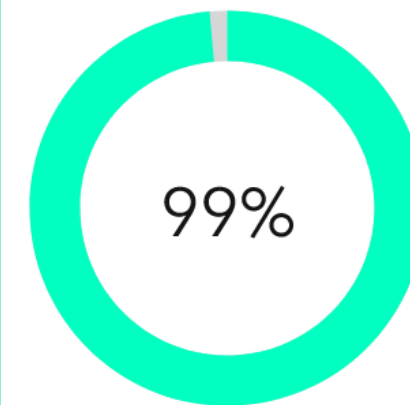


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Total Parcels

4,676

Percent of Parcels Meeting
Criteria in Zoning District

Parcel Attribute Table

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70423069	3832 WARRENDALE RD, SOUTH EUCLID, OH, 44118	1-FAMILY PLATTED LOT	50.000000	5700	0.131000		Y		

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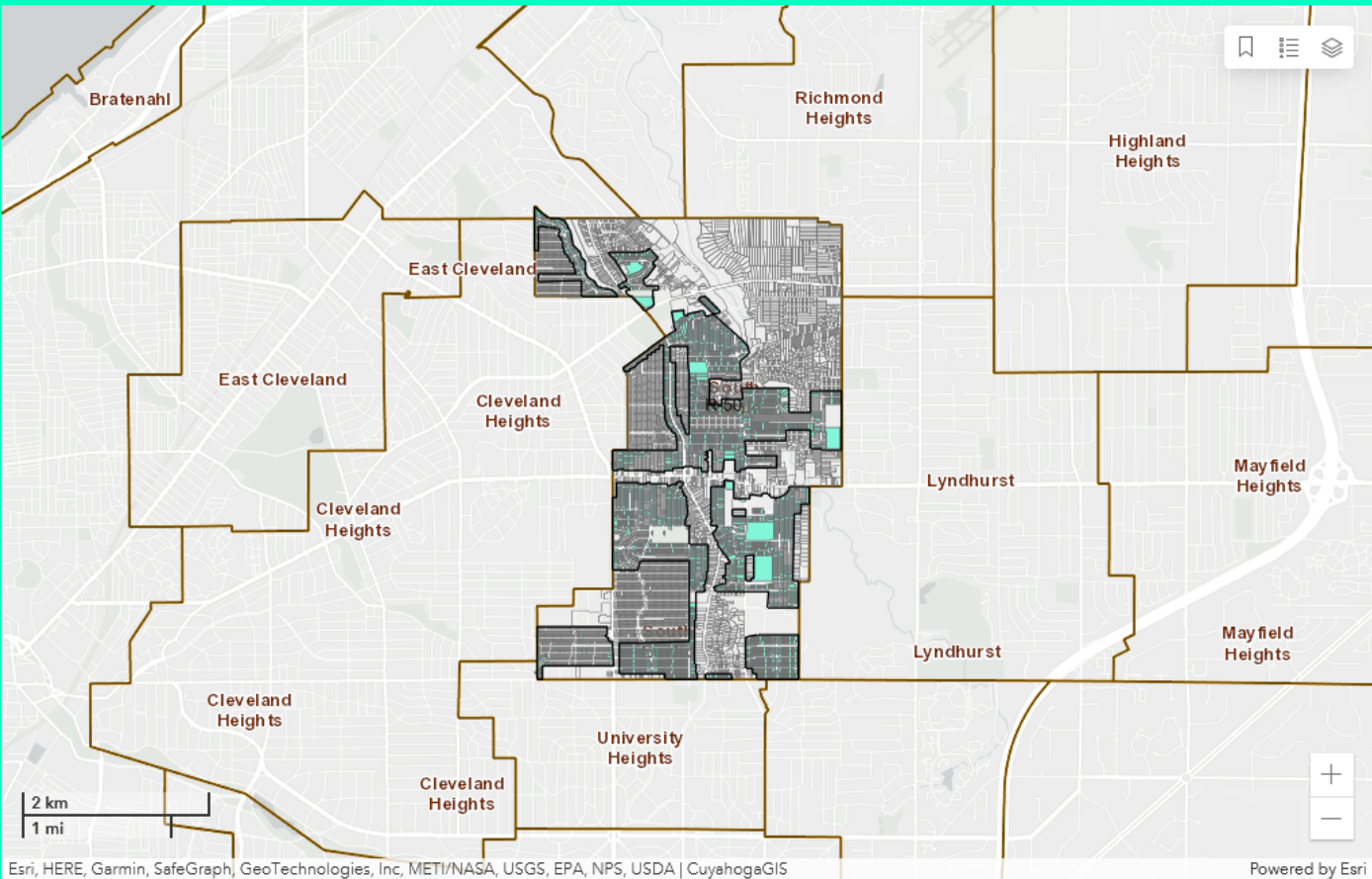
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Select Land Use
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Select Parcel Square Footage
6,000 - 729,112

