

CITY OF EAST CLEVELAND
RESIDENTIAL DESIGN GUIDELINES

Adopted: June 16, 2026

ACKNOWLEDGMENTS

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OUR VISION

Inspiring all of our communities to thrive

OUR MISSION

To advance Cuyahoga County's social, economic, and environmental health through equitable community planning

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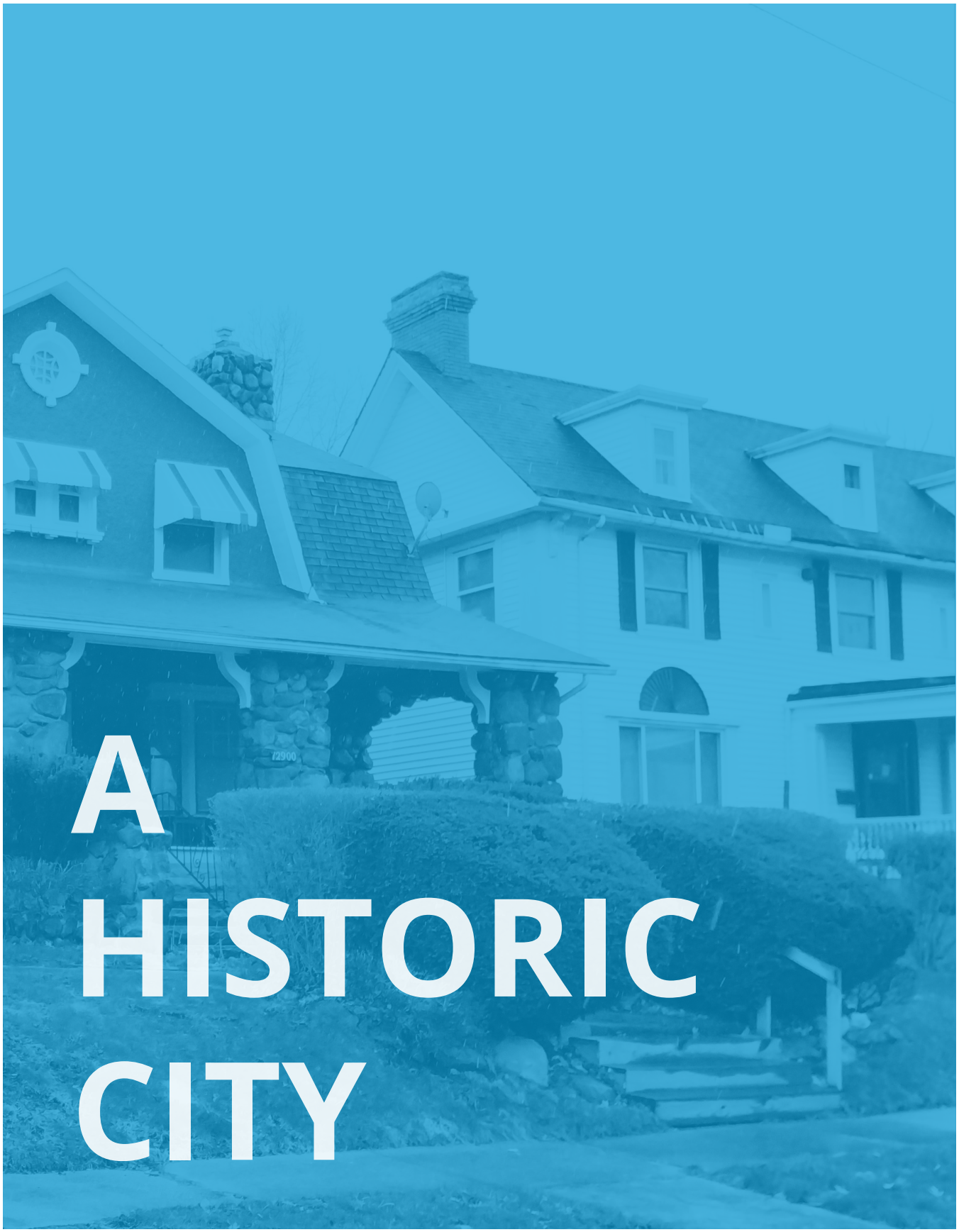
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A HISTORIC CITY

Source: Cuyahoga Land Bank

SECTION 1
INTRODUCTION

The East Cleveland Residential Design Guidelines are the result of a partnership between the City of East Cleveland, the Cuyahoga County Planning Commission, and the Cuyahoga Land Bank. These guidelines are intended to define the existing architectural character within the Residential Overlay District where they apply and ensure high quality and aesthetically appealing residential development occurs within this area.

This section outlines the history of the City of East Cleveland, recent planning efforts undertaken, new regulations enacted, and the existing residential character within the Residential Overlay (RO) District, as well as the purpose and applicability of these guidelines.

1.1 PURPOSE & APPLICABILITY

PURPOSE

The Residential Design Guidelines are meant to supplement the Residential Overlay (RO) District regulations, which can be accessed in East Cleveland's Zoning Code, Chapter 1173. The Residential Design Guidelines are intended to:

- Inform the Architectural Board of Review (ABR) decisions to encourage a level of consistency and predictability in the design review process.
- Provide guidance to property owners, developers, architects, and contractors on the expectations and desires of the community to aid in their preparation of appropriate plans for submittal to the Architectural Board of Review.
- Maintain the attractiveness and desirability of housing options within East Cleveland.
- Encourage growth in East Cleveland neighborhoods to increase the City's tax base.
- Encourage quality design that contributes to a sense of place, supports a walkable environment, and adds to the character of East Cleveland neighborhoods.
- Ensure new residential construction responds to and complements the existing neighborhood context.
- Encourage a variety of complementary architectural styles to add visual interest and maintain the architectural variety of East Cleveland.
- Accommodate emerging needs and priorities such as aging in place, walkability, and sustainability.

APPLICABILITY

The residential design guidelines apply to all construction built under the regulations of the Residential Overlay (RO) District and that is reviewed by the Architectural Board of Review (ABR) as described in Chapter 1333 in East Cleveland's Zoning Code. Refer to the city of East Cleveland for the official zoning map and the most up-to-date information.

INTERPRETATION

The role of the ABR is to interpret the design guidelines and ensure approved developments fulfill the intent of the design guidelines.

When interpreting the design guidelines, design criteria with the word “shall” signifies a mandatory requirement, one that involves little to no discretion. These requirements are of highest importance

The design criteria with the word “should” communicate a desired, preferred or encouraged outcome. These design criteria are meant to allow for a level of discretion and consideration by the ABR on the basis of feasibility and practicality. If context or site-specific constraints prohibit the direct implementation of certain outlined design guidelines, creative design solutions that meet the intention of these guidelines are encouraged and should be employed.

1.2 BACKGROUND

ZONING OVERLAY DISTRICTS

In 2023 East Cleveland partnered with the Cuyahoga County Planning Commission and the Cuyahoga Land Bank to develop two new overlay districts that can prepare the city for the future. The Residential Overlay (RO) District and the Commercial Overlay (CO) District provide regulatory support for development goals and further recommendations outlined in city plans, some of which had identified issues and limitations in the city's zoning code and highlighted the need for it to be updated to match the current and future needs of the community.

The purpose of the Residential Overlay (RO) District is to:

Strengthen the residential neighborhoods to which it applies in order to:

(1) *Support the intent and objectives of plans adopted by the city;*

(2) *Right-size regulations governing new development;*

(3) *Facilitate the construction, expansion, or renovation of a variety of housing types to promote housing for people of different income levels and at different stages of life;*

(4) *Foster a denser residential neighborhood consistent with traditional inner-ring residential development that is supportive of transit and surrounding commercial districts;*

(5) *Ensure that walking, biking, and riding transit is comfortable, convenient, and safe through enhanced streetscapes, amenities, and pedestrian-oriented buildings;*

(6) *Enhance the quality and aesthetic appeal of residential buildings to attract and retain residents and complement the architectural character of the neighborhood; and,*

(7) *Incorporate sustainable and green practices.*

The RO district provides use standards, dimensional standards, and parking and loading standards. Additional standards that apply to both the RO and CO districts are also provided and address: accessory uses; bicycle parking; access, circulation and connectivity; open space, landscaping, and screening; lighting; and signs.

HISTORY OF EAST CLEVELAND

East Cleveland is a historic and culturally significant city. First incorporated as a village in 1895 and later growing into a city in 1911, East Cleveland was the first suburb outside of Cleveland. It is home to many historic places and structures, such as:

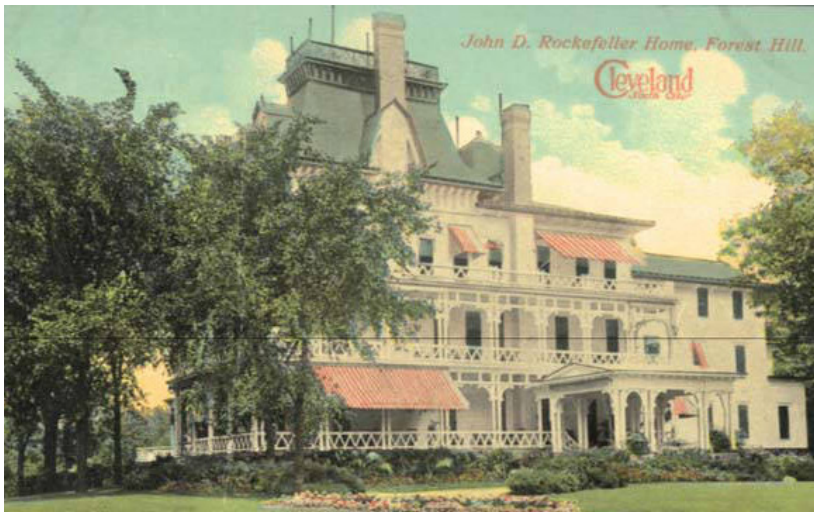
- **General Electric's Nela Park**, the world's first industrial park
- **Forest Hill Historic District**, a historic residential neighborhood that was originally designed by John D. Rockefeller, Jr., and formerly part of the John D. Rockefeller estate
- **Forest Hill Park**, East Cleveland's largest park and what was left over of the John D. Rockefeller estate that was later deeded to East Cleveland
- **Lake View Cemetery**, founded in 1969, one of the largest garden cemeteries in the United States and home to the Garrett Morgan gravesite, Rockefeller Monument, and the Garfield Memorial

The city saw significant population growth following its incorporation as a city and reached its peak population of 40,000 in 1950. At the time it was the most densely populated suburb of Cleveland. Most of East Cleveland's housing stock was built in the 1910s and 1920s, with many stately homes and apartment buildings along tree-lined streets.

