

Petition for Zoning Map Amendment and Creation of the Severance Overlay Zone (SOZ)

Pursuant to Cleveland Heights Codified Ordinance §1119.02

MPact Collective LLC.

Applicant: Ryan Porter, Partner
MPact Collective LLC
1046 New York Avenue Suite A
Huntington Station, NY 11746

Owner(s): Multiple property owners within the Severance Town Center area and adjacent parcels along Mayfield Road, Taylor Road, and Crest Road, as identified in the attached District Standards Map 1149.11B(5) Exhibit A and listed on Exhibit B.

Proposed Amending Ordinance

The undersigned respectfully petition the Cleveland Heights City Council to amend the Official Zoning Map to create a new Severance Overlay Zone (SOZ), incorporating Chapter 1149 of the Cleveland Heights Codified Ordinances, and to designate the boundaries of the SOZ to include the existing Severance Town Center and immediately adjacent parcels as shown on the attached proposed Zoning Map.

The SOZ will overlay the existing zoning districts without replacing their underlying regulations, providing an alternative set of standards and procedures intended to guide redevelopment of the Severance Town Center consistent with the City's Comprehensive Plan and the Severance Town Center Recommended Action Plan.

Statement of Purpose and Reasons for the Amendment

The proposed Severance Overlay Zone is intended to:

- Establish a unified regulatory framework for the market driven phased redevelopment of Severance Town Center and its adjoining parcels;
- Encourage mixed-use, walkable, and environmentally responsible development consistent with modern planning and market practices;
- Create opportunities for housing, retail, office, light industrial and other commercial development along with civic open space and community amenities;
- Implement the City's adopted policy objectives for equitable growth, sustainability, and economic revitalization; and
- Enable coordinated public infrastructure investment

Present Use and Zoning Districts

The Severance Town Center and adjacent parcels are currently zoned a combination of “S-1 Mixed Use,” and “SF Single-Family” districts. Existing uses include commercial service, commercial retail, institutional, office, and multifamily, condominium and townhome residential development, as well as significant open space and surface parking areas.

Proposed Use and Zoning Districts

Under the new Severance Overlay Zone (SOZ), the area will be divided into three development sub-districts—SO-1 Mixed Use Core, SO-2 Boulevard District, and SO-3 Neighborhood Edge—as defined in Chapter 1149. Each district establishes permitted uses, building heights, civic space requirements, street typologies, and parking mechanisms to encourage comprehensive and coordinated redevelopment.

Vicinity Map

A vicinity and boundary map identifying the affected parcels, district limits, and existing zoning classifications is attached hereto as Exhibit A: Proposed Severance Overlay Zone District Standards Map 1149.11B(5).

Relation to the Comprehensive Plan

The proposed amendment directly implements multiple goals of the 2017 Cleveland Heights Master Plan, including:

- Revitalizing Severance Town Center as a mixed-use district and employment center;
- Expanding diverse and affordable housing choices;
- Creating pedestrian-friendly, connected public spaces and civic amenities; and
- Supporting sustainable development and resilient infrastructure investment.

Supporting Documents

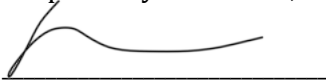
1. Proposed District Standards Map 1149.11B(5).
2. Proposed Ordinance Establishing Chapter 1149 – Severance Overlay Zone (attached).
3. Application Fee (per C.O. §1119.02(h)). (Check Forthcoming)

Conclusion

The Severance Overlay Zone represents the culmination of extensive collaboration between the City, the development community, and neighborhood stakeholders. It provides a flexible yet enforceable framework for the long-term revitalization of the Severance Town Center and surrounding properties, consistent with the City’s comprehensive vision for sustainable growth.

We respectfully request referral of this petition to the Planning Commission recommendation, the scheduling of a public hearing and recommendation pursuant to Cleveland Heights Code §1119.02, followed by Council adoption of the enabling ordinance.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Ryan Porter', is written over a horizontal line.

Ryan Porter

Partner, MPact Collective LLC

10/28/2025

Attachments

Exhibit A – Proposed Severance Overlay Zone District Standards Map 1149.11B(5)

Exhibit B – Proposed Chapter 1149 Text (attached)

Exhibit C – Application Fee Receipt (Check Forthcoming)