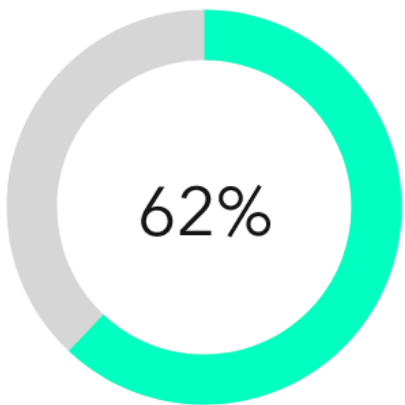
Select Parcel Frontage
50 - 864.6



Total Parcels

2,942

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

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70302020	1371 SHEFFIELD RD, SOUTH EUCLID, OH, 44121	1-FAMILY PLATTED LOT	52.000000	12066	0.277000		Y		

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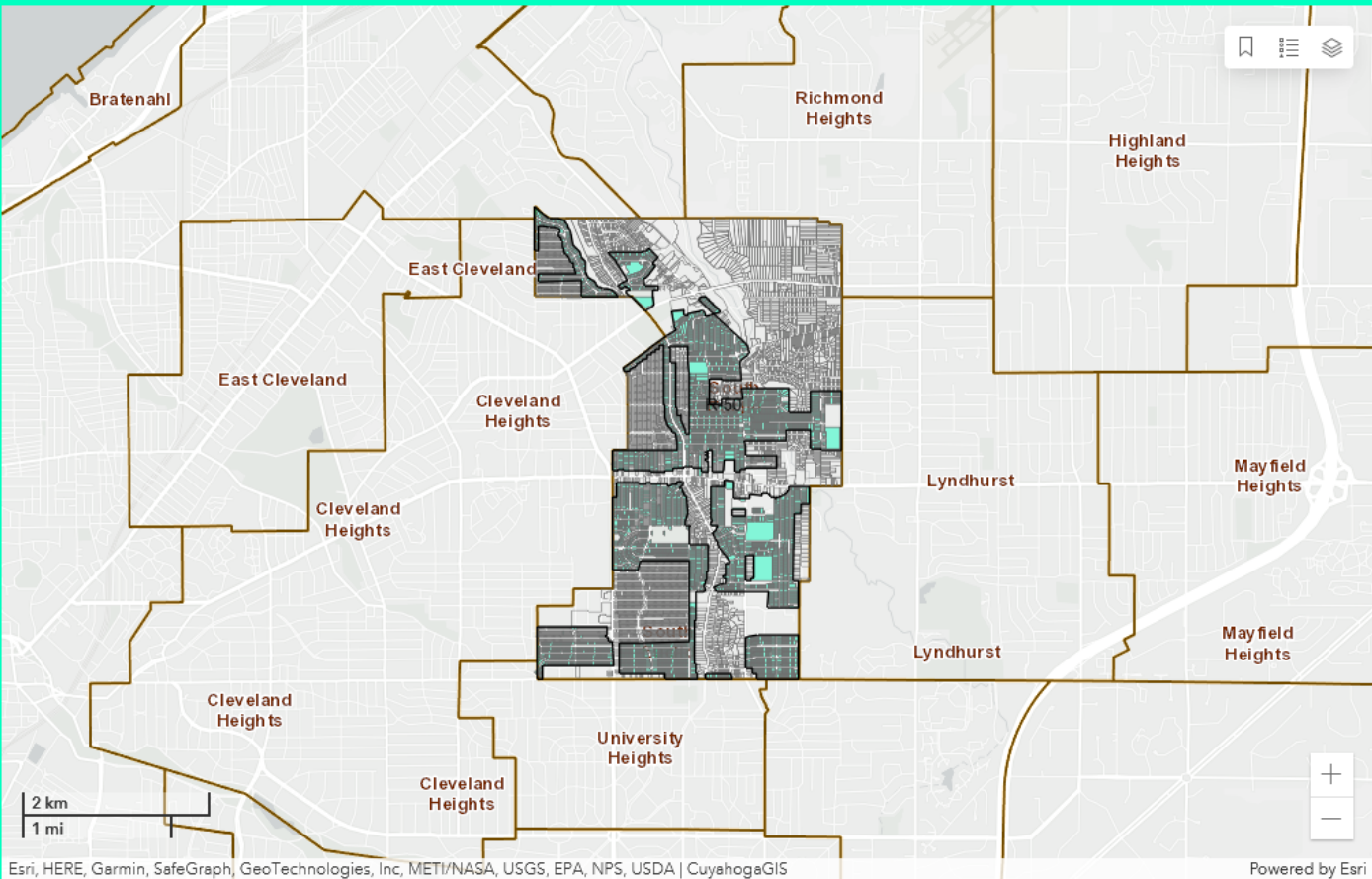
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5,100 - 729,112