East Cleveland did not experience a major post-war housing boom, as it was mostly built out by then. However, in the 1960s, there was an increase in construction, largely focused in the Forest Hill area, with many high-rise apartment buildings overlooking the park.

From 1960 to the 1980s, many young black families moved to East Cleveland as they saw it as a place to raise their families and an area of opportunity for homeownership as the city offered many spacious and affordable homes in established neighborhoods.

From 1990 onward the city experienced a sharp decrease in population as residents moved into the outer suburbs amid several regional and local hardships.



HOUSING POTENTIAL & REINVESTMENT

The city has settled around 13,000 residents as of 2020, which has left the city with a large share of vacant properties. To reduce the impact of dilapidated and vacant structures on surrounding property values, the City of East Cleveland has been working diligently with the Cuyahoga Land Bank to strategically demolish dilapidated, vacant properties. The Land Bank has also assisted property owners in doing home improvements. These strategies, among other community efforts, have opened up opportunity to restore the community fabric by preparing land for new housing and restoring historic and occupied homes.

East Cleveland's historic main street, Euclid Avenue, spans the city and connects to various surrounding cities. The Greater Cleveland Regional Transit Authority's premier Healthline Bus Rapid Transit (BRT) line runs along this corridor from the Louis Stokes-Windermere Transit Center in East Cleveland to Public Square in Cleveland. Since its construction in 2008, significant reinvestment has occurred along this corridor, particularly in University Circle, where new residential, retail, major employers and institutions have concentrated. With strong transit access and proximity to large institutions and employers, East Cleveland is well-positioned for renewed investment and growing housing demand.



EXISTING CHARACTER OF THE RESIDENTIAL OVERLAY DISTRICT

The RO district, as originally conceived, pertains to the residential streets that branch off of Euclid Avenue south of Superior Avenue. This area serves as the gateway into East Cleveland and is largely an urban environment with a robust transit system and a grid-like street network that is lined with homes close to the street and to each other.

This area has a great variety of architectural styles, materials, colors, and features in existing structures. There are some features that are more common throughout the RO district, including: 2 1/2 story structures; covered porches or stoops; gable roofs; dormers; bay windows; detached garages located at the rear of the property; and sidewalks that line both sides of the street. Along the same side of the street, lots tend to be similar sizes and houses tend to be of similar size and have similar heights and setbacks.

However, variations exist from street side to street side and the share of vacant lots also varies significantly by street. In general, streets west of Roxbury Road tend to have narrower and smaller lots and tend to have the majority of vacant lots. Some streets such as Brightwood Street and Woodlawn Avenue have more vacant lots than homes and therefore new construction will be an essential component of introducing new public amenities and rebuilding the character of those streets.

A sample of images of existing houses are provided for three of the most established streets in the RO district : Roxbury Road, Farmington Road and Rosalind Avenue.

These images are not representative of all the streets in the district but should serve as a starting point for understanding local character. These images help demonstrate the architectural variety, as well as some of the common features, that exist in the RO district.

Additionally, images of different multi-family structures that currently stand or have existed in or near the RO District are provided. Many of the multi-family units that existed in the area have been demolished in the past decade.



FIGURE 1 | ROXBURY ROAD



FIGURE 2 | FARMINGTON ROAD

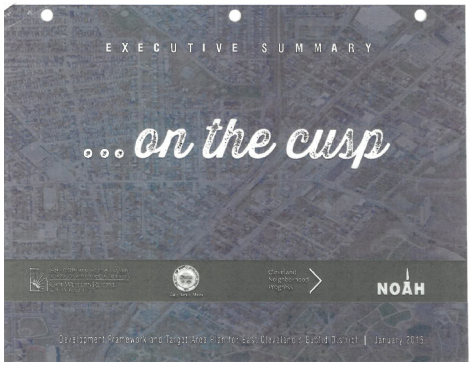


FIGURE 3 | ROSALIND AVENUE



FIGURE 4 | APARTMENT BUILDINGS AND TOWNHOUSES

1.3 RELEVANT PLANS



DEVELOPMENT FRAMEWORK AND TARGET AREA PLAN FOR EAST CLEVELAND'S EUCLID DISTRICT (2015)

The City of East Cleveland partnered with Cleveland Neighborhood Progress, Case Western Reserve University, and the Northeast Ohio Alliance for Hope (NOAH) on a target area planning process—heavily rooted in public engagement—for the redevelopment of the Euclid Corridor District into a "high amenity, mixed-use district for residents that love urbanity." The district included a 2-mile stretch along Euclid Avenue from Lakeview to Taylor Road. This targeted approach was seen as a feasible development strategy for the reinvestment in East Cleveland.

A key element of the Plan is developing the southwest portion of the study area into a dense residential neighborhood that supports the Bus Rapid Transit (BRT) system and provides a variety of new high quality housing options at different price points. The plan outlined key principles that development projects should support, such as:

- Dense residential development
- Emphasize the pedestrian at every turn
- Be complementary in mass, scale, and construction to surrounding community
- Achieve mixed-income and racially diverse resident demographic



CITY OF EAST CLEVELAND VISIONING PROJECT (2020)

The City of East Cleveland worked with the Maxine Goodman Levin College of Urban Affairs at Cleveland State University to lead a visioning project that engaged residents and stakeholders in identifying opportunities and recommendations for East Cleveland's rejuvenation.

Some key aspects of the vision and recommendations include:

- Capitalizing on the strong sense of community pride and engagement
- Establishing a new land use plan consistent with City goals, objectives and citizen interests
- Significantly reinvesting in neighborhoods
- Providing a range of housing options to meet all needs
- Building off of the City's transportation assets
- Re-imagining and codifying the City's development review processes, zoning, and review criteria
- Strengthening and redefining East Cleveland's image and perception.
- Enhancing neighborhoods through housing preservation and blight reduction



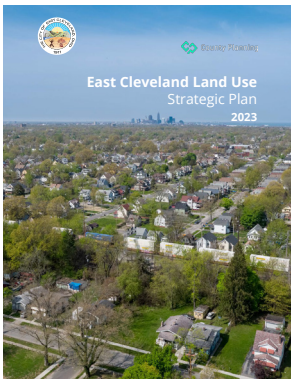
ACTION PLAN FOR EAST CLEVELAND TARGET AREA (2022)

The Action Plan builds on the recommendations from the 2020 City of East Cleveland Visioning Project and the 2015 study focusing on the area at the border of East Cleveland and Cleveland for targeted improvements. The Action Plan highlights Euclid Avenue transportation improvements and infill housing as placemaking priorities, and the importance of an inclusive, mixed-use, mixed-income neighborhood.

The Action Plan recommends organizing the target area into development bands to introduce different housing options and commercial development in an intentional manner. Large-scale multi-family and commercial redevelopment along Euclid Avenue would accompany infill housing on neighborhood streets branching from Euclid Avenue.

The Action Plan includes a Phase 1 pilot program, which outlines Land Bank's strategy for redeveloping Woodlawn Avenue. When finished, this pilot program can serve as an example for how a similar strategy can be adapted to other streets.

The Action Plan highlights three critical factors for success: high-quality zoning, high-quality architecture, and high-quality walkability. To ensure high-quality construction, the plan specifically recommends the development of design guidelines.