Exhibit A
Proposed Severance Overlay Zone Map

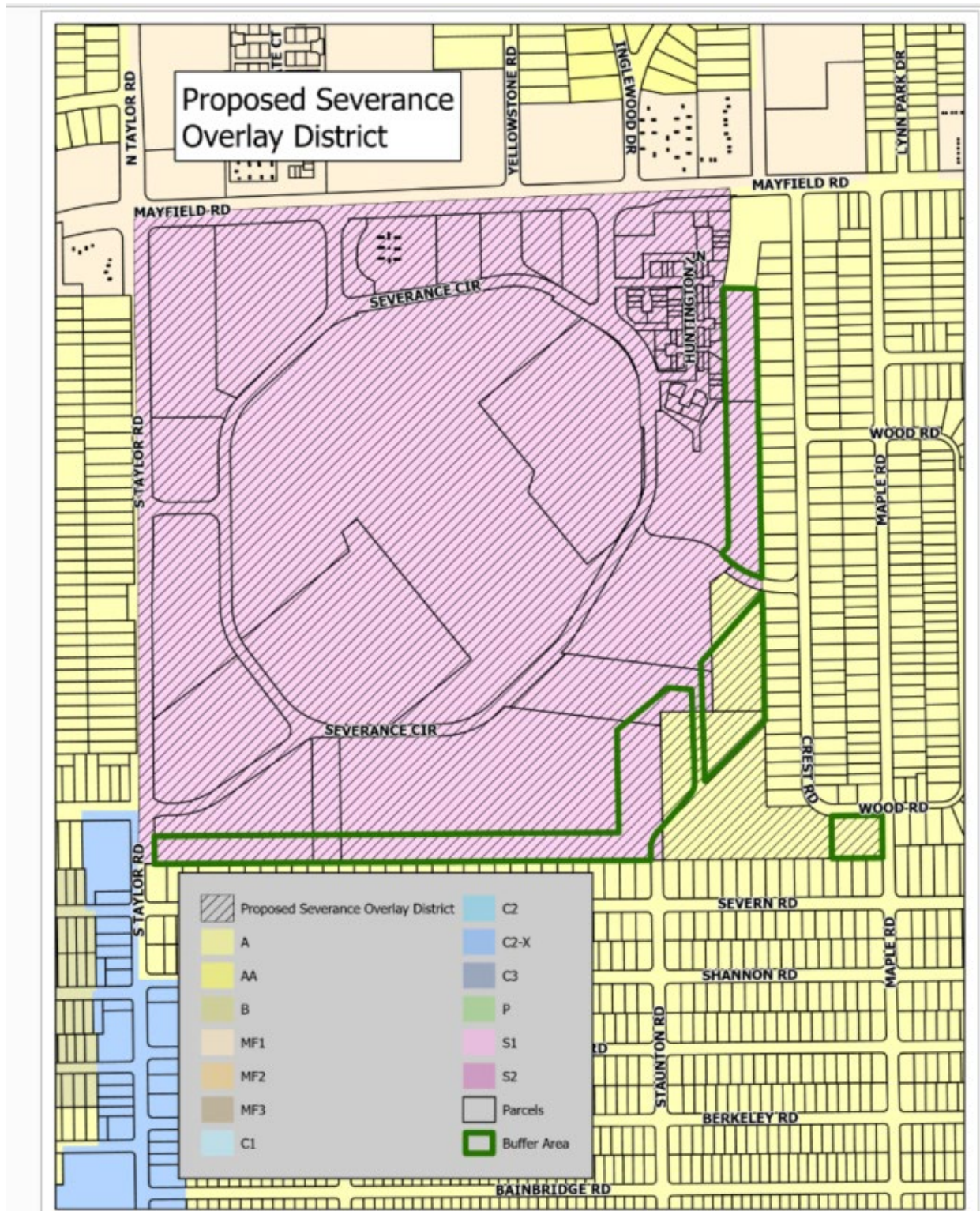


Exhibit B

Proposed Severance Overlay Zone List of Parcels

PPN		Parcel Address		unit	par_zip
68331064		LONGWOOD	CT		44118
		SEVERANCE			
68325002	40	CIRCLE	DR		44118
68331068		HUNTINGTON	LN		44118
68331065		SEVERANCE	CIR		44118
68331061	3722	CORAL	PL		44118
		SEVERANCE			
68325006		PLACE	LN		44118
68331041		HUNTINGTON	LN		44118
68325012	15	SEVERANCE	CIR		44118
68325013		SOUTH TAYLOR		REAR	44118
68331071	1483	CORAL PLACE			44118
68325007	35	SEVERANCE CIR	DR		44118
68333005	7	SEVERANCE	CIR		44118
68331052	3714	LONGWOOD	CT		44118
		SEVERANCE			
68325009	25	CIRCLE	DR		44118
68331058	1491	HUNTINGTON	LN		44118
68331010	1500	HUNTINGTON	LN		44118
68331004	3640	MAYFIELD	RD		44118
68331006		MAYFIELD	RD		44118
68331013	1506	HUNTINGTON	LN		44118
	3452-				
68325001	3628	MAYFIELD	RD	101	44118
68331008	3606	MAYFIELD	RD		44118
		SEVERANCE			
68325015	10	CIRCLE	DR		44118
68331002		CORAL	PL		44118
68331031	1507	HUNTINGTON	LN		44118
68331069	1479	CORAL PLACE			44118
68331057	1493	HUNTINGTON	LN		44118
		SEVERANCE			
68325011	60	CIRCLE	DR		44118
68331034	1501	HUNTINGTON	LN		44118
68331063	3718	CORAL	PL		44118
68331040	1490	HUNTINGTON	LN		44118
68331039	1492	HUNTINGTON	LN		44118
68331032	1505	HUNTINGTON	LN		44118
68331047	3711	LONGWOOD	CT		44118
68331055	1497	HUNTINGTON	LN		44118
68331053	3712	LONGWOOD	CT		44118
68331022	1517	HUNTINGTON	LN		44118
68331059	1489	HUNTINGTON	LN		44118

PPN		Parcel Address		unit
68331011	1502	HUNTINGTON	LN	44118
68331050	3717	LONGWOOD	CT	44118
68331049	3715	LONGWOOD	CT	44118
68331067	1477	CORAL PLACE		44118
68331018	3727	MILLIKIN	CT	44118
68331038	1494	HUNTINGTON	LN	44118
68331060	1487	HUNTINGTON	LN	44118
68331019	3725	MILLIKIN	CT	44118
68331005	80	SEVERANCE	CIRCLE	44118
68325016	3460	MAYFIELD	RD	44118
68331014	1508	HUNTINGTON	LN	44118
68331051	3716	LONGWOOD	CT	44118
68331072	1485	CORAL PLACE		44118
68331056	1495	HUNTINGTON	LN	44118
68331054	3710	LONGWOOD	CT	44118
68331035	1499	HUNTINGTON	LN	44118
68331062	3720	CORAL	PL	44118
68331037	1496	HUNTINGTON	LN	44118
68331066	1475	HUNTINGTON	LN	44118
68331012	1504	HUNTINGTON	LN	44118
68331025	1511	HUNTINGTON	LN	44118
68331023	1515	HUNTINGTON	LN	44118
68331070	1481	HUNTINGTON	LN	44118
68331016	3724	MILLIKIN	CT	44118
68332001	5	SEVERANCE	CIR	44118
68331048	3713	LONGWOOD	CT	44118
68331030	1509	HUNTINGTON	LN	44118
68331029	3716	CORAL	PL	44118
68331024	1513	HUNTINGTON	LN	44118
68331021	1519	HUNTINGTON	LN	44118
68331017	3726	MILLIKIN	CT	44118
68331033	1503	HUNTINGTON	LN	44118
68333004		CREST	RD	44118
68331007	3	SEVERENCE	CIR	44118
68333003	1700	CREST	RD	44118
		SEVERANCE		
68325008	30	CIRCLE	DR	44118
68331009		MAYFIELD	RD	44118
68331026		SEVERANCE	CIR	44118
68331027		MILLIKIN	CT	44118
68331015	1510	HUNTINGTON	LN	44118
68331036	1498	HUNTINGTON	LN	44118
68325014		SOUTH TAYLOR		44118
68331046		HUNTINGTON	LN	44118
68311087				0

68325006X					0
68331028		LONGWOOD	CT		44118
68331020	1521	HUNTINGTON	LN		44118
		SEVERANCE			
68325301	500	PLACE	LN	101	44118
		SEVERANCE			
68325302	500	PLACE	LN	102	44118
		SEVERANCE			
68325303	500	PLACE	LN	103	44118
		SEVERANCE			
68325304	500	PLACE	LN	104	44118
		SEVERANCE			
68325305	500	PLACE	LN	105	44118
		SEVERANCE			
68325306	500	PLACE	LN	106	44118
		SEVERANCE			
68325307	500	PLACE	LN	107	44118
		SEVERANCE			
68325308	500	PLACE	LN	201	44118
		SEVERANCE			
68325309	500	PLACE	LN	202	44118
		SEVERANCE			
68325310	500	PLACE	LN	203	44118
		SEVERANCE			
68325311	500	PLACE	LN	204	44118
		SEVERANCE			
68325312	500	PLACE	LN	205	44118
		SEVERANCE			
68325313	500	PLACE	LN	206	44118
		SEVERANCE			
68325314	500	PLACE	LN	207	44118
		SEVERANCE			
68325315	500	PLACE	LN	301	44118
		SEVERANCE			
68325316	500	PLACE	LN	302	44118
		SEVERANCE			
68325317	500	PLACE	LN	303	44118
		SEVERANCE			
68325318	500	PLACE	LN	304	44118
		SEVERANCE			
68325319	500	PLACE	LN	305	44118
		SEVERANCE			
68325320	500	PLACE	LN	306	44118
		SEVERANCE			
68325321	500	PLACE	LN	307	44118
		SEVERANCE			
68325322	500	PLACE	LN	308	44118
		SEVERANCE			
68325323	500	PLACE	LN	401	44118
		SEVERANCE			
68325324	500	PLACE	LN	402	44118
		SEVERANCE			
68325325	500	PLACE	LN	403	44118
		SEVERANCE			
68325326	500	PLACE	LN	404	44118
		SEVERANCE			
68325327	500	PLACE	LN	405	44118

68325328	500	SEVERANCE PLACE	LN	406	44118
68325329	500	SEVERANCE PLACE	LN	407	44118
68325330	500	SEVERANCE PLACE	LN	408	44118
68325331	500	SEVERANCE PLACE	LN	501	44118
68325332	500	SEVERANCE PLACE	LN	502	44118
68325333	500	SEVERANCE PLACE	LN	503	44118
68325334	500	SEVERANCE PLACE	LN	504	44118
68325335	500	SEVERANCE PLACE	LN	505	44118
68325336	500	SEVERANCE PLACE	LN	506	44118
68325337	500	SEVERANCE PLACE	LN	507	44118
68325338	500	SEVERANCE PLACE	LN	508	44118
68325339	500	SEVERANCE PLACE	LN	601	44118

Exhibit B Proposed Ordinance Text
(Attached)

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1149.02 INTENT AND PURPOSE

- A. This Chapter regulates the location, design, occupancy, and use of structures, along with the use of land, optionally developed under the Severance Overlay Zone and its defined district(s).
- B. This Chapter is intended to promote the health, safety and general welfare of the Severance Town Center within the City of Cleveland Heights by creating a holistic and comprehensive economic development strategy that utilizes the principles of social, economic and environmental responsibility to re-establish Severance Town Center. This Chapter establishes the Severance Overlay Zone as a means to promote a more economically vibrant, environmentally responsible, and pedestrian-friendly community than may be possible with the underlying zoning regulations.
- C. The primary purpose of this Chapter is to institute an overlay zone with defined district(s) as an optional alternative to the underlying zoning. The language of this Chapter establishes rules and procedures that will result in compact, walkable, and mixed-use development in alignment with objectives defined in Chapter 1141. The language of the Severance Overlay Zone and its defined district(s) shall be in alignment with the City of Cleveland Heights' adopted Master Plan.