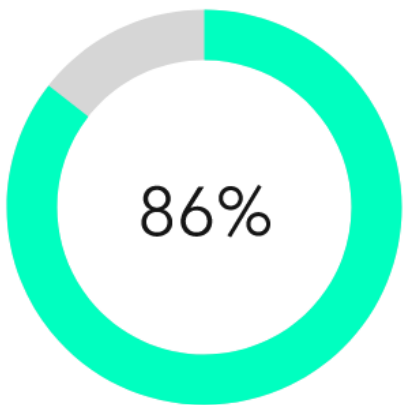
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45 - 864.6



Total Parcels

4,087

Percent of Parcels Meeting
Criteria in Zoning District



Parcel Attribute Table

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

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ONLINE ZONING TOOL

Using the Tool

- Tool is available to First Suburbs communities that are interested in updating their zoning
- Contact County Planning for a walk-through on other tool details



DESIGN GUIDELINES GUIDEBOOK

Goal of the Tool

- Provide best practices for developing and administering design guidelines

Overview from Phase 1 and 2

- Some communities do not enforce or were unaware of design criteria in their zoning code
- Many communities have an ARB without design guidelines
- Developers listed ARB approval as #2 challenge

Why a Guidebook?

DESIGN GUIDELINES GUIDEBOOK

Section 1: Design Guidelines Overview

- Understanding Design Guidelines
- Informing Design Guidelines
- Administering Design Guidelines

Section 2: Design Guidelines Components

- Commonly Addressed Topics
- Helpful Features


Section 3: Case Studies

- City of Berea, OH Architectural & Site Design Standards
- City of Dublin, OH Historic Design Guidelines

DESIGN GUIDELINES GUIDEBOOK

Section 1: Design Guidelines Overview

Understanding Design Guidelines

More Certainty		More Flexibility
Standards	Tool	Guidelines
Mandatory	Application	Recommended
"Shall," "Must," "Will"	Language Used	"Should," "May," "Encouraged"
Prescriptive, Quantitative	Attributes	Descriptive, Qualitative
Objective	Decision-Making	Discretionary
Adoption by ordinance	Legislative Adoption	Does not require adoption
Codified into zoning code	Documentation	Published separately

DESIGN GUIDELINES GUIDEBOOK

Section 1: Design Guidelines Overview

Informing Design Guidelines



Administering Design Guidelines

Administrative Review	Discretionary Review
<ul style="list-style-type: none">• Reviewed by staff or designated administrator	<ul style="list-style-type: none">• Reviewed by an appointed board of volunteers
<ul style="list-style-type: none">• Streamlined approach	<ul style="list-style-type: none">• Group-consensus approach
<ul style="list-style-type: none">• Takes place alongside zoning review	<ul style="list-style-type: none">• Takes place separately zoning review
<ul style="list-style-type: none">• Communication with applicants is ongoing	<ul style="list-style-type: none">• Communication with applicants is limited