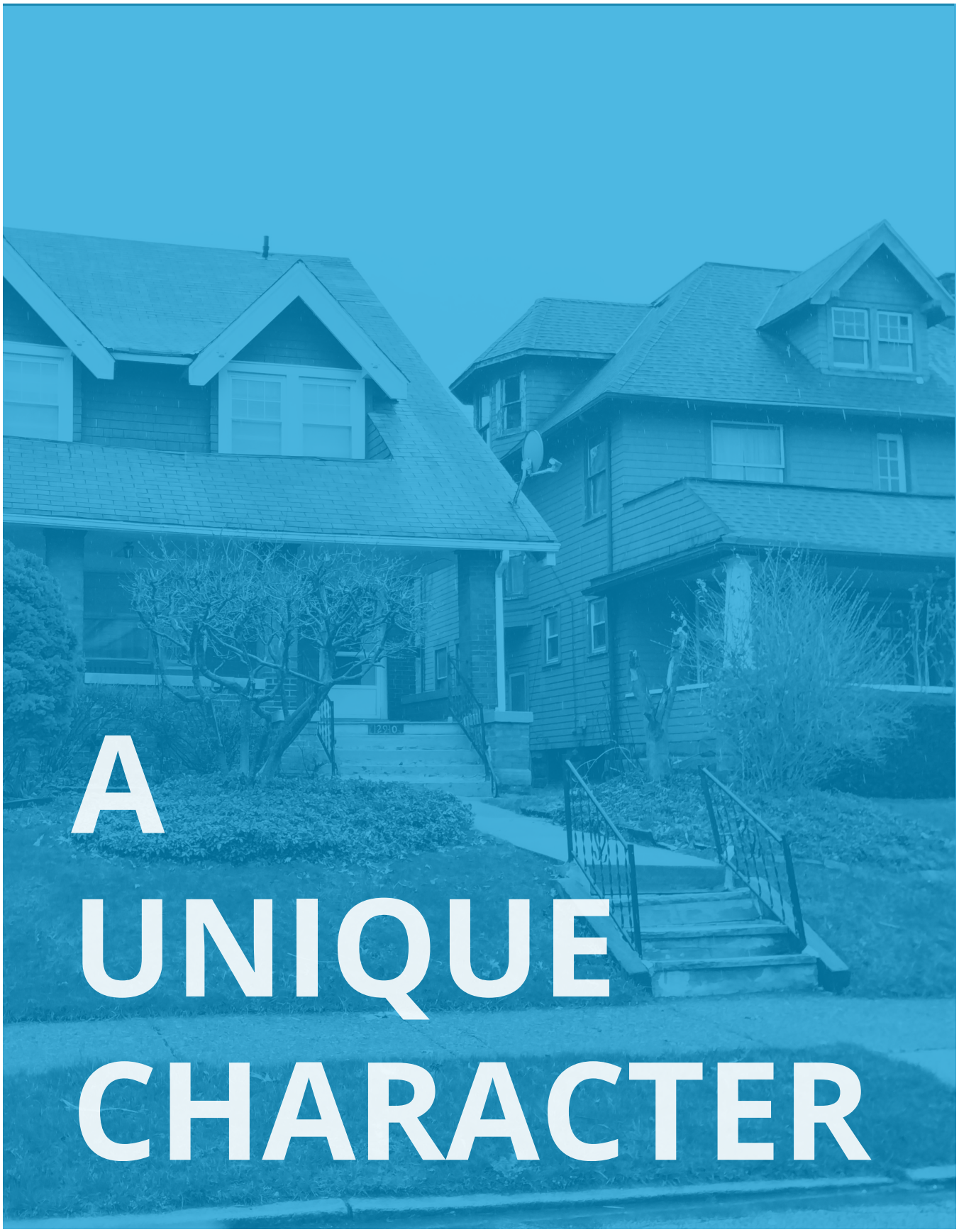
EAST CLEVELAND LAND USE STRATEGIC PLAN (2023)

The Land Use Strategic Plan also came out of the 2020 City of East Cleveland Visioning Project. The Land Use Plan outlines four broad city-wide goals of Neighborhood Preservation, Neighborhood Development, Commercial Preservation, and Commercial Development.

The Land Use Strategic Plan identifies five target areas with more specific strategies. One of the identified target areas—which also coincides with the target area in the Action Plan—is the "South Superior Redevelopment Zone." The vision for this target area is a "medium-density corridor" with mixed-use and transit-supportive development along Euclid Avenue and with small multi-unit buildings and single-family infill homes in the surrounding neighborhoods. Key strategies for this target area include promoting infill residential development, promoting enhanced greenspaces, and supporting the Cuyahoga Land Bank's catalytic development.

REIMAGINE EUCLID CORRIDOR MULTIMODAL TRANSPORTATION PLAN (UNDERWAY)

Coordinated by GCRTA and funded by NOACA, this plan is for the Euclid Corridor from East Cleveland's Stokes-Windermere Station to E.105th Street in Cleveland. The project goals include encouraging equitable economic development, enhancing transit connectivity, and improving accessibility, mobility, and safety for all modes of travel.



A UNIQUE CHARACTER

Source: Cuyahoga Land Bank

SECTION 2
DESIGN GUIDELINES

LAYOUT

The Design Guidelines section starts with examples of housing types that are envisioned for the Residential Overlay (RO) District. The design guidelines are then organized into six topics:

- Compatibility
- Orientation & Spacing
- Massing & Scale
- Architectural Elements
- Fenestration
- Solar Energy Systems
- Parking

Each topic contains written guidelines that pertain to all developments and may provide specific guidelines by housing type. A combination of graphics and images are provided to further illustrate the guidelines.

INTERPRETATION

When interpreting the design guidelines, the word ***"shall"*** signifies a mandatory requirement, one that is not discretionary; the word ***"should"*** is a preferred requirement; the word ***"may"*** signifies a permissive or discretionary requirement.

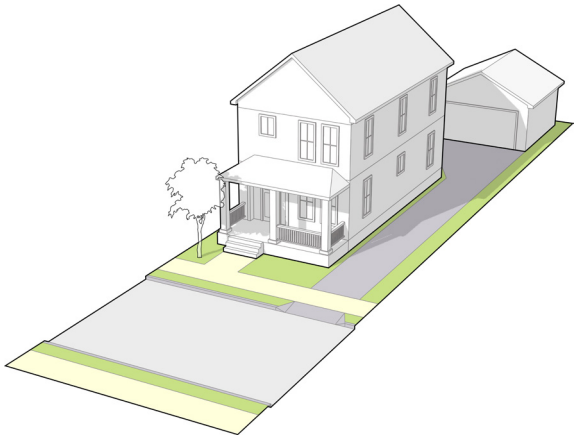
All words and terms used have their commonly accepted and ordinary meaning unless when the context in which they are used clearly indicates the contrary or they are specifically defined in Section 3 of these Residential Design Guidelines or in Title 5 of the East Cleveland Zoning Code.

2.1 HOUSING TYPES

The housing types and descriptions below outline the typical uses, orientation, and form of structures envisioned for the Residential Overlay (RO) District, and they are based on information from the Missing Middle Housing organization. These images are for illustrative purposes only, and it is intended that builders, developers, and owners will propose various forms and designs.

SINGLE-FAMILY HOUSE

A detached structure that contains one dwelling unit with an entry from the street. The shape of this structure often changes based on the width of the lot, with narrower houses fitting perpendicular to the street on narrow lots and parallel to the street on wider lots. Note: First floor master bedrooms are a desired feature to support aging in place and may require a wider lot.



TWO-FAMILY HOUSE

A detached structure that consists of two dwelling units, typically arranged one above the other, each with an entry from the street. This type of structure has the appearance of a small-to-medium single-unit house, but with two units. This type of unit typically fits on narrower lots than double houses.



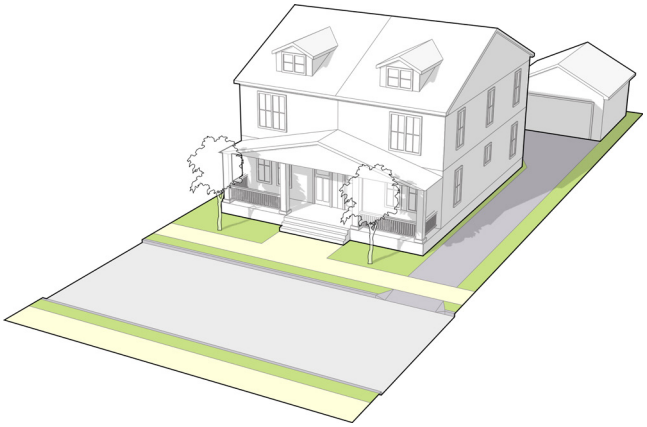
THREE FAMILY HOUSE

A detached structure that consists of three dwelling units typically stacked on top of each other on consecutive floors, with one entry for the ground floor unit and a shared entry for the units above; or a single entrance for all three units.



DOUBLE HOUSE

A detached structure that consists of two dwelling units typically arranged side-by-side, each with an entry from the street. This has the appearance of a small-to-medium house and is typically built on wider lots. Dwelling units can also be arranged one behind the other, typically with separate entrances on the front and back of the building.



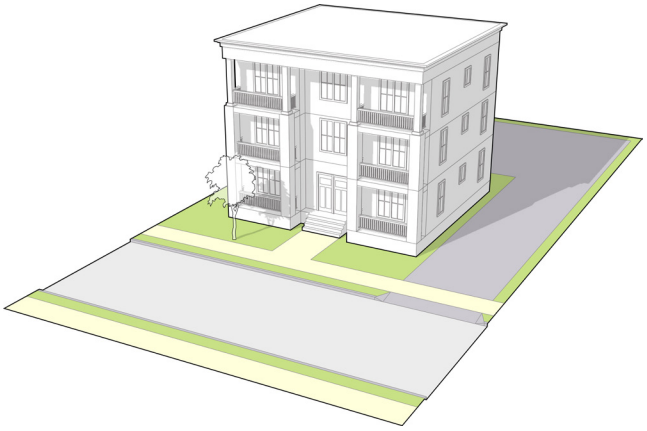
TOWNHOUSE DEVELOPMENT

A small-to-medium-sized attached structure that consists of at least three dwelling units placed side-by-side. Entries are typically placed on the narrow side of the unit and face a street or courtyard.



APARTMENT BUILDING

A detached structure that consists of at least four dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street.



2.2 COMPATIBILITY

Maintaining compatibility entails considering nearby properties and the overall neighborhood to ensure new construction shares some characteristics of existing properties and continues overall patterns in buildings, structures, and natural features that positively contribute to neighborhood character. Along streets with a large share of vacant lots or dilapidated properties, it is important for new construction to enhance the quality of housing yet still be sensitive to the overall neighborhood character.

FOR ALL DEVELOPMENTS

(A) While architectural style may differ, new construction should be visually compatible with existing nearby properties with respect to design elements such as height, scale, proportion, massing, and setbacks.

- **(1)** Refer to the other sections in these design guidelines to understand which context is most appropriate to consider for each design element.

(B) Guidelines should not be used merely to prevent all forms of change in a neighborhood, nor should "compatibility" be used as an excuse to adhere to a lower standard of design or construction than is otherwise possible and appropriate.

(C) To ensure new construction achieves an appropriate level of compatibility, design cues should be considered from the surrounding context of the lot using the Contextual Hierarchy.

- **(1)** The Contextual Hierarchy outlines four levels of context that should be considered, from most to least impactful: (1) First are the adjacent properties to the vacant lot, (2) then to those along the same street side, (3) along both sides of the street, and (4) lastly to the overall neighborhood. This is shown in the image below.
- **(2)** If the adjacent lots are vacant, refer to the next contextual level, and so on.

