



# Transit-Oriented Development (TOD) Zoning Overlay Guide

## Overview

### What is Transit-Oriented Development?

Transit-oriented development includes a mix of commercial, residential, office, and entertainment centered around or located near a transit station. Dense, walkable, mixed-use development near transit attracts people and adds to vibrant, connected communities.

In recognizing the need for this kind of development along the Lorain Road Corridor as recommended in the Lorain Road Business District Revitalization Plan, the City of Fairview Park has adopted an overlay zoning district in order to enhance and unify a clear vision for how the corridor develops based on the key tenets of TOD.

### What is Overlay Zoning?

Overlay zoning is an extra layer or modification to planning rules placed over existing base zoning districts to manage and direct specific features or needs like transit-oriented development.

Triggers for when the Overlay Zoning is applied:

- (1) All newly constructed buildings.
- (2) Expansion of existing buildings that results in the addition or expansion of 25% or more of the square footage of the existing building.
- (3) Expansion of existing buildings that results in an addition or expansion of less than 25% of the square footage of the existing building may be developed under the applicable regulations of this overlay or under the regulations of the base zoning district, at the discretion of the applicant.
- (4) Projects with significant public infrastructure improvements.

### Chapter 1161 TOD Overlay District

The newly adopted zoning overlay is Chapter 1161 and features eleven (11) new sections of the zoning ordinance that property owners and developers should be familiar with when undertaking any construction projects along the Lorain Road Corridor. This guide illustrates key elements of **Chapter 1161 TOD Overlay District**.

## Proposed TOD Overlay Map

Link to the Online Zoning Map: <https://tinyurl.com/Fairview-Park-Zoning-Map>



## Permitted and Conditional Uses

COMMERCIAL	
Amphitheater	C
Assembly hall or conference center	P*
Bank	P
Bar or public house	P
Bookstore	P
Brew pub	P*
Commercial recreation, indoor	P
Commercial recreation, outdoor	C
Day care facility, child and/or adult	C*
Drive-up/Drive-through facility or structure	C*
Funeral home	P*
Gym, health spa, yoga studio	P
Hospital	C
Hotel	P*
Indoor sales for used or secondhand merchandise	C
Medical office or health services clinic	P
Movie theater, excluding drive-ins	P
Office	P
Outdoor sales for used or secondhand merchandise	C
Public or private school	P*
Restaurant	P
Restaurant, Drive-Through	C*
Retail establishment, greater than 40,000 square feet	C
Retail establishment, less than 40,000 square feet	P
Service establishment, personal and/or business	P

  

RESIDENTIAL (MULTI-FAMILY)	
Apartments	P*
Townhouse developments	P*
Adult family homes	P*
Adult group homes	P*
Residential facility family houses	P*
Residential facility group homes	P*
Family day care homes, Type B	P
Family day care homes, Type A	C*
Live-work units	P*

  

MANUFACTURING	
Manufacturing, artisan	P
Microbrewery, microdistillery, or microwinery	P*
Research laboratory	P*

  

PUBLIC FACILITIES	
Community center building	P
Government buildings	P
Museum	P
Place of worship	P*
Public library	P
Public park or playground	P
Public safety facilities	P

  

OTHER	
Transit station	P
Parking structure (as a principal use)	C

P = Permitted Use      C = Conditional Use  
 \* = Additional Use Standards Apply (See Section 1161.05)

## Development Standards

LOT DIMENSIONS	
Minimum Lot Area (square feet)	None Required
Minimum Lot Width (feet)	None Required
YARD DIMENSIONS	
Minimum Front Yard Setback of Principal Building (feet)	5(a)(f)
Maximum Front Yard Setback of Principal Building (feet)	15 (See 1161.06(b))
Minimum Side Yard Setback of Principal Building (feet)	0(b)
Minimum Rear Yard Setback of Principal Building (feet)	20(c)(d)
LOT COVERAGE	
Minimum Lot Coverage	None Required
Maximum Lot Coverage (for Buildings)	None Required
OPEN SPACE	
Minimum Open Space	10% (See 1161.11)
HEIGHT DIMENSIONS	
Minimum Height of Principal Building (feet)	22
Maximum Height of Principal Building (feet)	65(e)
DWELLING UNIT DIMENSIONS	
Minimum Dwelling Unit Size (net livable square feet)	550
BUILDING WIDTH	
Minimum Building Frontage	65%
(a) Existing buildings may have a minimum front yard setback of 0 feet. (b) Where the side lot line of the lot adjoins a One- and Two-Family Residential District, the side yard shall not be less than 20 feet. (c) Minimum rear yard setbacks for principal buildings may be waived by the Planning and Design Commission where such waiver would further the purposes of this district as outlined in Section 1161.01. (d) Where the rear lot line of the lot adjoins a One- and Two-Family Residential District, the rear yard shall not be less than 30 feet. (e) No portion of a building located within 50 feet of an existing one- or two-family dwelling in a residential zoning district shall be permitted to exceed 45 feet. (f) On blocks with existing buildings, the minimum front yard setback may be reduced to the average front setback of buildings on the same block face.	

## Off-Street Parking Requirements

USE	MINIMUM PARKING RATIO
Single and Two family*	1 space per DU
Multi-family*	0.50 spaces per DU
Senior or Assisted Living*	0.50 spaces per DU
*Parking shall not be required to be enclosed in the TOD District	
Retail/Commercial (over 40,000 sf)	1 space per 1,000 sf of GFA
Retail/Commercial (under 40,000 sf)	1 space per 500 sf of gross floor area (GFA)
Office (under 50,000 sf)	1 space per 1,000 sf of GFA
Restaurants, Bars, Cafes	1 space per 300 sf of GFA
Libraries, Museums, Civic/Cultural Centers	1 space per 1,000 sf of GFA
Artisan Manufacturing	1 space per 1,000 sf of GFA
Light Manufacturing	1 space per 1,000 sf of GFA

Note: The maximum number of parking space shall not exceed 125% of the minimum required by the base zones