DESIGN GUIDELINES GUIDEBOOK

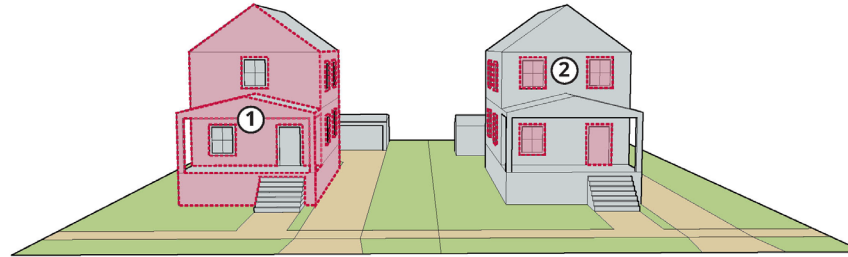
Section 2: Design Guidelines Components

Commonly addressed topics

Site Design			Building Design			
Building Placement	Garages & Parking	Additional Site Features	Architectural Elements	Roofs	Massing & Scale	Facades
<ul style="list-style-type: none">• Building Orientation• Building Spacing• Building Setbacks	<ul style="list-style-type: none">• Front Loading Garages• Detached Garages• Side Loading Garages	<ul style="list-style-type: none">• Trees & Landscaping• Paths & Hardscape• Open Space	<ul style="list-style-type: none">• Architectural Styles• Decorative Elements• Porches	<ul style="list-style-type: none">• Rooflines & Eaves• Pitch Angle• Roof Materials & Form	<ul style="list-style-type: none">• Massing & Scale Considerations	<ul style="list-style-type: none">• Siding & Exterior Materials• Fenestration

Category: Topic → 2.7 BUILDING DESIGN: FACADES

Graphic Illustration →



Key Considerations →

KEY CONSIDERATIONS

- What materials are the facades of other buildings on the street?
- How should corner lots be addressed?

Subtopic →

① SIDING/EXTERIOR MATERIALS

One of the most common facade components that design guidelines typically address is the materials of the building exterior. This can have a significant effect, not only on the aesthetics of a building itself and within the context of the neighborhood, but also on its durability, lifespan, and the affordability of the home itself. Design guidelines can recommend specific siding materials or colors for the main facade and accents, as well as either encourage or discourage continuity with what is already built on the block or in the neighborhood.

Example Text "Avoid blank facades and monotony of materials, as well as large surfaces of glass. Recommended materials include: smooth, natural, or cast stone; vertical, horizontal, or shingle style siding, and modular brick."

"Simulated finishes (e.g. artificial stone using pressed concrete, or vinyl siding simulating wood siding) shall be of a high quality that successfully mimics the natural material."

"Materials used should reflect the context of the neighborhood. If new materials are used that are not already in use in the existing neighborhood context, they should make up less than 30% of the overall facade design."

"Materials that have a proven durability for the Northeast Ohio climate should be used."

"Buildings on corner lots should extend facade details and features, finishing materials, and windows to the side facade that faces the flanking street."

② FENESTRATION

Especially in single-family homes, a prominent part of the facade is made up of fenestration, or windows and doors. Design guidelines can use fenestrations to address architectural and design details on the facade that can significantly enhance the scale and feel of a building. This can be done through recommending window orientation and the ratio of glass to solid material; unifying architectural elements, such as consistent patterns and windowsill lines; and stylistically appropriate design details, such as trimming and frames that can add relief and variation to exterior wall surfaces.

Example Text "All window and door openings should be proportional to the building facade and be related in design, operating type, proportions, and trim."

"Windows should be used as architectural elements that add relief to the facade and wall surface."

"Windows should be vertically oriented, in order to relate to the human form, unless horizontal windows are appropriate to the style of the home."









"Unifying architectural elements, such as a common sill or header line should be utilized."

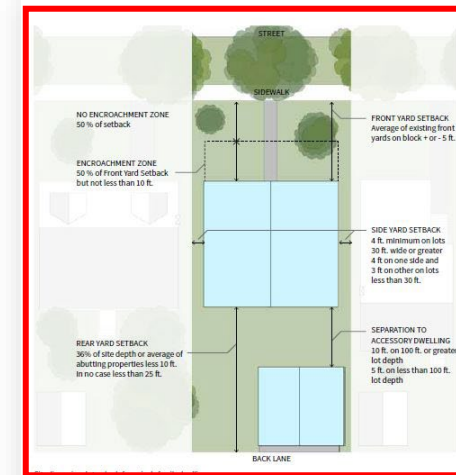
"The window-to-wall ratios should be similar to other buildings in the neighborhood."