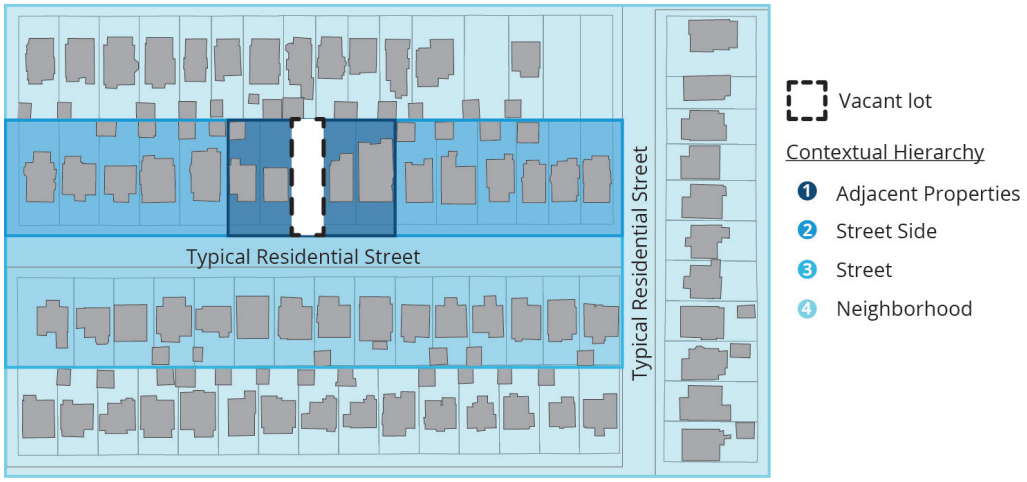


FIGURE 5 | CONTEXTUAL HIERARCHY

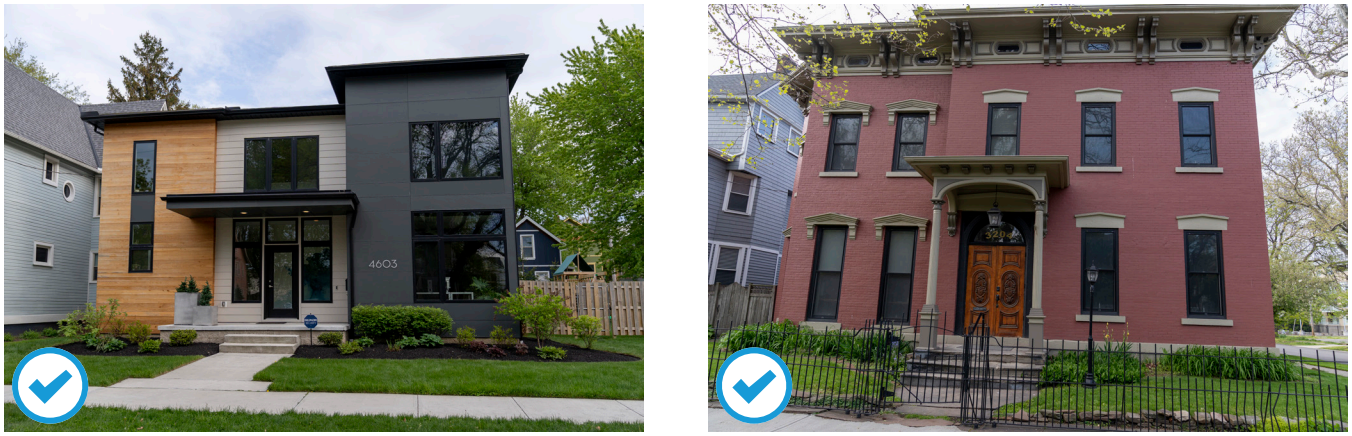


FIGURE 6 | COMPATIBILITY ACROSS STYLES

These two houses along Clinton Avenue in Cleveland show an example of compatibility between a modern house (left image) and a historic house (right image) using similar rooflines, shapes, and entryways.



FIGURE 7 | COMPATIBILITY WITHIN SIMILAR STYLES

The house in the center (left image) and the house on the right (right image) are examples of infill houses that take cues from existing styles, rooflines, setbacks, and formats in new construction.



FIGURE 8 | NEIGHBORHOOD COMPATIBILITY

This image shows how compatibility can allow differences among structures while still feeling cohesive on a neighborhood level.



FIGURE 9 | INCOMPATIBILITY

The dramatic differences in building height and first floor height make the new structure (right) out of sync with neighborhood norms.

2.3 ORIENTATION & SPACING

Building orientation refers to the visually perceived direction of the front, rear, and side facades of a building. It is important to achieve a balance between providing a level of privacy while encouraging an engaging neighborhood street. Although different houses have unique features and architectural styles, having a common front-facing orientation and consistent spacing can help create a comfortable and interesting walking environment.

FOR ALL DEVELOPMENTS

(A) The front facade of new construction should foster a relationship to the street by orienting to the street. This should include having the building's main entrance, primary windows, and facade details facing the street.

(B) For corner lots, refer to the configuration of adjacent lots to determine which side should act as the front facade. Entrances may be placed on both street-facing facades.

(C) New construction should consider the spacing between adjacent buildings to reinforce the existing spacing patterns between houses on the block and limit uncharacteristically large or small gaps.

(D) If there are no adjacent buildings, or a significant amount of vacant lots, new construction should be placed to allow for consistent spacing of future construction.

(E) Larger spacing between buildings may be considered when adding decorative and landscape features such as a garden.

FOR TOWNHOUSE DEVELOPMENTS AND APARTMENT BUILDINGS

(F) New townhouses may orient towards a common drive, small park or common space. However, the unit closest to the street should be oriented to the street such that entrances, windows, porches, or other front facade elements face the street. Blank walls along the street frontage should be avoided.

(G) When a townhouse or apartment building is built next to a smaller massed-building, additional space may be considered to ensure privacy and to ensure the townhouse or apartment building does not overshadow the single-family house.

(H) When lots are larger than average on a street, these lots may support larger buildings—such as a side-by-side double house or a townhouse development—and may be considered.

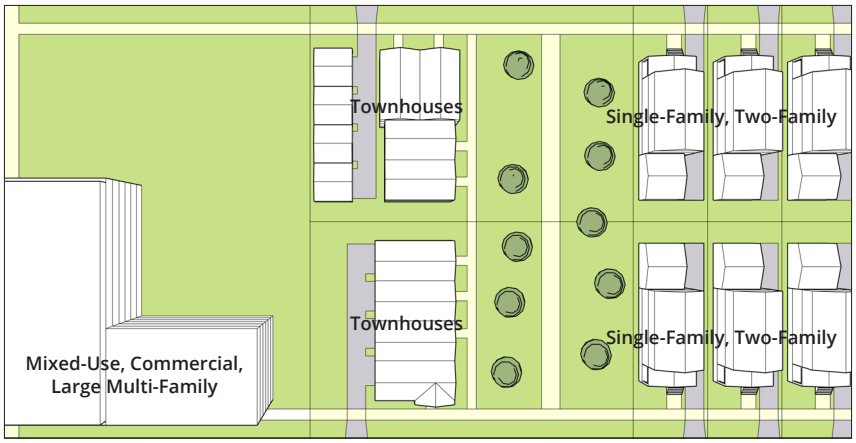


FIGURE 10 | ORIENTATION OF DIFFERENT HOME TYPES

This figure shows how townhomes, single-family homes and two-family homes should be oriented.



FIGURE 11 | CORRECT AND INCORRECT SPACING

The homes in the left image are spaced consistently in a way that is compatible and appropriate with the size of the home. In contrast, the homes in the right image have extra spacing, which creates unnecessary dead space in an otherwise urban and walkable neighborhood.

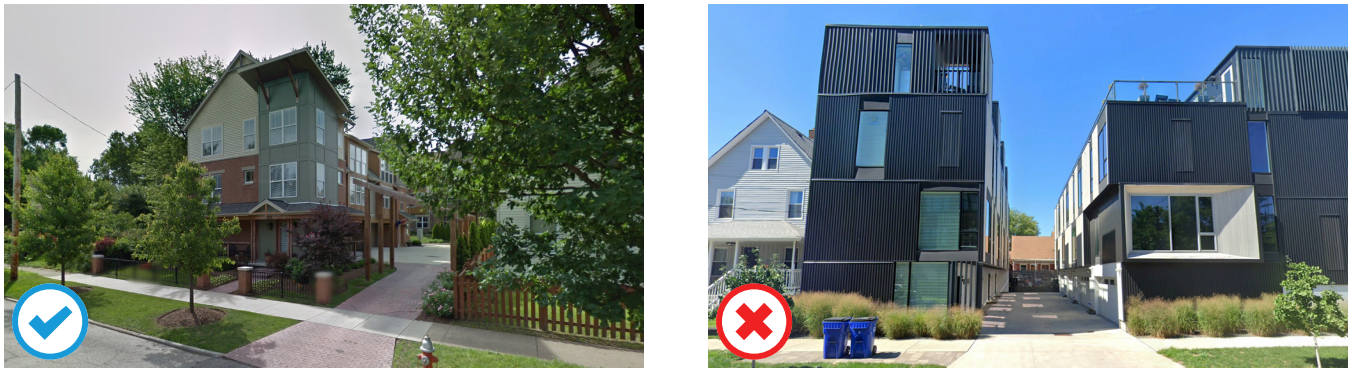


FIGURE 12 | ORIENTING TOWNHOUSES TO THE STREET

The townhouses in the left image orient the closest townhouse toward the street, while the townhouses in the right image present the blank side of the townhouse to the street.

2.4 MASSING & SCALE

Massing and scale generally refer to the visual perception, form, and size of a structure. Massing and scale are directly affected through the footprint, lot coverage, and height of a building. The arrangement of different materials and parts of a building can also affect the perceived mass of a structure.