1149.03 APPLICABILITY

- A. The regulations of Chapter 1149 apply to all land, buildings, streets, sidewalks, uses, private improvements, and material landscape alterations of any kind occurring within any development approved through the regulations of Chapter 1149 and located within the boundaries of the Severance Overlay Zone as designated, and as may be amended, on the City of Cleveland Heights Zoning Map 1105.02.
- B. The Severance Overlay Zone and the defined district(s) within it do not replace the underlying zoning rules and regulations that currently exist in Cleveland Heights. This Chapter provides an alternative option for developing and redeveloping the land and buildings within the defined district(s) of the Severance Overlay Zone.
- C. All existing rights, allowable uses, and approval procedures under the Zoning Code of Cleveland Heights remain in full force and effect, except when an applicant elects to proceed under the provisions of the Severance Overlay Zone.
- D. If an applicant proceeds according to the development and design standards of a defined district of this Chapter and there is a conflict between the language of this Chapter and the underlying regulations elsewhere in the Zoning Code of the City of Cleveland Heights, the provisions of this Chapter shall supersede the underlying zoning.
- E. The option to develop under Chapter 1149 is defined in Section 1149.3 "Administration". Section 1149.3 describes the procedures, involved parties, and requirements for application of a site plan.

CHAPTER 1149.1: DISTRICT STANDARDS

1149.11 DISTRICT STANDARDS

- (1) Districts are comprised of an assembly of blocks. The Severance Overlay Zone contains blocks as identified on District Standards Map 1149.11B(5). Blocks are assigned to districts with discreet uses and development standards as defined in Chapter 1149.2

1149.11A DISTRICT MAP & STREET TYPES MAP

- | | |
|---|---|
| <p>A. The District Standards Map designates a series of design standards and civic elements which regulate built forms most appropriate to the features of the street, block and lot. The District Standards Map regulates Street Types, Civic Spaces, Terminating Vistas, Significant Corners and permitted Frontage Types.</p> | <p>(2) Significant Corners
The District Standards Map designates locations of permitted Significant Corners as defined in Chapter 1149.49A.</p> |
| <p>B. Assigned Street Types and sample street names are identified in Map 1149.11C(2) along with a corresponding list of street types and sample street names in the Street Types Table 1149.11D.</p> | <p>(3) Terminating Vistas
The District Standards Map designates locations of permitted Terminating Vistas, as defined in Chapter 1149.49B.</p> |
| <p>(1) Street Types. The Severance Overlay Zone permits five (5) ordered Street Types, which regulate the Private Frontages:</p> <ul style="list-style-type: none"> (a) A Street (Perimeter Road) (b) B Street (Boulevards) (c) C Street (Local Streets) (d) D Street (Access Lanes) (e) P Street (Pedestrian Paths) | <p>(4) Required Frontage Types
The District Standards Map designates certain locations where Storefronts or Frequent Entries are required according to the standards established in Chapter 1149.23G.</p> |

*For additional requirements, see:
Section 1149.12 for Streets and Public Frontage Standards,
Section 1149.13 for Civic Space Standards,
Section 1149.2 for Permitted Uses by District
Section 1149.22 for Site Development Standards.*

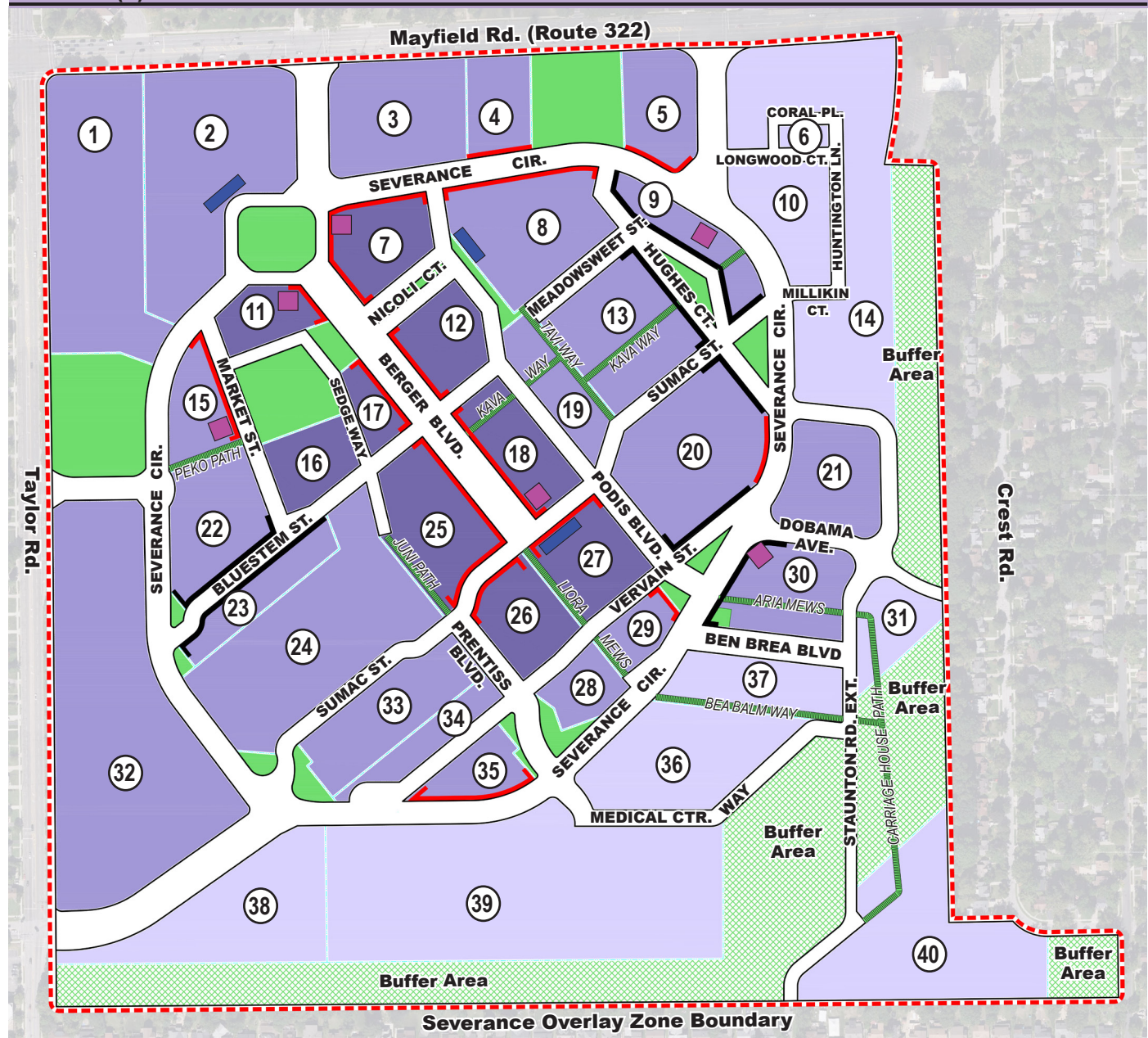
1149.11B(1) DISTRICT STANDARDS LEGEND

ZONING STANDARDS CONTROLS

- SEVERANCE OVERLAY ZONE BOUNDARY
- SO-1 DISTRICT ■ SO-2 DISTRICT ■ SO-3 DISTRICT
- RETAIL OR OFFICE REQUIRED
- FREQUENT ENTRIES REQUIRED³
- PEDESTRIAN PATH REQUIRED⁴
- # BLOCK NUMBER
- SIGNIFICANT CORNER ALLOWED
- TERMINATING VISTA ALLOWED
- CIVIC SPACE REQUIRED
- PROTECTED AREA

- (2) Where Retail or Office Required is designated within the District Standards Map, a Storefront Frontage, Arcade Frontage, or Urban Frontage shall be provided and Active Edge Frontage Requirements in Section 1149.23G shall apply.
- (3) Where Frequent Entries Required is designated within the District Standards Map, Active Edge Frontage Requirements in Section 1149.23G apply.
- (4) Pedestrian Paths designated on the District Standards Map in Section 1149.11B(5) shall comply with the standards in 1149.12A(5).