DESIGN GUIDELINES GUIDEBOOK

Section 2: Design Guidelines Components

Helpful features

-  Clear Language
-  Glossary or Explanation of Design Terms
-  Bulleted Text, Tables, & Checklists
-  Visual Representations
-  Map
-  Defined Intended Audience
-  Vision Statement and Objectives
-  Background and History
-  Connection to Plans & Regulation



2. Rear Yards

1. The minimum rear yard setback of the principal building shall be 36% of site depth or the average rear yard setback of abutting properties less 10 feet (3.05 metres), whichever is less. In no case shall the minimum rear setback be less than 25 feet (7.62 metres).

2. Where there is an attached garage, the rear yard will be assessed from the location of the living space.

3. Side Yards

1. Lots that are 30 feet wide or greater shall have a minimum side yard setback of 4 feet (1.2 metres) on each side of the building;
2. Lots less than 30 feet wide shall have a minimum side yard setback of 4 feet (1.2 metres) on one side and may have a minimum side yard setback of 3 feet (0.9 metres) on the other side. In instances where a property is subdivided and two new dwellings are built, the 3 foot side yards should be oriented towards one another between each of the new dwellings.
3. In all cases, at least one side yard setback should be 4 feet (1.2 metres) and be clear of all projections for the first story.



Redevelopment reflects character of the block by establishing rear lanes, enabling preservation of mature trees within the boulevard.

4. Lot Coverage

1. The maximum lot coverage for the principal dwelling shall be 30%.
2. The maximum lot coverage for accessory structures (including detached garages) shall be 440 square feet (40.8 square metres) for properties less than 3,700 square feet (343.74 square metres) in area.
3. The maximum lot coverage for accessory structures (including detached garages) shall be 12% for properties greater than 3,700 square feet (343.74 square metres), to a maximum of 880 square feet (81.8 square metres).
4. The maximum lot coverage for principal buildings with attached garages for lots less than 3,700 square feet (343.74 square metres) in area shall be 30% for the principal building plus 440 square feet (40.8 square metres) for the attached garage. The maximum lot coverage for principal buildings with attached garages for lots greater than 3,700 square feet (343.74 square metres) shall be 42%.
5. On a lot with a public lane, all living space above an attached garage will be counted as part of the lot area calculation for the principal dwelling.
6. Unenclosed porches and decks do not count towards the lot area coverage.

5. Driveway Access

1. Where a property abuts an improved lane, vehicle access will be required to be taken from the lane and no existing vehicle access from the roadway shall be permitted to continue. Any existing front approach must be removed and the curb, sidewalk, and boulevard be restored.
2. Where a property does not abut a lane, the driveway access should not have a negative impact on mature trees within the public right-of-way, and its design should minimize conflict between vehicles and non-motorists and offer opportunity for shared driveway use.
3. Where front access driveways are permitted, the design should minimize driveway flares.
4. The width of a driveway shall reflect the context of the block, but in no case exceed 10 feet (3.05 metres) for a single-car garage or 20 feet (6.1 metres) for a two-car garage or greater. Reducing the width of driveways allows for more on-street parking, more area for landscaped front yards and minimizes conflict with pedestrians.



LOCAL EXPERIENCES

Matt Madzy

Director of Planning, Engineering & Development, Berea

INCENTIVIZE



INFILL INCENTIVES OPTIONS

Goal of the Tool

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

Key Takeaways from Phase 1 and 2

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

BA1: Tax abatement programs, P. 12
Provides tax abatements for investments in real property improvements through Community Reinvestment Areas (CRA). CRA's delay increases in taxes that come with new investment for a certain period of time.

BA2: Down payment assistance, P. 14
Provides supplemental funding for down payments and closing costs to low- and moderate-income households. These programs can give developers assurance that their infill homes will be purchased.

CR1: Fee waivers or deferrals, P. 15
Involves the partial or total refund or repayment of development related fees after project is complete if the project meets certain criteria. This incentive can be capped at a certain dollar amount or can be scaled based on different criteria.

CR2: Infill loans and grants, P. 16
Loans or grants that are issued by municipalities to builders to help reduce the financial burden on new construction. These funds can be used to offset development charges, applied to building fees, or for affordable housing construction.

SI1: Priority infill development areas, P. 21
Identifies strategic infill development target areas within communities. This shows areas in which municipalities strive for concentrated investment and where additional incentives or faster processes are focused.

SI2: Vacant land inventory, P. 21
An inventory of vacant land that is available for purchase and ready for infill housing development. Municipalities can present this to potential developers saving the step of identifying potential vacant lots for infill single-family development.