FOR ALL DEVELOPMENTS

(A) New construction should be similar in terms of form, mass, lot coverage, and in proportion and scale with existing structures of a similar type in the surrounding context.

(B) Intentional roofline variations may be used to demarcate primary building entrances, to break up larger massed front facades, and to provide visual variety to the front facade of the structure.

(C) The desired general development pattern in accordance with the East Cleveland Land Use Strategic Plan includes the following:

- **(1)** Structures should be larger in scale and density to support transit-oriented development closer to primary commercial and transit corridors, such as Euclid Avenue.
- **(2)** New construction should transition down in terms of size, massing, and scale as it gets farther into residential neighborhoods.

(D) Different techniques can be used to visually transition between buildings of different scales, including:

- **(1)** Stepping back upper stories or adjusting the roof pitch of larger massed buildings on the side where they are adjacent to smaller massed buildings.
- **(2)** Including additional buffer space between larger massed buildings and smaller massed buildings.
- **(3)** Including horizontal architectural details such as cornices and window frames on larger massed buildings that align with the roofline of the adjacent smaller massed buildings.
- **(4)** Using trees and other greenery to soften hard edges between differently massed buildings.

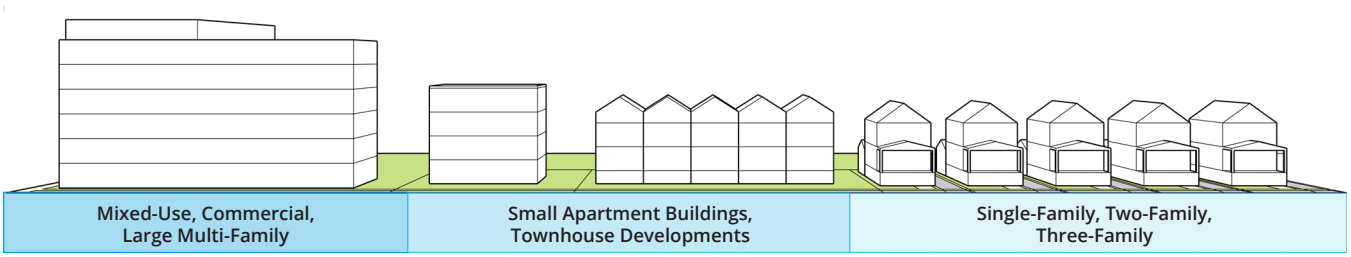


FIGURE 13 | DESIRED DEVELOPMENT PATTERN

The development pattern shown above illustrates a pattern of stepping down in density and in height as buildings are located further from the primary street (to the left in the image).

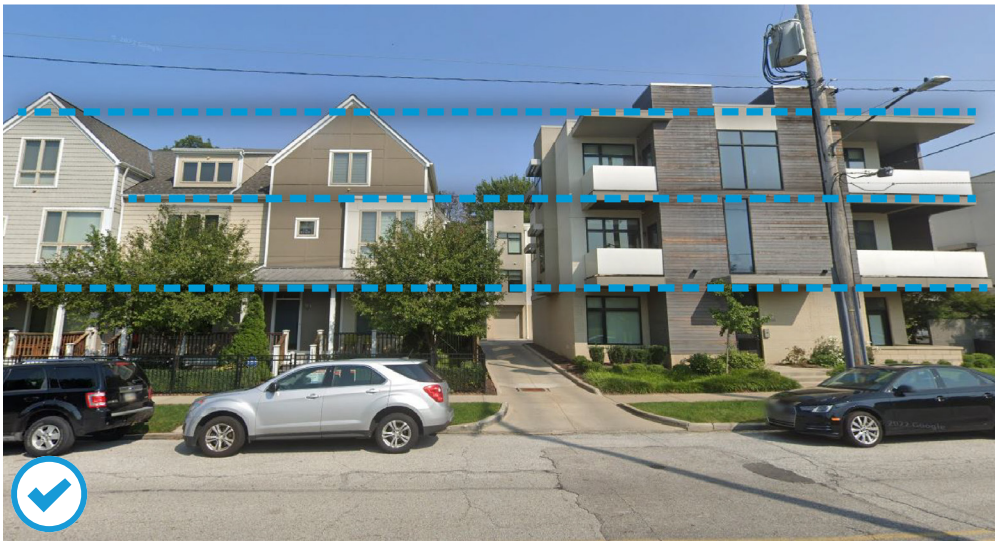


FIGURE 14 | ACHIEVING COMPATIBILITY BETWEEN DIFFERENT SCALED HOUSES

The townhouses on the right are a story taller than those on the left, but have aligned floors and horizontal details as well as stepped back the top floor to achieve visually similar massing.



FIGURE 15 | IMPACT OF ROOF TYPE ON THE PERCEIVED SCALE

In the image on the left, the hipped roof style of the larger massed building helps to reduce its perceived size compared to the smaller home. In the image on the right this technique is not used and the larger massed home is significantly larger and more imposing than the smaller home.

2.5 ARCHITECTURAL ELEMENTS

The architectural style of a house is a set of elements and characteristics that make it distinguishable or identifiable. It is not the purpose of these design guidelines to recommend a specific architectural style, but rather encourage the incorporation of architectural elements in an intentional manner that contributes to the visual interest and promotes interaction between the houses and the street.

FOR ALL DEVELOPMENTS

(A) Porches, porticoes, and stoops are common architectural protrusions on the front facade of houses in East Cleveland and should be included to encourage interaction with the street.

(B) Additional architectural elements such as bay windows, decorative shingles, varied exterior materials, or other forms of articulation should be included to add visual variety to the front facade of a structure. The use of these architectural elements should be regular, predictable, and consistent with the chosen architectural style of the building.

(C) If the front facade of a residential development includes brick, stone, or simulated brick or stone material that extends to the edge of the front facade, these elements should be extended at least two (2) feet around the corner to the side facade, in order to achieve visual cohesion between all faces of the building.

(D) Blank foundation walls that are exposed four (4) feet in height or higher above the finished grade shall include blank wall screening treatments such as trees, shrubs, planters, or other creative screening design solutions.

(E) Particular attention should be given to the placement and landscaping around utilities such that they are screened from public view.

(F) Simulated exterior finishes, such as vinyl siding or artificial stone should be of high quality that successfully mimics the natural material and be durable to the Northeast Ohio climate. Exterior Insulation Finishing System (EIFS) siding or painted brick are prohibited.

(G) Vertical elements, such as columns and pilasters, should not obstruct views from windows and routes from entries.

(H) A roof's form, style, pitch, and material should be compatible with the chosen architectural style of the building.

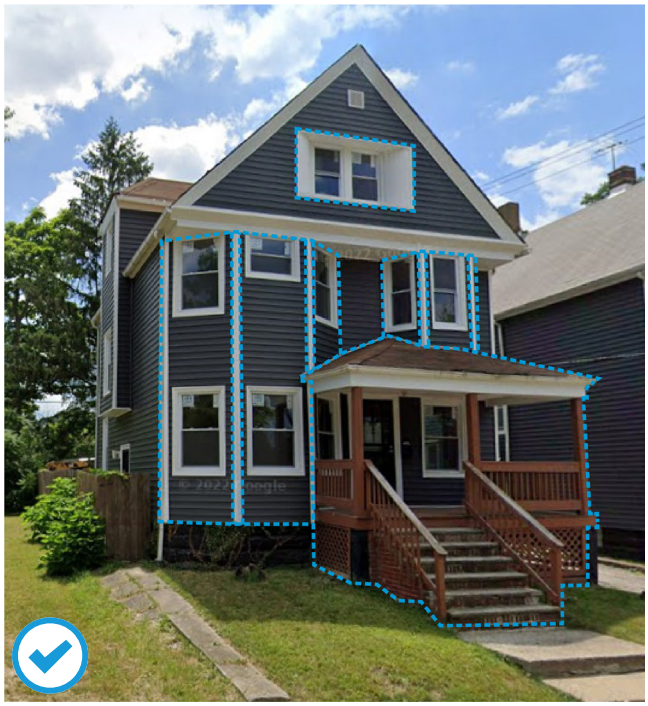


FIGURE 16 | INCORPORATION OF DIFFERENT ARCHITECTURAL ELEMENTS

This house features architectural elements such as a protruding front porch, two story bay windows and recessed windows, giving visual interest to the front facade.

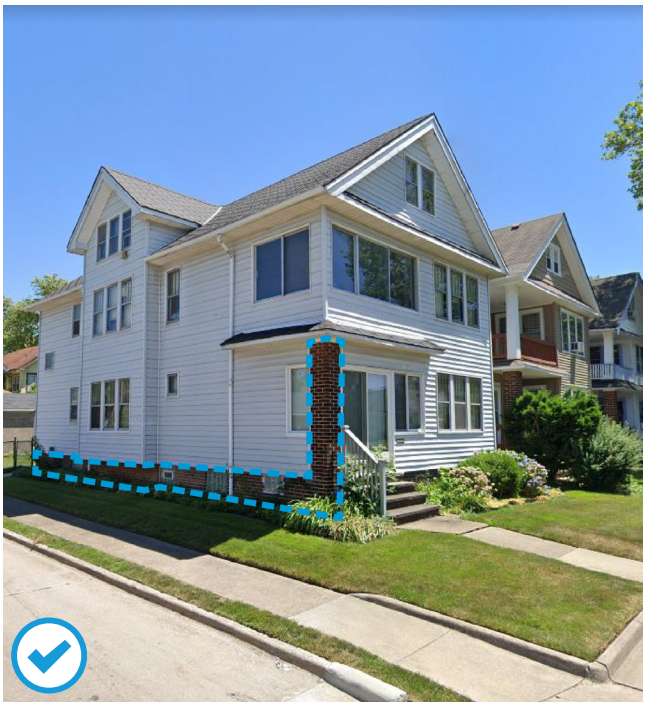


FIGURE 17 | BRICK WRAPPING AROUND FACADE

This house includes a brick facade element that extends at least 2 feet around the corner of the structure.