1149.11B(5) DISTRICT STANDARDS MAP



Cleveland Heights, Ohio

DISTRICT STANDARDS








STREET TYPES TABLE

Chapter 1149

Sec. 1

1149.11C(1) STREET TYPES LEGEND

STREET TYPES LEGEND

- | | |
|---|---------------------------------|
|  | SEVERANCE OVERLAY ZONE BOUNDARY |
|  | A STREETS (PERIMETER ROAD) |
|  | B STREETS (BOULEVARDS) |
|  | C STREETS (LOCAL STREETS) |
|  | D STREETS (ACCESS LANES) |
|  | P STREET (PEDESTRIAN PATHS) |
|  | STREET TYPE |

1149.11C(2) STREET TYPES MAP



1149.11D STREET TYPES TABLE

Table of Street Names and Types		
Street Name	Street Type	Between
Ben Brea Boulevard	B4	Severance Cir. & Staunton Rd. Ext.
Ben Brea Boulevard	D4	Staunton Rd. Ext & Crest Rd.
Berger Boulevard	B1	Severance Cir. & Sumac St.
Bluestem Street	C1	Severance Cir. & Berger Blvd.
Circle Way NE	A1	Mayfield Rd. & Severance Cir.
Circle Way NW	A1	Mayfield Rd. & Severance Cir.
Circle Way SW	A2	Taylor Rd. & Severance Cir.
Circle Way W	A1	Taylor Rd. & Severance Cir.
Coral Place	D2	Longwood Ct. & Huntington Ln.
Dobama Avenue	B3	Severance Cir. & Staunton Rd. Ext.
Hughes Court	D2	Meadowsweet St. & Severance Cir.
Huntington Lane	D2	Millikin Ct. & Coral Pl.
Longwood Court	D2	Circle Way NE & Huntington Ln.
Market Street	C1	Severance Cir. & Bluestem St.
Medical Center Way	C1	Severance Cir. & Staunton Rd. Ext.
Meadowsweet Street	C3	Tavi Way & Hughes Ct.
Millikin Court	D2	Severance Cir. & Huntington Ln.
Nicoli Court	C4	Berger Blvd. & Podis Blvd.
Podis Boulevard	B2	Sumac St. & Severance Cir.
Podis Boulevard	C1	Severance Cir. & Sumac St.
Prentiss Boulevard	B2	Sumac St. & Severance Cir.
Sedge Way	D2	Market St. & Juni Path
Severance Circle	A3	Taylor Rd. & Mayfield Rd.
Staunton Road Ext.	C1	Medical Ctr. Way & Severance Cir.
Staunton Road Ext.	D3	Staunton Rd. & Medical Ctr. Way
Sumac Street	C2	Severance Cir. & Podis Blvd.
Sumac Street	C3	Podis Blvd. & Severance Cir.
Vervain Street	C2	Severance Cir. & Prentiss Blvd.
Vervain Street	C1	Prentiss Blvd. & Podis Blvd.
Vervain Street	D1	Podis Blvd. & Severance Cir.

Table of Path Names and Types		
Street Name	Street Type	Between
Aria Mews	P1	Severance Cir. & Dobama Ave.
Bee Balm Way	P1	Severance Cir. & Dobama Ave..
Carriage House Path	P3	Aria Mews & Staunton Road Ext.
Kava Way	P1	Berger Blvd & Podis Blvd.
Kava Way	P2	Podis Blvd. & Hughes St.
Juni Path	P1	Sedge Way & Prentiss Blvd.
Liora Mews	P1	Berger Blvd. & Severance Cir.
Peko Path	P1	Severance Cir. & Market St.
Tavi Way	P2	Meadowsweet St. & Sumac St.

- (1) See section 1149.12A(5) to determine when a Build-to-Zone applies to a Pedestrian Path.

1149.12 STREET AND PUBLIC FRONTAGE STANDARDS

- (1) The combination of the Traveled Way, Public Frontage, and Private Frontage defines the character of the public realm.
- (2) The Street Types are assigned to named streets of the Street Types Table 1149.11D. Street type assignment determines the width of the Traveled Way as well as the width of Public Frontage components to form a control distance from Face of Curb to a Build-To-Line. The Street Type also controls the width of the Public Frontage components as follows: A) the Furnishing Zone, B) the Pedestrian Clearway, and C) the Transition Zone as defined in Section 1149.45. Other controls of the Street Type include permitted Private Frontages, and variations of the Street Wall condition.
- (3) The Private Frontage Type regulates the depth of the Build-To-Zone, minimum Frontage Occupancy, Glazing Requirements, dimensional depth of the visible use of the ground floor, allowable placement of parking, and permitted Private Frontage Edging Elements.

1149.12A STREETS, LANES, AND WAYS STANDARDS

- (1) Street Type Designations
 - (a) District Street Types Table 1149.11D assigns Street Types to all Streets, Access Lanes, and Pedestrian Paths.
 - (b) Through the process of block development and land subdivision or re-subdivision as described in this Chapter, the Applicant shall adhere to street layout and types identified in the Street Types Map 1149.11C(2).
- (2) New Streets
 - (a) Design of Streets, Access Lanes, and Pedestrian Paths
 - [1] A Design Guidelines Manual in Section 1149.4 guides the design of new and reconfigured streets, access lanes, and pedestrian paths. The Zoning Administrator may require the Applicant to comply with any or all provisions of the design manual.
 - (b) New streets shall comply with construction standards as approved by the City's Engineer and shall be offered for dedication to the City of Cleveland Heights.
- (3) Streets Access Standards
 - (a) The Zoning Administrator may require emergency access to a given site. Emergency access shall have a minimum twenty (20) foot width at locations within the site and/or at the side(s) of the site at the grade plane.
 - (b) The Zoning Administrator, in alignment with the layout of Street Types Map 1149.11C(2), may allow flexibility in the design of Streets, Lanes, and Paths to connect to other Streets, Lanes, Paths, Loading Areas, parking lots, and/or parking structures on the Applicant's site and/or to existing access points on adjacent sites.
- (4) Pedestrian Paths
 - (a) For those sites facing a pedestrian path designated as street type P on the Street Types Table 1149.11D, the Applicant shall provide the pedestrian path at the approximate location shown on the Street Types Map 1149.11C(2). At the discretion of the Applicant, a request to establish additional Build-To-Line(s) at a location on a pedestrian path which is acceptable to the Zoning Administrator is allowed. The Zoning Administrator may approve Build-To-Lines along pedestrian path at a location deemed appropriate based on the request.
 - (b) Pedestrian paths with an established Build-To-Line shall provide an access easement which is accessible to public at least sixteen (16) hours a day. A pedestrian path may also be located within a building, or cut through a building, provided that it maintains the intent of the Public and Private Frontage Standards Table 1149.12B.
- (5) Trails
 - (a) Trails are not an applicable Street Type for establishing a Build-To-Line or any form of Private Frontage. No site shall use a Trail as part of its frontage calculations.