PS1: Expedited development review, P. 23
Serves as an alternative development process for eligible single-family infill developments. This can significantly shorten the development timeline if projects meet certain criteria as defined by the municipality, which also saves developers money.

PS2: Infill development guide, P. 23
Provides developers with greater certainty and rationale during the development permitting and review process. Can include process flow charts, checklists, fee schedules, and incentive requirements to give developers necessary information.

PS3: Infill project review team, P. 24
A team of dedicated staff familiar with the development process, with strong links to other necessary city departments. This allows for more efficient communication between city and developer throughout the development process.

PS4: Administrative waivers, P. 24
Allows for city staff to review projects in place of board of appeals, planning review, or variance processes. Authorizing a relevant administrator to waive onerous requirements can provide additional flexibility to projects.






PD1: Pre-application meetings, P. 26
Meetings before development occurs, giving both the city and developer the opportunity to discuss any potential issues, concerns, required permits, and project timelines. Results in more transparency and communication between parties.

PD2: Pre-inspection/connection of utilities, P. 26
Proactively inspecting the condition of utility lines on vacant lots. Knowing the state of utilities before development occurs can reduce the risk for prospective developers and prevent unexpected costs from deterring development.

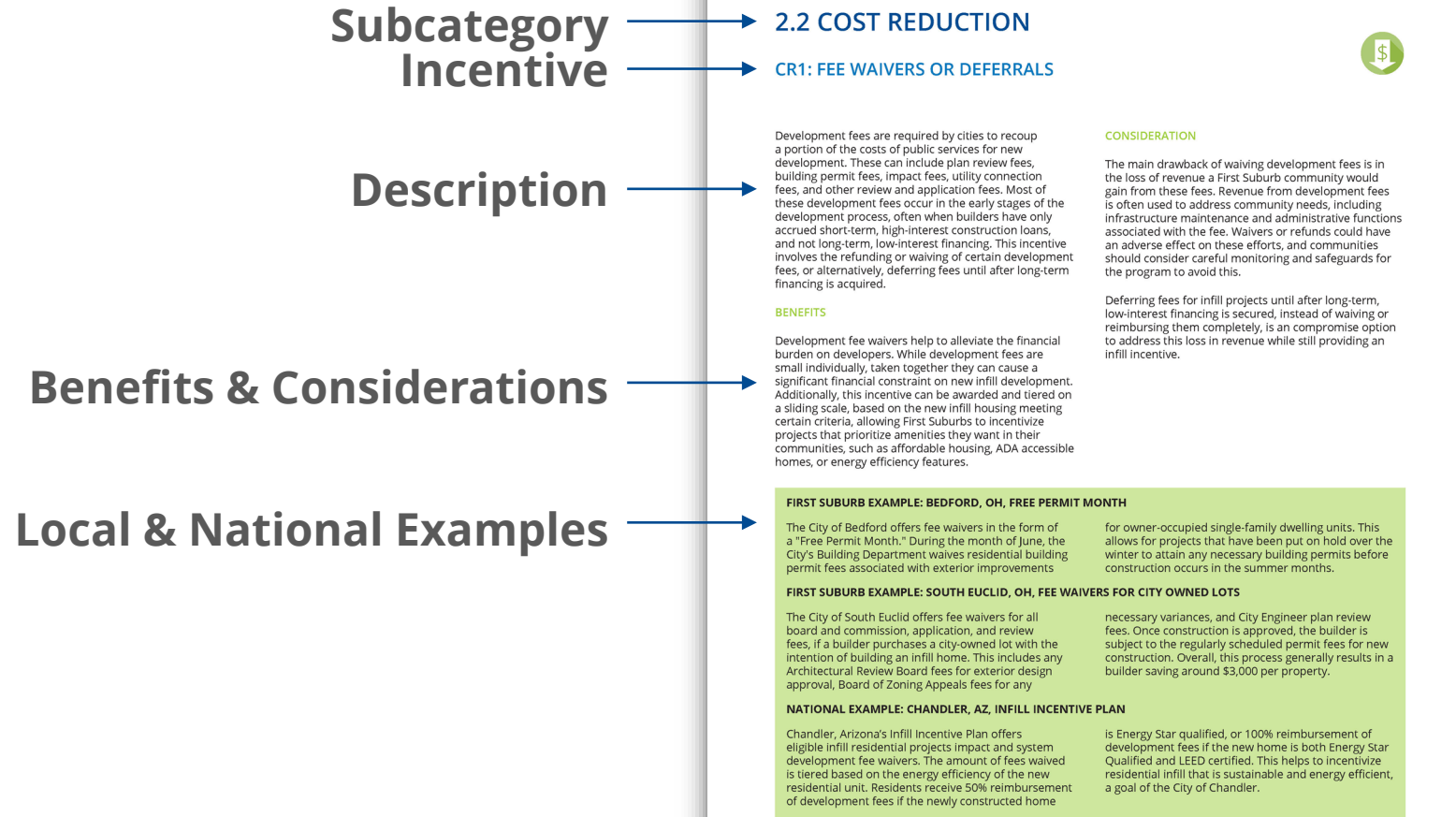
PD3: Pre-approved building designs, P. 27
A list of pre-approved home designs available for developers, that fit the existing zoning code and desired character of the city. These save valuable time needed for planning commission and architectural review board approval.