FIGURE 18 | SCREENING BLANK FOUNDATION WALLS AND UTILITIES

Especially on corner lots, and for townhomes that orient towards a common drive or parklet, utilities and blank foundation walls that abut public sidewalks should be screened using landscaping and other materials.

FOR TOWNHOUSE DEVELOPMENTS

(I) Within a townhouse development of more than three units, each unit should have some differences to be visually distinguishable. To visually distinguish units within a townhouse development, consider varying some of the following elements:

- **(1)** Roof lines or roof pitches
- **(2)** Facade material or color
- **(3)** Different trim
- **(4)** Individual unit setbacks.
- **(5)** Architectural protrusions such as bay windows, porches, or balconies.

(J) When proposing multiple townhouse developments along the same street, each development should have a distinguishable character.

FOR APARTMENT BUILDINGS

(K) Apartment buildings should include architectural or material-based articulation to reduce the perceived mass of the building while still aligning with the built context of the block. Consider the following techniques to achieve this:

- **(1)** Incorporate architectural elements such as recessed or protruding entrances, balconies, bay windows, brick patterns, etc.
- **(2)** Use color or material-based articulation across the front face of a building.
- **(3)** Ensure primary and accent building materials visually complement each other in terms of color, texture, and pattern.
- **(4)** Ensure the pattern or repetition of any chosen architectural feature, recess, projection, or break is regular, intentional, and predictable.



FIGURE 19 | DESIGNING DISTINGUISHABLE UNITS

The townhouses on the left have a clear relationship to one another, but are distinguishable using color and materials, while the townhouses on the right have identical design.



FIGURE 20 | VISUALLY DISTINGUISHABLE UNITS

These townhouses have visually distinguishable units that feature differing bay window protrusions and facade colors, while at the same time keeping consistent window trims, cornices, and other horizontal articulation that allows the building to re visually cohesive.

2.6 FENESTRATION

Fenestration refers to a building's windows and doors. Fenestration is an important component of a building's facade as its style and placement can impact the building's perceived scale and its relationship to the street and to other buildings. Fenestration should be designed to be inviting while preserving some privacy to adjacent buildings.

FOR ALL DEVELOPMENTS

(A) All windows and doors across a facade should be related in design, operating type, proportion, and trim. Windows and doors should be proportional and to scale with the rest of the building.

(B) Fenestration should be used as architectural elements that add relief or visual interest to the facade and wall surface.

(C) The main entrance door and windows on the front facade of a building should be inviting and face the street.

- **(1)** Where a main entrance door does not face the street, windows and other features, such as porches, should be designed to create an inviting entryway from the street.

(D) On corner lots, a regular arrangement of fenestration should be included on all street-facing facades to avoid blank facades.

FOR TOWNHOUSE DEVELOPMENTS AND SMALL APARTMENT BUILDINGS

(E) Windows and openings on the first floor of a townhouse or apartment building should be designed in a way that preserves privacy for residents.

(F) Side-by-side townhouses that face the street shall incorporate pedestrian entrances to each unit on the front facade of the building where applicable.

(G) When townhouses are stacked, back-to-back, or face a common drive, small park or common area:

- **(1)** Entrances to each unit shall open onto a pedestrian path that connects directly to a public sidewalk.
- **(2)** Fenestration and architectural detailing shall be included on the side of the building that directly faces the street.
- **(3)** The unit(s) closest to the street shall be oriented so that their front door directly faces and opens onto the street.



FIGURE 21 | FENESTRATION

This single-family house, located on Wadena Avenue in East Cleveland, features windows across its facade that have the same design, trim, and are sized proportionally to each other and to the size of the house.

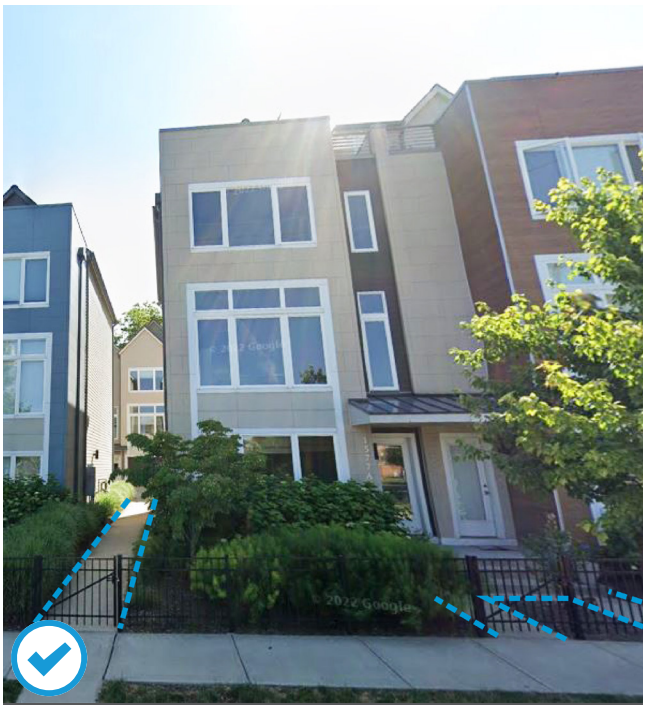


FIGURE 22 | PEDESTRIAN ACCESS

These townhomes have pedestrian access to all front entrances, as well as a pedestrian path that connects the public sidewalk to entrances in the rear unit.

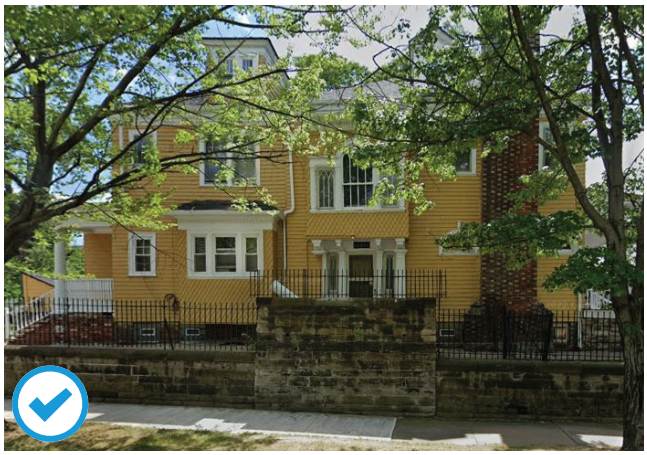




FIGURE 23 | FENESTRATION ON A CORNER PROPERTY

On corner lots, fenestration should continue to the side of the house that faces the adjacent street.

2.7 SOLAR ENERGY SYSTEMS

Solar energy systems—including those that are integrated into a building, roof-mounted or ground-mounted—provide the ability to power one's residence through sustainable means, and they are encouraged to be included throughout East Cleveland neighborhoods. Design guidelines for solar energy systems aim to balance aesthetic concerns and maintenance needs with siting requirements for effective use and energy expectations.

FOR ALL DEVELOPMENTS

(A) New homes should consider solar potential when siting homes and orienting roofs as rooftop solar panels, as well as ground-mounted solar, are encouraged in residential neighborhoods.

(B) Ground-mounted and rooftop solar panels should be designed in a manner that minimizes their impact and view from the public right-of-way.

- **(1)** Ground-mounted and rooftop solar panels should have an anti-reflective coating to limit glare and reflection.
- **(2)** Rooftop solar panels and all accompanying equipment should be compatible with the color of the building's materials, and panels should be arranged in rectangular form.

(C) Rooftop solar panels should be located on the side or rear planes of the roof; however, they are allowed on the front-facing plane of the roof when necessary for functionality. Rooftop panels may be mounted on top of garages.

(D) Rooftop solar panels shall be placed in a manner that maintains access to all utilities and accessory features such as chimneys and vents. *(see graphics on following page)*

- **(1)** Solar panels shall be sited to maintain at least three (3) feet from all edges of the roof and from the ridge of the roof in order to create a clear path along the perimeter for maintenance.
- **(2)** Solar panels on flat roofs shall not extend more than five (5) feet above the horizontal plane of the roof. Solar panels shall not extend more than two (2) feet above the plane of the roof on all other roof types.
- **(3)** Solar panels placed on a flat roof should be setback 10 feet from the front-facing facade of the structure. Structures with gable or hipped roofs do not require a setback from the front facade.
- **(4)** Solar panels may be placed up to the edge of a hipped roof if no panels are placed on the adjacent plane of the roof.
- **(5)** When solar panels are placed on two adjacent planes of a hipped roof, solar panels may be placed one and a half (1.5) feet from a hipped edge or valley of a roof, so long as a total of three (3) feet of space is maintained between the solar panels.

(E) Ground-mounted solar should not be located in the front yard. Ground-mounted solar should be located in the side or rear yard, but shall conform to all setback regulations when oriented at minimum design tilt, except as otherwise allowed for building mechanical systems.

(F) Ground-mounted solar shall not exceed 15 feet in height when oriented at maximum tilt.

FIGURE 25 | PLACEMENT ON DIFFERENT ROOFS

The graphics on the right demonstrate visually how solar panels can be mounted on different roof types: gable roofs, flat roofs and hipped roofs.