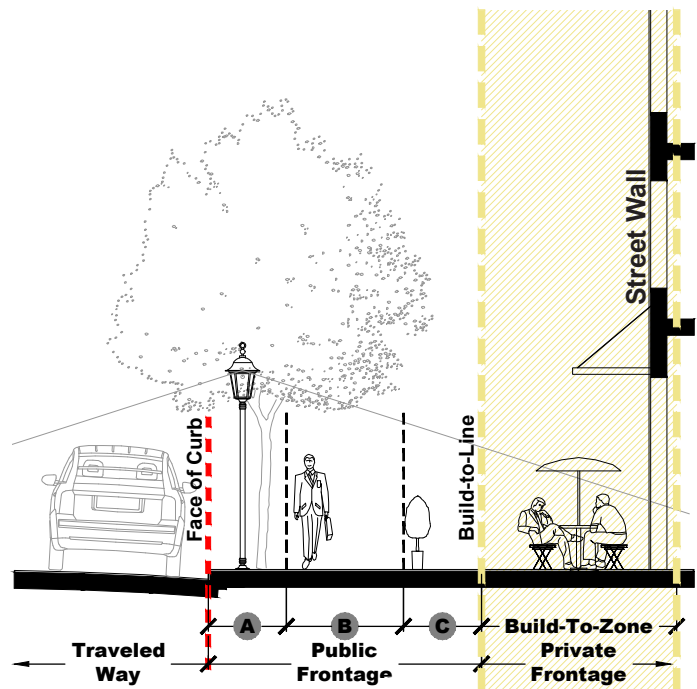
1149.12B PUBLIC AND PRIVATE FRONTAGE STANDARDS TABLE

			Street Type A		Street Type B1		Street Type B2/B3		Street Type B4		Street Type C		Street Type D		Street Type P	
PUBLIC FRONTAGE	Distance from Face of Curb to Build-To-Line		12'-0"		14'-6"		20'-0"		12'-0"		12'-0"		Min. 1'-6"		Min. 14'-0"	
	Furnishing Zone		4'-0"		2'-6"		10'-0"		2'-0"		3'-0"		3'-0" (When Used)		Not Applicable	
	Pedestrian Clearway		6'-0"		10'-0"		6'-0"		8'-0"		6'-0"		5'-0" (When Used)		Min. 8'-0"	
	Transition Zone		2'-0"		2'-0"		4'-0"		2'-0"		3'-0"		1'-6"		Min. 3'-0"	
			Street Type A		Street Type B1		Street Type B2/B3		Street Type B4		Street Type C		Street Type D		Street Type P	
PRIVATE FRONTAGE	Private Frontage Types	Min. Clear Glazing Area Required	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy
	Storefront ¹ (PF-1)	75% ³	5'-0"	80%	5'-0"	80%	5'-0"	80%	5'-0"	80%	12'-0"	80%	5'-0"	80%	5'-0"	80%
	Arcade ¹ (PF-2)	65% ³	12'-0" ²	80%	12'-0" ²	80%	X	X	X	X	X	X	X	X	12'-0" ²	80%
	Urban (PF-3)	50% ³	5'-0"	90%	5'-0"	90%	X	X	X	X	X	X	5'-0"	90%	5'-0"	90%
	Stoop (PF-4)	40% ⁴	10'-0"	70%	X	X	X	X	X	X	12'-0"	70%	12'-0"	70%	8'-0"	70%
	Porch (PF-5)	25% ⁴	X	X	X	X	8'-0"	60%	8'-0"	60%	12'-0"	70%	12'-0"	60%	12'-0"	60%
	Lightwell (PF-6)	25% ⁴	X	X	X	X	8'-0"	70%	8'-0"	70%	12'-0"	70%	12'-0"	70%	12'-0"	70%
	Forecourt (PF-7)	25% ⁴	18'-0"	70%	8'-0"	80%	8'-0"	70%	8'-0"	70%	18'-0"	70%	18'-0"	70%	18'-0"	70%
	Terrace (PF-8)	25% ⁴	18'-0"	70%	8'-0"	80%	8'-0"	70%	8'-0"	70%	18'-0"	70%	18'-0"	70%	18'-0"	70%
	¹ Frontages on the District Standards Map 1149.11B(5) designated as "Retail or Office Required", must use either a Storefront or Arcade Private Frontage Type.															
² Provided that the structural columns remain within property line and outside of the Furnishing Zone.																
³ Minimum clear glazing area measurements are taken for the area between two (2) feet and eight (8) feet above the sidewalk.																
⁴ Minimum clear glazing area required between the first floor slab and underside of the second floor slab.																
X - Frontage Not Permitted																
			Street Type A		Street Type B1		Street Type B2/B3		Street Type B4		Street Type C		Street Type D		Street Type P	
Stepback Required at five (5) stories in SO-1 and stepback required at four (4) stories in SO-2 per Section 1149.21B(2)			Above Street Wall Setback 12'-0"		Above Street Wall Setback 8'-0"		Above Street Wall Setback 8'-0"		Above Street Wall Setback 8'-0"		Above Street Wall Setback 8'-0"		Not Applicable		Not Applicable	

1149.12C PUBLIC FRONTAGE**(1) Public Frontage Standards**

- (a) The design, rehabilitation and construction of public frontages within the public right-of-way, including curbs, shall be the responsibility of the applicant, according to the standards established in Chapter 1149. The applicant is responsible for obtaining approval of such improvements from all agencies with jurisdiction over the public right-of-way.
- (b) All Sites shall provide Public Frontages along streets, access lanes, and where applicable, pedestrian paths.
- (c) No building or portion thereof shall be located within the Public Frontage, except as provided in Section 1149.25B Projections and Encroachments. The Zoning Administrator may modify these minimum standards to address existing or proposed conditions where:
 - [1] Existing buildings are closer than the required Build-To-Line
 - [2] Pedestrian demand (or lack thereof) for a narrower Pedestrian Clearway is demonstrated and mitigated.
 - [3] The Furnishing Zone requires additional space for transit facilities.
- (d) To qualify for development using the provisions of Chapter 1149, all sites shall meet the minimum Site Area and Site Frontage requirements as defined in "Development Standards" Section 1149.21B(2) and comply with the Build-To-Line standards in Section 1149.12D and Build-To-Zone requirements in the Public and Private Frontages Table 1149.12B.
- (e) All Public Frontages contain some combination of A) Furnishing Zone, B) Pedestrian Clearway Zone and C) Transition Zone according to the minimum dimensions established in Table 1149.12B. for the designated Street Type and selected Public Frontage.
 - [1] The Furnishing Zone establishes an area for the placement of parking meters, street signage, street lighting, bike racks, refuse receptacles, street trees and bio-retention areas, transit stop waiting, seating furniture, or similar items. (See Section 1149.45A for more details)

- [2] The Pedestrian Clearway establishes an area for the clear passage of pedestrians. (See Section 1149.45B for more details)
- [3] The Transition Zone establishes an area for placement of building fixtures (lighting, signage, projected architectural molding etc.), grade transitions, removable planters, signage boards, seating furniture, extended outdoor dining, landscaped areas or similar items while it also serves as an extended entrance and storefront interaction area. (See Section 1149.45C for more details)

1149.12C(1)(g) PUBLIC FRONTAGE DIAGRAM

Note: The Public and Private Frontage Standards Table 1149.12B establishes dimensional requirements of frontages based on the location of the "Face of Curb" (Shown in diagram above). More detailed guidance on the components of public frontage are provided in the Section 1149.45 Public Frontage Design Standards.

1149.12D BUILD-TO-LINE

- (1) Build-To-Line Standards
 - (a) The Build-To-Line shall be set parallel to the face of a curb for a distance regulated by the Public Frontage and Private Frontage Standards Table 1149.12B. See Site Layout Diagram 1149.46B for reference of the location of the Build-to-Line.
 - (b) All existing and new streets within the Severance Overlay Zone require a Build-To-Line to be designated.
 - (c) Where an existing building is closer to the street than the designated Build-To-Line, the Zoning Administrator has the authority to establish an alternate Build-To-Line at a location to allow the existing Street Wall to remain within the Build-To-Line.
 - (d) Where the required Build-To-Line as identified herein would be located within the public street right-of-way, the applicant shall attempt to reconcile the Right-of-Way to the default Build-To-Line location of a Street Type. If reconciliation of the lot line to is not feasible, the applicant shall seek approval from the Planning Commission for the Build-to-Line to be placed at the existing lot line(s).
 - (e) Where a Pedestrian Path is provided according to the Street Types Map 1149.11C(2), the Zoning Administrator may permit the Build-To-Line to be placed at alternate locations based on the demonstrated merit of the applicant's requested alternate location.
 - (f) Where irregular lot line and face of curb conditions exist (such as inside corners of a lot or sidewalk bump outs), the applicant shall present a plan which uses best efforts to carry the Build-to-Line in the location of normal conditions. See Corner Diagram 1149.46F or additional details and design guidance.