Source: County Planning

INFILL INCENTIVES OPTIONS

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

INFILL INCENTIVES OPTIONS



INFILL INCENTIVES OPTIONS

Key Takeaways

- Multiple First Suburb Communities are utilizing incentives, both CRA and others
- Other incentives are available that can reduce barriers at various stages of the development process
- Many incentives are flexible and can be adjusted based on community context

1.3 INCENTIVES AND THE DEVELOPMENT PROCESS

Incentives can affect the infill development process at multiple stages. Figure 2 below illustrates generally where these different categories of incentives can help the development process.

Buyer Attraction incentives mainly influence the last stage of the infill development process, which is the sale of the home post construction. However the knowledge of these incentives can also influence the first planning and financing phase, as if builders know that their homes will be purchased, they may be more willing to expand into a weaker markets.

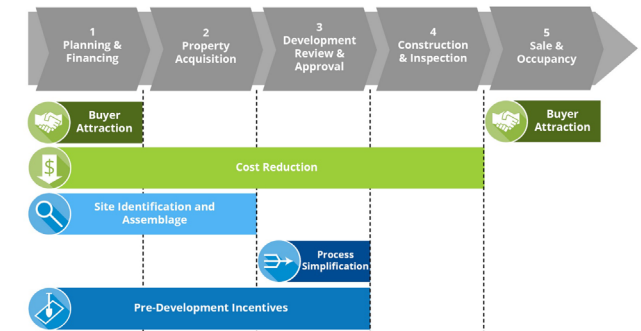
Cost Reduction incentives can influence all phases of development before the sale and occupancy of the home. Municipalities can tailor these incentives to their own particular processes to address the part of their process where they will be most effective.

Site Identification and Assemblage incentives generally influence the early phases of development. They are useful for the initial planning, as well as in providing additional resources for property acquisition.

Process Simplification incentives generally focus on the development review and approval process. While this is only one phase of the overall development process, it can be especially time consuming. It also is the phase in which municipalities have the most control over the development's outcome.

Pre-Development Incentives occur before construction and thus can effect the planning & financing and property acquisition phases. Some, such as pre-development meetings, can help facilitate the development review & approval phase as well.