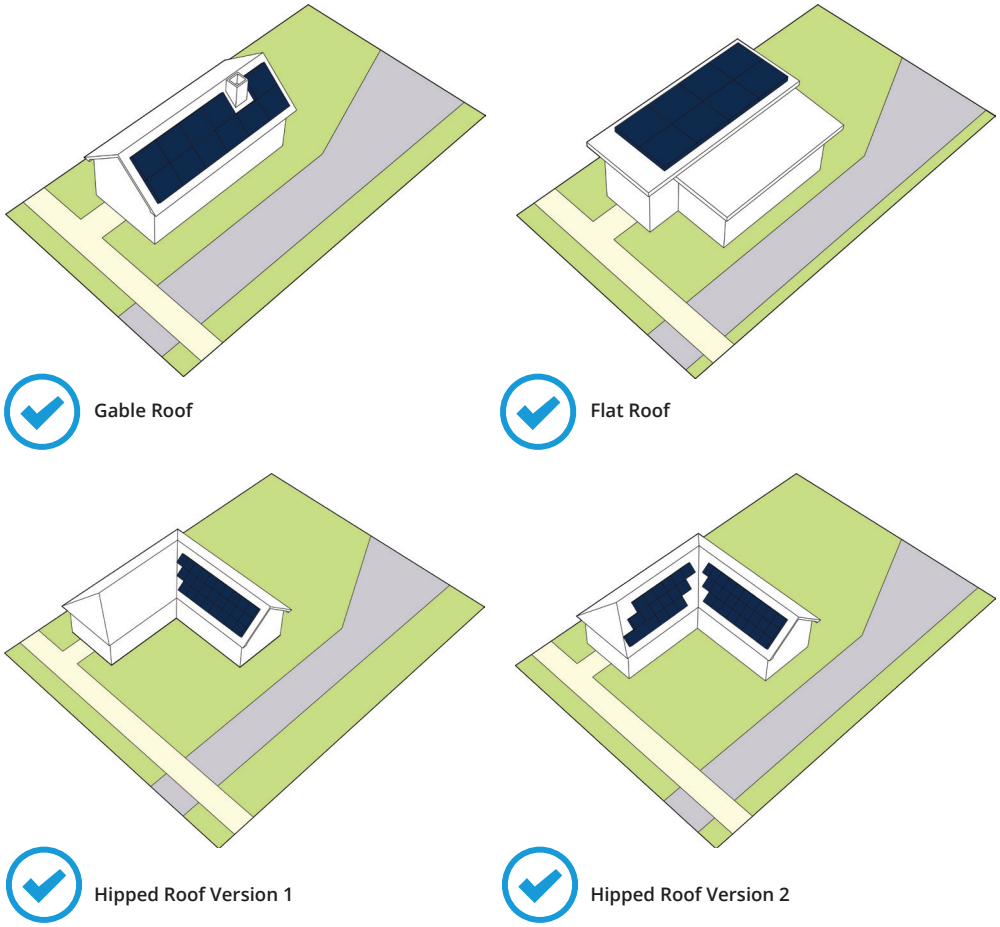




FIGURE 24 | SIDE VS. FRONT-PLANE PLACEMENT

Placement of solar panels is preferred on the side plane of the roof (left image), however, panels may be placed on the front-facing plane of the roof (right image) when necessary for effective use.

2.8 PARKING

Parking in this section refers to off-street dedicated parking areas including enclosed structures or garages and outdoor paved areas. It is important for driveways and garages to not be visually or physically imposing to support a walkable environment and maintain the historic urban character of East Cleveland neighborhoods. Developing neighborhood streets that are safe, comfortable, and interesting to pedestrians is of the utmost importance to support active living, build a stronger sense of community among neighbors, and enhance public safety.

FOR ALL DEVELOPMENTS

(A) Detached garages and accessory structures shall be secondary structures on the lot and shall not overshadow the principal building in scale or design.

(B) Garages, parking spaces, and driveways should be designed to be as discreet as possible and limit impediments to the walking environment.

(C) The amount of paved, impermeable area should be minimized as much as possible to maximize landscaped area and reduce environmental consequences.

- **(1)** Consider alternative durable paving material such as brick pavers, stamped concrete, or porous asphalt to help with better water filtration.
- **(2)** Consider lighter colored material to minimize heat coming from the pavement.

(D) The design of garages should complement the principal building by having a similar color scheme and incorporating similar architectural elements.

(E) Garages that are visible from a public street should avoid blank walls.

(F) No designated parking space is allowed in the front yard of a principal building.

FOR SINGLE-FAMILY, TWO-FAMILY, THREE-FAMILY DWELLINGS

(G) Garages shall be located in the rear or side of the principal building.

(H) The garage shall not protrude past the front facade of the principal building and—where possible—should be recessed from the front facade of the principal building.

(I) Garages may be attached or detached. Attached garages at the rear of the principal building are preferred.

(J) The street-facing facade of an attached side-facing garage (with the automobile entrance facing the side) shall have at least one window.

FOR TOWNHOUSE DEVELOPMENT AND SMALL APARTMENT BUILDINGS

(K) Attached garages placed in the rear of the townhouse development or apartment building are preferred. Detached garages are allowed and the garage may be placed on the side.