1149.13 CIVIC SPACE STANDARDS

- A. **Applicability:** Civic space standards apply to developments that:
- (1) Choose to develop civic space on an approved development site in compliance with the standards of Chapter 1149 in order to achieve greater flexibility in the placement of buildings or;
 - (2) Are required to develop a civic space where designated on the District Standards Map 1149.11B(5).
- B. **Minimum Civic Space Standards**
- To qualify for approval by the Zoning Administrator as a civic space during the site plan review process, the space shall:
- (1) Provide public access at least sixteen (16) hours per day.
 - (2) Be located at the ground level or within one floor of the ground level and provide clear visual connections for ease of pedestrian access the civic space.
- C. **Maintenance**
- (1) Privately-Owned civic space shall be maintained by its owner or a private entity such as a property owners association.
 - (2) Publicly-Owned civic space shall be maintained by its public owner or a contracted entity such as a municipal improvement district or business improvement district as approved by the applicable government agency.
- D. **Civic Space Programming, Placement and Design Criteria**
- (1) The following programming and design considerations, among others, shall be evaluated by the Zoning Administrator in the course of site plan and/or subdivision approval to determine the acceptable location and use for civic space:
 - (a) Solar orientation of civic space
 - (b) Amenities such as water features, public bathrooms, kiosks, drinking fountains, play & entertainment
 - (c) Facilities for the use, retention, recharging, and/or display of rainwater
 - (d) Projected public access and likelihood of use
 - (e) Seasonal programming of the space
 - (f) Intensity of adjacent private frontage(s)
 - (2) The Planning Commission shall consider the following criteria during its site plan review process to determine whether the civic space design is acceptable:
 - (a) All civic spaces shall provide pedestrian access from a street, access lane, or pedestrian path. Access to a civic space must be open to the public at least sixteen (16) hours per day.
 - (b) A civic space must provide active or passive uses designed to bring regular pedestrian, civic and/or commercial activity to the space.
 - (c) Where a civic space is proposed on a development site adjacent to an existing building not controlled by the Applicant, the Applicant shall provide Edging Elements as defined in Section 1149.29 and landscaping to buffer any adjacent areas of blank walls or service uses.
 - (d) A civic space may include one-story buildings and temporary structures provided that they are designed to activate the civic use of the space. Such structures should provide public access or be used for the maintenance, storage, or operation of facilities available for public use.
 - (3) **Civic Space Frontage Occupancy**
 - (a) Civic spaces shall be mapped and measured on the site plan. Mapping of civic space shall include the designation of the Build-To-Zone with a total linear length along the edges of the proposed civic space excluding the length of the edge along any street, access lane, or pedestrian path.
 - (b) Civic spaces shall provide a minimum sixty percent (60%) civic space frontage occupancy, unless the Zoning Administrator determines that a lower standard is permitted. Civic space frontage occupancy shall be calculated by measuring the length of the Street Wall in the civic space Build-To-Zone divided by the length of the civic space abutting the development site.
 - (4) New buildings contiguous to a civic space shall provide Build-To-Zone(s) and Street Wall(s) as required by the Street Type designated on the nearest Street on the District Standards Map 1149.11B(5).

1149.13E PERMITTED CIVIC SPACE TYPES

- (1) To qualify for designation as a civic space each proposed civic space shall comply with the intent of one of the permitted civic space types defined in the Civic Space Design Standards in Section 1149.47 and fulfill the requirements associated with the civic space type used.

1149.13F CIVIC SPACE REQUIREMENT AND FEE-IN-LIEU

- (1) General Requirement. Each development site within the Severance Overlay Zone shall provide Civic Space equal to ten percent (10%) of the total site area. All Civic Space shall be designed, constructed, and programmed in accordance with the design, access, and performance standards established in Section 1149.47 (Civic Space Design Standards).
- (2) Adjacency to Designated Civic Spaces. If a development site is contiguous to or directly across a street from an existing or planned Civic Space designated on the Regulating Plan 1149.11B(5), the applicant shall not be required to provide a separate on-site Civic Space. Instead, the applicant shall contribute the equivalent area or improvement value of the required Civic Space to the design, enhancement, or maintenance of the designated Civic Space, as determined by the Zoning Administrator. Such contribution shall be in a form acceptable to the Zoning Administrator, which may include funding of physical improvements, landscaping, or furnishings within the designated Civic Space; or other equivalent enhancements approved by the Zoning Administrator.
- (3) Fee-in-Lieu Option.
 - (a) The Fee-in-Lieu of Civic Space shall be thirty-five dollars (\$35) per square foot of the required Civic Space area that is not provided on-site or through an adjacency contribution under Section 1149.13F(2).
 - (b) Buy-out allowances by site size shall be as follows:
 - Sites under fifteen thousand (15,000) square feet: may buy out up to 100% of required Civic Space.
 - Sites between fifteen thousand (15,000) and one-hundred thousand (100,000) square feet: may buy out up to fifty percent (50%) and must provide at least fifty percent (50%) on-site or by adjacency contribution.
 - Sites over one-hundred thousand (100,000) square feet: may buy out up to fifty percent (50%) of the first hundred thousand (100,000) square feet of Civic Space obligation, and up to one-hundred percent (100%) for the increment of area exceeding one-hundred thousand (100,000) square feet.
- (4) Affordable Housing Projects. Projects qualifying as Affordable Housing Developments under a recognized public or non-profit funding program (such as OHFA, HUD, or LIHTC) shall be exempt from the Civic Space requirement if they demonstrate to the Zoning Administrator's satisfaction that they are providing on-site amenities, community-serving facilities, or outdoor programs that fulfill the intent of Civic Space as part of their financing or programmatic obligations and are not required to follow the design, access, and performance standards established by the Civic Space Design Standards in Section 1149.47.
- (5) Private Open Space Credit. Applicants may reduce their required Civic Space area by up to twenty-five percent (25%) if the development provides private open space for residents, tenants, or occupants equal to or greater in area than the requested reduction.
- (6) Use of Fee-in-Lieu Revenues. All Civic Space fees and adjacency contributions shall be deposited into a dedicated Severance Public Realm Improvement Fund and expended solely for the acquisition, design, improvement, or maintenance of publicly accessible civic spaces, greenways, plazas, or recreational facilities within the Severance Overlay Zone.
- (7) Administration. The Zoning Administrator shall maintain and publish the current Civic Space fee rate, subject to annual adjustment based on the Consumer Price Index (CPI) or other approved construction cost index. Fees shall be paid prior to issuance of a Building Permit.

CHAPTER 1149.2 USES AND DEVELOPMENT STANDARDS

1149.21 PERMITTED USES BY DISTRICT

- (1) The schedule of uses permitted within the districts is shown in 1149.21A, Table of Permitted Uses. Uses are listed as Permitted (P), Allowed by Conditional Use (CU), Accessory (A), or Not Allowed (X).
- (2) Allowance of uses similar to those found in 1149.21A, Table of Permitted Uses, shall be determined and approved by the zoning administrator.
- (3) The procedures of a minor amendment to a site plan, as defined in Section 1149.3 "Administration", shall also apply to a change of use for sites built under Chapter 1149.

1149.21A TABLE OF PERMITTED USES

MIXED USE ⁽¹⁾	SO-1/SO-2	SO-3
Mixed Use (A mix of uses is allowed according to the respective permissions of each use listed in the corresponding district of this table)		
RETAIL	SO-1/SO-2	SO-3
Retail	P	CU
Restaurant	P	CU
Wholesale	CU	X
OFFICE	SO-1/SO-2	SO-3
Office	P	CU
Medical Office	P	CU
Research & Development	P	X
Professional Service	P	A
RESIDENTIAL ⁽¹⁾	SO-1/SO-2	SO-3
Multifamily Dwelling	P	X
Senior Housing	P	P
Dormitory	A	X
Residential Care Facility	CU	CU
Nursing / Assisted Living	P	X
Townhouse	P	CU
Live-Work	A	P
Cottage Courts	X	P
ARTS & CULTURE	SO-1/SO-2	SO-3
Theater / Cinema	P	CU
Museum	P	P
Art Gallery	P	P
Indoor Amusement	P	X
Catering Hall / Event Space	P	X
Micro-brewery	A	CU
HOSPITALITY ⁽¹⁾	SO-1/SO-2	SO-3
Hotel	P	X
Inn / Bed & Breakfast	P	CU
INSTITUTIONAL	SO-1/SO-2	SO-3
Religious / Charity	CU	X
Healthcare / Hospital	P	X
Government	P	CU
Library	P	CU
Community Facility	P	CU
Indoor Recreation	P	X
Education	P	P
LIGHT INDUSTRIAL	SO-1/SO-2	SO-3
Artisan Production	P	CU
Data Information Center	P	X
Urban Agriculture	P	A
Small-Scale Renewable Energy	A	A
PARKING	SO-1/SO-2	SO-3
Parking Enclosed	P	A
Parking Open	A	A
UTILITIES	SO-1/SO-2	SO-3
Utilities	CU	CU

- P Permitted
 CU Allowed by Conditional Use approval by the Zoning Administrator
 A Accessory to a Permitted Principal Use
 (1) Suites associated with Hospitality Uses and bedrooms associated Residential Uses are prohibited within the Build-to-Zone on the first floor of Storefront Frontages and Arcade Frontages. The common areas of Residential and Hospitality Uses such as lobbies, gyms and similar spaces servicing, or accessory, to the primary use may occupy the ground floor of a Storefront Frontage or Arcade Frontage in compliance with the Public and Private Frontage Standards Table 1149.12B.