FIGURE 2
TYPICAL DEVELOPMENT PROCESS AND RELEVANT INCENTIVES



EDUCATE



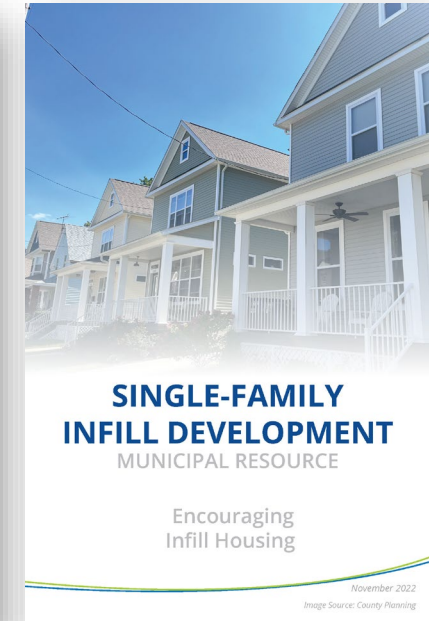
EDUCATIONAL RESOURCES

Goal of the Tool

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

Audiences

- Community members, builders, and municipalities



EDUCATIONAL RESOURCES

COMMUNITY BENEFITS OF INFILL

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



ENHANCING THE HOUSING STOCK

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



IMPROVING PROPERTY VALUES

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



LOWERING COST OF PUBLIC SERVICES

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



STRENGTHENING NEIGHBORHOODS

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

ADDRESSING COMMON QUESTIONS

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

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

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

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

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

3. Will my neighborhood become overcrowded?

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

4. Will the character of my neighborhood be changed?

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

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

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

6. How can disturbances from construction be minimized?

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

EDUCATIONAL RESOURCES

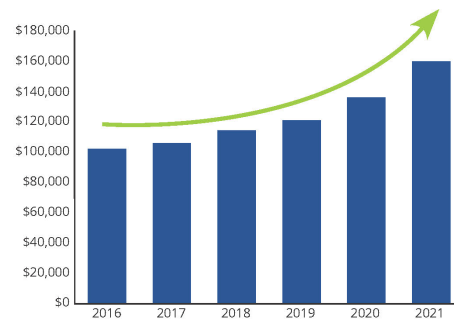
SINGLE-FAMILY INFILL OVERVIEW

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

HOUSING DEMAND IN THE FIRST SUBURBS

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

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



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

GENERAL DEVELOPMENT PROCESS

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



EDUCATIONAL RESOURCES

Customization

- Simple customizations are available for Community and Builder Resources

Customizations include:

- Municipal logo, website links, and department descriptions

Additional customizations are available for a fee. Contact County Planning if you are interested.



ADDITIONAL RESOURCES

This resource was prepared for the City of Berea and is made possible by the Northeast Ohio First Suburbs Consortium in partnership with the Cuyahoga Land Bank and First Federal Lakewood and is designed by the Cuyahoga County Planning Commission.

The City of Berea
www.cityofberea.org

For the most up-to-date information related to residential infill development in Berea—including permit information, zoning, and building codes—visit the City of Berea's Building Department webpage:
www.cityofberea.org/149/Building

Northeast Ohio First Suburb Consortium
www.firstsuburbs.org/

The first government-led advocacy organization in the country working to revitalize mature developed communities, and raise public and political awareness of the problems and inequities associated with urban sprawl and urban disinvestment

Cuyahoga Land Bank
www.cuyahogalandbank.org/

A non-profit government-purposed entity tasked with acquiring blighted properties and returning them to productive use to increase property values, support community goals, and improve the quality of life for Cuyahoga County residents

Single-Family Zoning Analysis
www.countyplanning.us/singlefamily

The Single-Family Zoning Analysis, completed by the Cuyahoga County Planning Commission, aims to identify issues within zoning and outline best practices for making constructing desired infill housing more practicable





TRACKING INFILL HOUSING

Goal of the Tracker

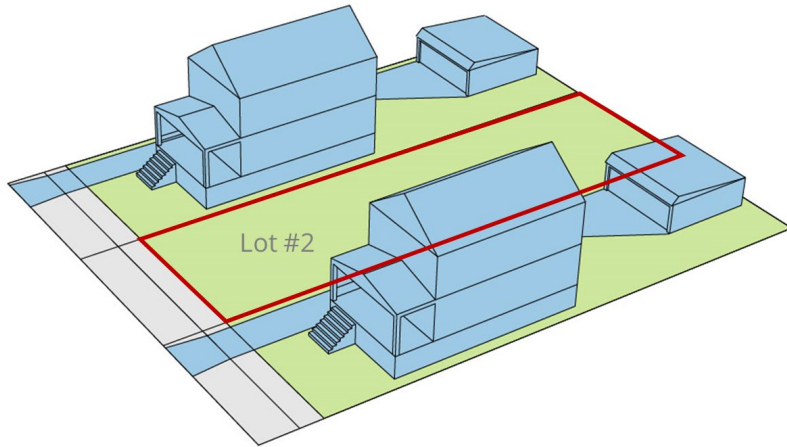
- Provide annual updates for new infill housing construction in the first suburbs to determine whether zoning changes increases infill housing

Overview of Tracker

- Finalizing tool
- Determining best way of tracking infill housing: Citizen Serve, building permit reports, occupancy permit reports, others

Next Steps

- Finalizing Code Update Options
- Setting up Tracking System
- Sharing Documents
- Available for Questions/Customizations



FIVE TASKS

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



Thank You!