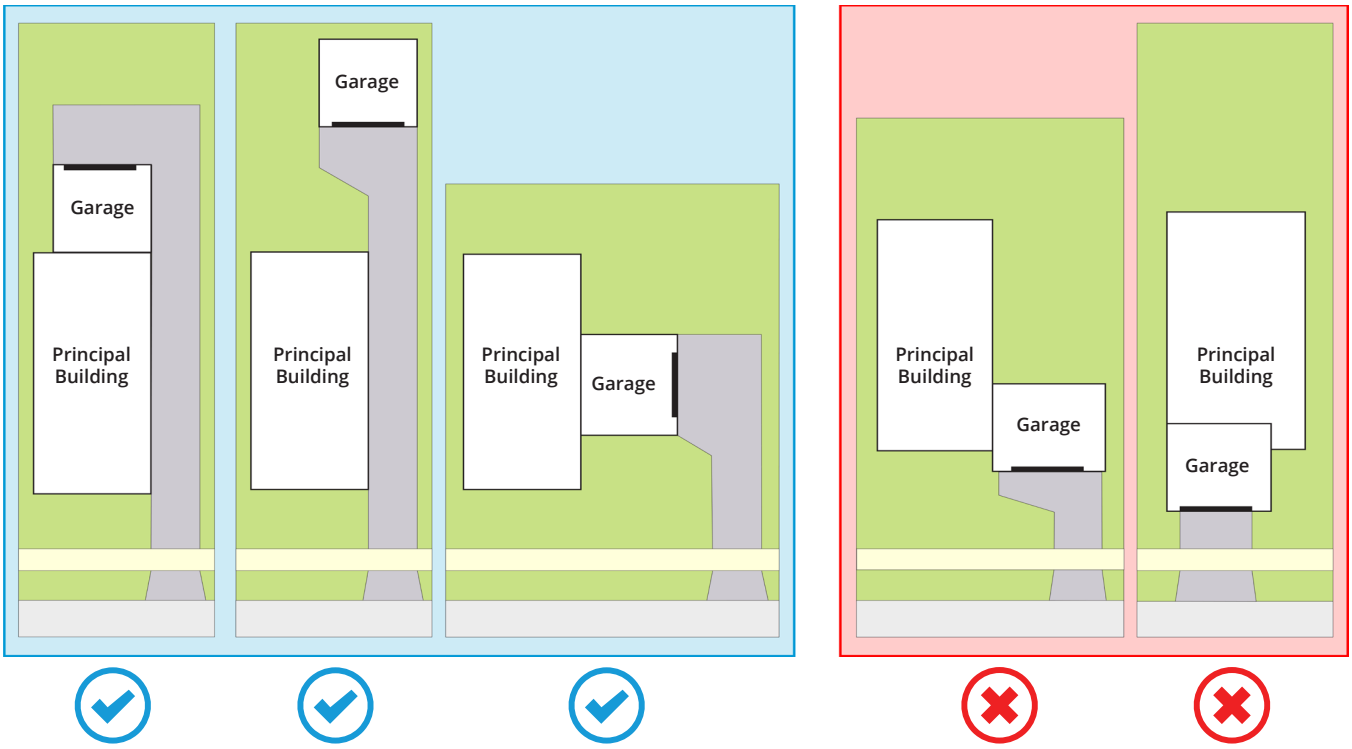


FIGURE 26 | PARKING PLACEMENT FOR SINGLE-FAMILY, TWO- FAMILY, THREE FAMILY DWELLINGS

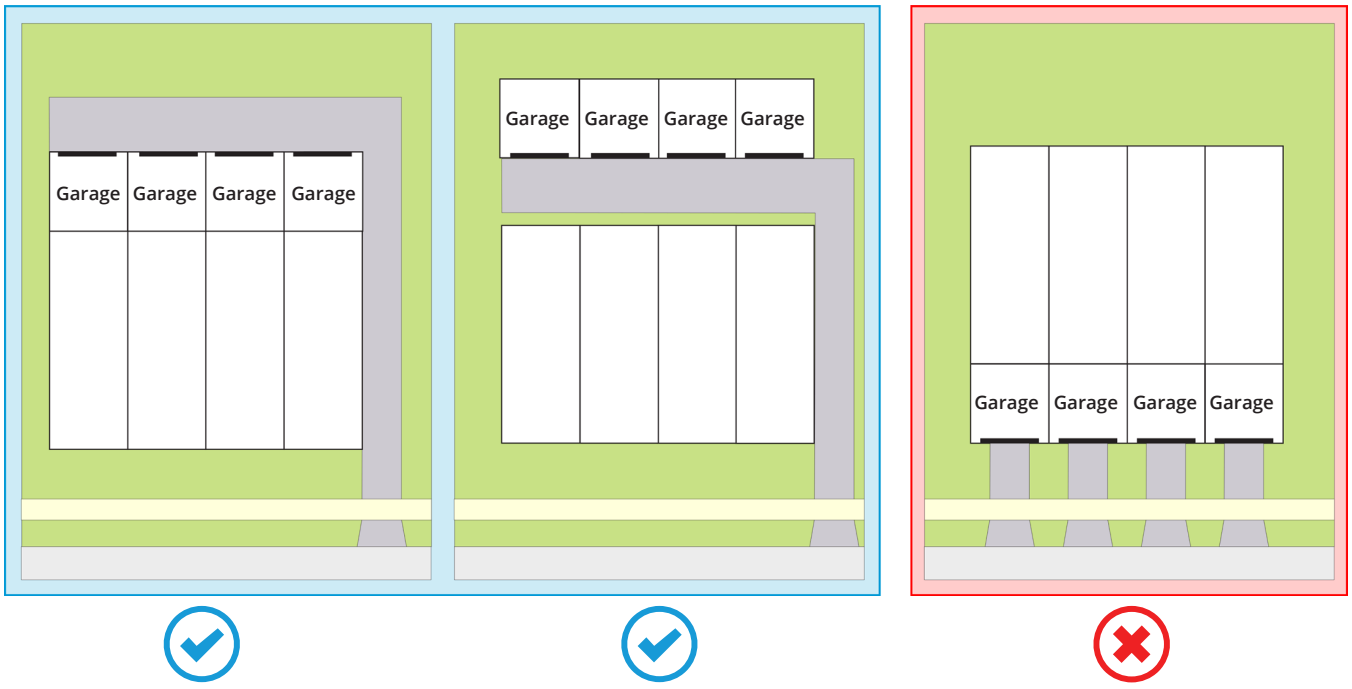
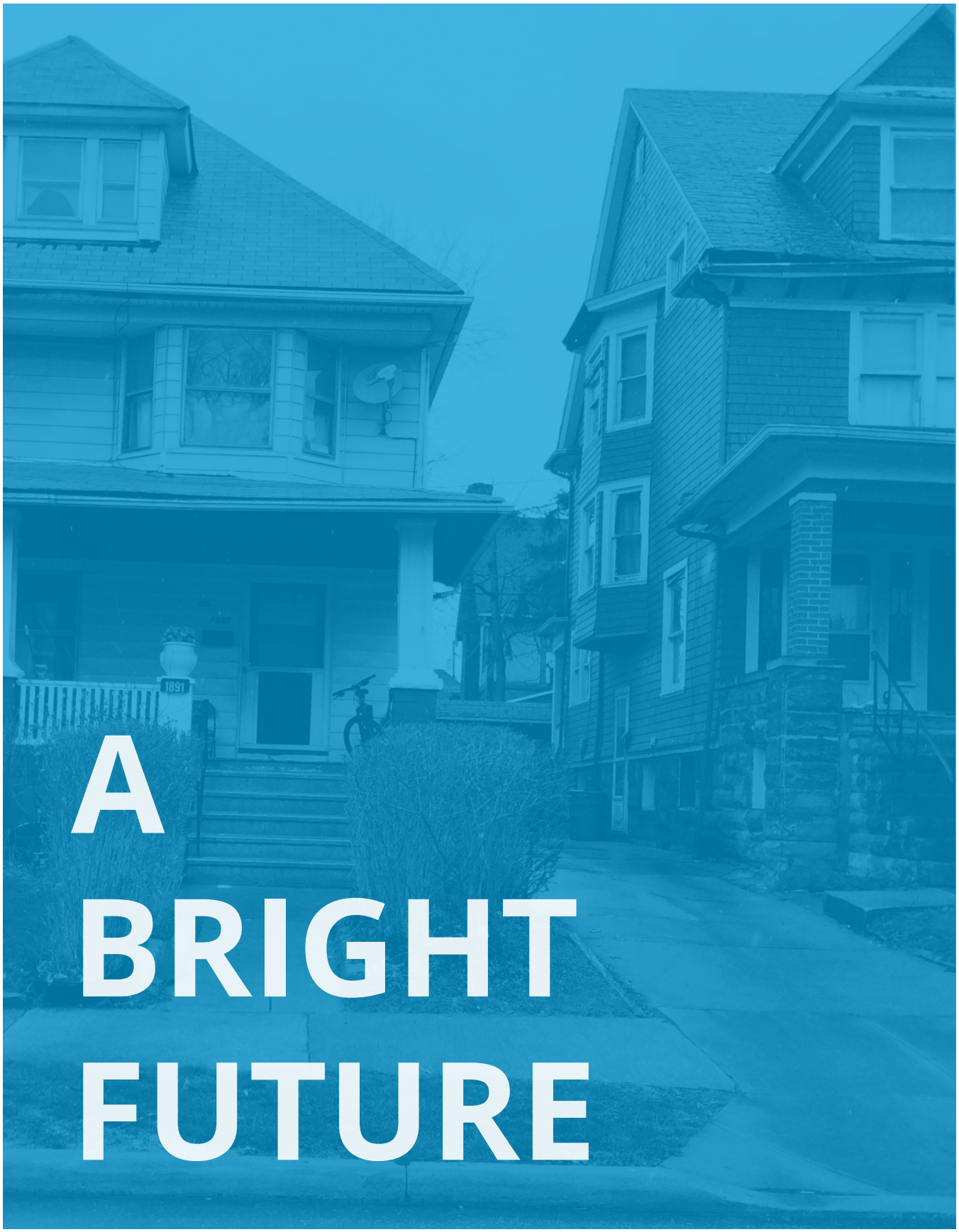


FIGURE 27 | PARKING PLACEMENT FOR TOWNHOUSE DEVELOPMENTS



A BRIGHT FUTURE

Source: Cuyahoga County Land Bank

SECTION 3
DEFINITIONS

The East Cleveland Residential Design Guidelines uses a variety of architectural and design related terms. The following section defines commonly used terms in this document. If not appearing in this section, refer to section Titles 1 and 5 of the East Cleveland Zoning Code.

(A) Aging in Place. The ability to live in one's own home or community safely, independently, and comfortably regardless of age or ability level. Residential exterior design considerations that address aging in place include, but are not limited to: low-maintenance exterior building materials and landscaping; a wide, no-step entry way with an accessible walkway; ample lighting and windows; and a wider home to accommodate a first-floor master bedroom.

(B) Architectural Style. A set of architectural elements and characteristics that together make a home distinctive and reflective of a particular design tradition.

(C) Articulation. The addition of architectural detailing or the variation in the building facade to give more dimension and prominence to certain design elements, and divide the building facade into meaningful, distinct parts.

(D) Bay Windows. A window that projects outside the main line of a building as well as the compartment it is located in.

(E) Building Orientation. The visually perceived direction of the front, rear, and side facades.

(F) Compatibility. The relationship between a particular site or building and the surrounding neighborhood where the site or building shares general characteristics and establishes design linkages with the surrounding neighborhood. It does not mean "the same as" and is not supposed to replicate what is existing, but rather it is about maintaining key patterns that contribute to the neighborhood's character.

(G) Context. The conditions that surround a particular site, including other buildings and structures, streets, public spaces, and natural features.

(H) Contextual Hierarchy. The four different levels of context surrounding a lot where design cues should be considered and prioritized to ensure compatibility, from most to least impactful: (1) The adjacent properties, (2) properties along the same street side, (3) properties along both sides of the street, and (4) lastly to the overall neighborhood.

(I) Cornice. Ornamental molding on an exterior wall over the top of a door, window, or along a roofline.

(J) Dormer. A structure that projects from a sloping roof, usually provided to admit light through the inclusion of windows, to add usable space under the roof, or as a decorative feature.

(K) Designated Parking Space. An open or enclosed area outside the public street right-of-way that is meant to fulfill the requirements for parking or temporary storage of registered and licensed motor vehicles.

(L) Exterior Insulation Finishing System (EIFS). A non-load-bearing exterior wall cladding system that consists of an insulation board attached either adhesively, mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat.

(M) Facade. Any exterior face of a building. The front facade is designated by its relationship to the street.

(N) Fenestration. A building's or structure's windows and doors.

(O) Finished Grade. The finished ground level adjoining the building at all exterior walls.

(P) Gable Roof. A roof type with a triangular shape with the base resting atop the house and two slopes that meet at a peak, which creates a flat-faced end (a gable) shaped like an "A" .

(Q) Hipped Roof. A roof type which consists of four slopes that meet at a peak and does not have a flat-faced end or gable.

(R) Massing. The combined effect on overall perceived size influenced by the height, width and form of the building or structure.

(S) Neighborhood Character. Refers to the distinct identity or impression of an area which is shaped by the patterns in the built environment.

(T) Porch. A roofed, open structure that is attached to and protrudes from the front or side facade meant to provide a sheltered entryway and act as an extension of living space.

(U) Portico. A small roofed structure attached to and protrudes from the front facade meant to provide a sheltered entryway and provide architectural detailing to the front of a home.

(V) Proportion. The relationship between the building's different architectural components to each other and to the building itself, of which their size and placement can contribute to the building having a more vertical or horizontal emphasis.

(W) Roofline. The uppermost line or point of the facade or parapet of a flat roof structure, or the lower edge of an eve, gable or rake of a sloped roof structure.

(X) Roof Pitch. Generally defined by using a ratio of how many inches a roof rises vertically for every 12 inches it runs horizontally.

(Y) Scale. The real and perceived size of a structure or building which is impacted by a building's massing and proportions. See massing and proportion.

(Z) Solar Energy Systems. A structurally integrated design feature or a device that can be roof-mounted or ground-mounted meant for the generation or storage of electricity from sunlight, or the collection, storage, and distribution of solar energy using a variety of techniques including the use of photovoltaic panels to harness the energy.

(AA) Stoop. A raised structure that is attached to and protrudes from any facade of a building that serves as part of an entryway of the building.

(AB) Street Side. A single side of a dedicated street including properties and public right of way.

(AC) Streetscape. The appearance of a street shaped by surrounding natural and man-made elements such as: building front facades, landscaping, sidewalks, street furniture, signage, and street lighting.

(AD) Walkability. The design of the street and buildings that prioritizes the pedestrian's travel experience including their safety, enjoyment and convenience. It emphasizes the relationship and interaction of buildings to the street.

(AE) Walking Environment. Includes walkways, paths, sidewalks and other pedestrian right-of-ways and the surrounding elements that impact the experience along these paths. See Streetscape.


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