1149.21B PROGRAM THRESHOLDS

- (1) Intent. The following development thresholds establish the maximum total development capacity permitted within the Severance Overlay Zone. These thresholds are coordinated with the permitted use categories identified in Section 1149.21A.
- (2) Residential Thresholds. Residential development within the SOZ shall be governed by the cumulative unit thresholds set forth below. All other non-residential uses may be developed in any sequence, provided total development remains within the overall allowable caps established in Severance Overlay Zone Development Limits Table 1149.21B(3).

1149.21B(3) SEVERANCE OVERLAY ZONE DEVELOPMENT LIMITS TABLE

Use Category	Threshold 1	Threshold 2	Threshold 3	Total Allowed
Residential (Units)	850	1,000	650	2,500 units
Retail / Restaurant / Entertainment	—	—	—	175,000 sf
Office / Professional / Medical	—	—	—	85,000 sf
Hotel / Hospitality	—	—	—	250 rooms
Arts & Culture	—	—	—	50,000 sf
Institutional / Civic / Educational	—	—	—	75,000 sf
Light Industrial / Artisan Production	—	—	—	50,000 sf

- (4) Tracking and Reporting. The Zoning Administrator shall maintain a cumulative record of approved and constructed residential units and non-residential floor area by category. No additional site plan approvals shall be issued once a category reaches its total allowable cap without an amendment to this Chapter pursuant to Section 1149.34.

1149.22 SITE DEVELOPMENT STANDARDS AND INCENTIVES

- A. Sites may qualify for the provisions of this article by meeting the site frontage and site area minimum requirements of one of the three development standards established in Section 1149.22B(2). The building height requirements listed in Section 1149.22B(2) under each development standard shall apply to those sites meeting the minimum requirements thereof.

1149.22B(2) DEVELOPMENT STANDARDS FOR THE SEVERANCE OVERLAY ZONE DISTRICTS				
		Development Standard 1	Development Standard 2	Development Standard 3
		Site Size, Frontage, and Height Requirements		
Total Site Frontage Min.¹	ALL DISTRICTS	50 feet	100 feet	150 feet
Site Area Min.		5,000 SF	10,000 SF	30,000 SF
Building Height.²	SO-1	2 stories min 5 stories / 62ft max elevation	3 stories min 6 stories / 75ft max elevation	4 stories min 8 stories / 96ft max elevation
	SO-2	2 stories min 4 stories / 50ft max elevation	2 stories min 5 stories / 62ft max elevation	3 stories min 6 stories / 75ft max elevation
	SO-3	1 story min 2 stories / 35ft max elevation	1 story min 2 stories / 35ft max elevation	1 story min 2 stories / 35ft max elevation
Street Wall Height & Stepback	ALL DISTRICTS	Street Wall Height Max. of five (5) Stories for the SO-1 District, Max. of four (4) Stories for the SO-2 District. Minimum Stepback depth of twelve (12) feet from the Street Wall on Street Types A and Stepback of eight (8) on other Street Types.		
Parking		Standards & Placement - See Section 1149.26A - Parking Standards and Placement		
District Buffer Area		Other than Street Typologies, no development of any kind is allowed within the Buffer Area as shown in the District Standards Map 1149.11B(5).		

¹ Total sum of all Site Frontages facing Streets, including those Site Frontages along Pedestrian Paths with a Build-To-Line.

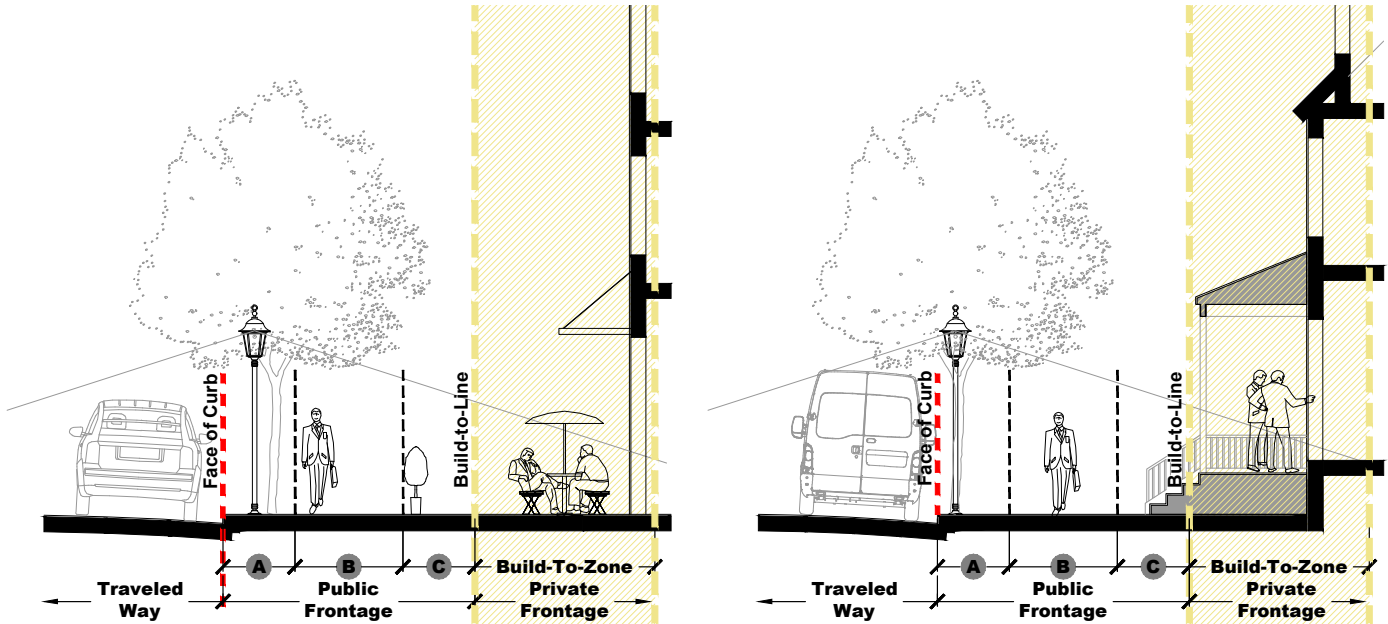
² See Section 1149.25 for Building Height Standards, exceptions and permitted Projections and Encroachments.

1149.22C AFFORDABLE HOUSING REQUIREMENT

- (1) Applicability. All residential development approved within the Severance Overlay Zone shall include Affordable Housing Units as defined in this section. The affordable housing requirements established herein shall apply in proportion to the residential development thresholds established in Section 1149.21B.
- (2) Requirement by Threshold. For each successive residential threshold, a minimum of twenty percent (20%) of the total dwelling units included within that threshold shall be reserved as Affordable Housing Units. For reference, the cumulative requirements are shown below:
- | Unit Threshold | Total Units | Affordable Units |
|----------------|--------------------|------------------------|
| Threshold 1 | 850 units | 170 units |
| Threshold 2 | 1,000 units | 200 units |
| Threshold 3 | 650 units | 130 units |
| Total | 2,500 units | 500 units (20%) |
- (3) Sequencing of Approvals. No additional residential development beyond each successive threshold shall receive site plan or building permit approval until the Affordable Housing Units required for all prior thresholds have been completed and made available for occupancy in accordance with this Section.
- (4) Affordability Levels. Affordable Housing Units shall be made available to households earning up to eighty percent (80%) of the Area Median Income (AMI) for Cuyahoga County, as established annually by the U.S. Department of Housing and Urban Development (HUD).
- (5) Duration of Affordability. Each Affordable Housing Unit shall remain affordable for a minimum of thirty (30) years from the date of initial occupancy. A separate affordability covenant or similar instrument shall be executed and recorded only if the applicant cannot demonstrate that the units are already subject to equivalent long-term affordability restrictions through an existing federal, state, or local affordable-housing financing or regulatory agreement.
- (6) Compliance Review. Compliance with this Section shall be verified as part of the Site Plan approval process described in Section 1149.3. No Certificate of Occupancy shall be issued for any portion of residential development associated with a given threshold until the City confirms that the required Affordable Housing Units for that threshold have been completed and are available for occupancy.
- (7) Affordable Housing Unit. A dwelling unit reserved for occupancy by, and affordable to, households with annual incomes up to eighty percent (80%) of the Area Median Income (AMI) for Cuyahoga County, as published annually by the U.S. Department of Housing and Urban Development (HUD) and adopted by the Ohio Housing Finance Agency (OHFA) for income-restricted housing programs pursuant to Chapter 175 of the Ohio Revised Code.
- (8) Area Median Income (AMI). The median household income for the Cleveland–Elyria, OH HUD Metro Fair Market Rent Area, as established annually by the U.S. Department of Housing and Urban Development (HUD) and used by the Ohio Housing Finance Agency (OHFA) to determine program income limits.

1149.23 PRIVATE FRONTAGES

1149.23A(1) PRIVATE FRONTAGE DIAGRAM



1149.23A PRIVATE FRONTAGE STANDARDS

(2) Private Frontage Standards

(a) All sites shall provide a Private Frontage along each Street and each Pedestrian Path, except:

[1] On Pedestrian Paths, Private Frontages are not required unless a build-to-line has been established by the Zoning Administrator at the request of an Applicant.

[2] Where a site with multiple frontages has provided at least one Private Frontage of a minimum 100 feet in length along the Primary Frontage in compliance with the Frontage Occupancy, the Site's other frontages of less than 55 feet in length are not required to provide a Frontage Occupancy on a Private Frontage.

[3] Where a Site has three Site Frontages, and two of the highest priority Site Frontages comply with its Frontage Occupancy or where a Site has four Site Frontages, and three of the highest priority Site Frontages comply with its Frontage Occupancy, the Zoning Administrator may reduce or remove the Frontage Occupancy requirement for the Site Frontage that is deemed to be the lowest priority.

(b) All buildings shall provide a Principal Entrance on the Primary Frontage.

(3) All Sites shall provide Private Frontages composed of one or more of the permitted Private Frontage Types as defined in Public and Private Frontage Standards in Section 1149.12B. Private Frontage Types are: Storefront, Arcade, Urban, Stoop, Porch, Lightwell, Forecourt, and Terrace Frontages.

(4) Private Frontage Type standards are regulated in the Public and Private Frontage Standards in Section 1149.12B and further clarified below:

(a) Arcade Frontage Standards

[1] A clear distance for pedestrian access between the outer and inner arcade elevations shall be a minimum of 8'

[2] A minimum clear vertical height between sidewalk and the arcade ceiling shall be 10'

(b) Urban Frontage Standards

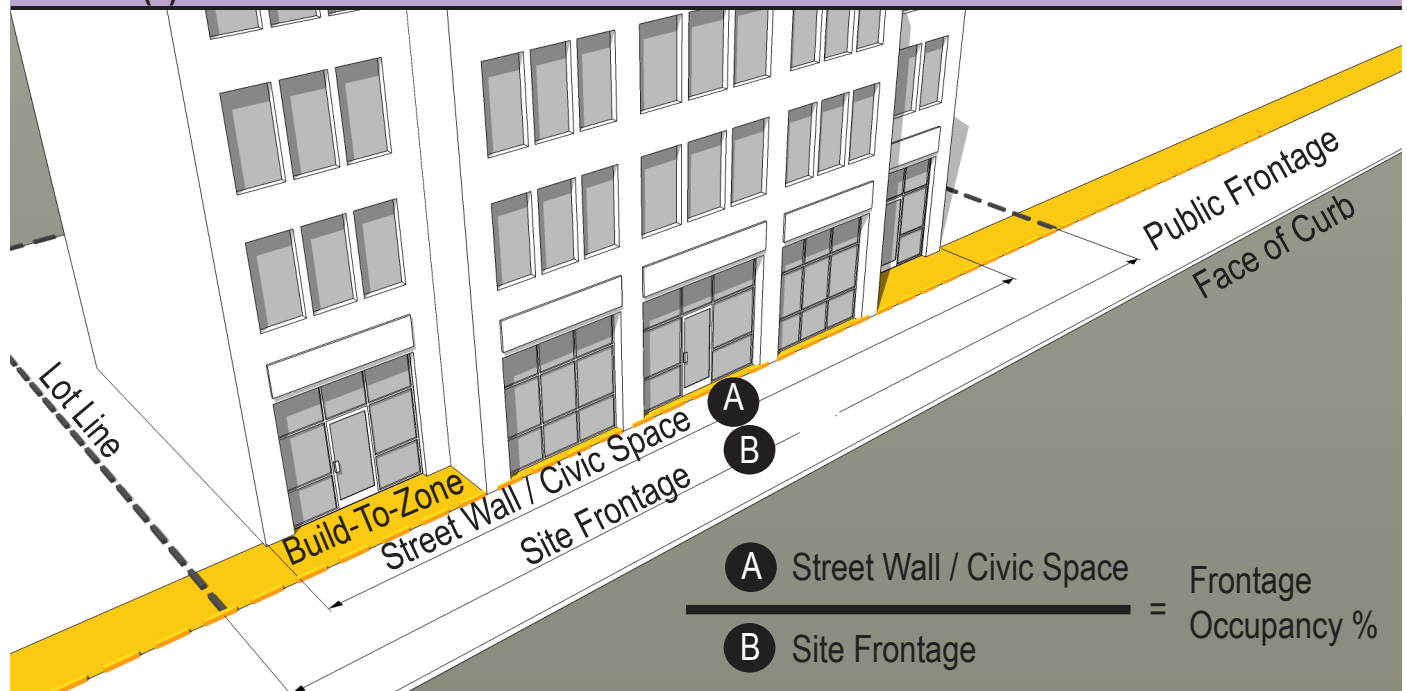
[1] Where a development provides a parking structure facing any Street Type, a minimum of 50% of the street-level, street facing building area located between 2' & 8' above the sidewalk shall provide architectural openings designed to appear as windows, however glass is not required for openings.

1149.23B BUILD-TO-ZONE

- (1) Structural elements of a front building facade, known as a Street Wall, shall be located within the Build-To-Zone if they are to be counted towards the calculation of the Frontage Occupancy.
- (2) To satisfy Frontage Occupancy requirements, the face of the building for the required minimum Street Wall Height and minimum length of the building shall occupy the Build-To-Zone as defined by each Street Type frontage in the Public and Private Frontage Standards in Section 1149.12B. Where a Site complies with the Significant Corner and Terminating Vista standards defined in Sections 1149.49A and 1149.49B, certain portions of the Street Wall shall relieve Step Back requirements defined in Chapter 1149.
- (3) The Build-To-Zone allows building entrance alcoves and expanded sidewalk area for outdoor dining, building facade articulation, inclusion of projected and/or recessed building elements, and building alignment with existing neighboring buildings.

1149.23C FRONTAGE OCCUPANCY

- (1) All developments approved under the Chapter 1149 require buildings to occupy a minimum Frontage Occupancy within the Build-To-Zone as defined by the Public and Private Frontage Standards Table 1149.12B.
- (2) Frontage Occupancy shall be calculated as a percentage by measuring the length of a Street Wall or Civic Space within the Build-To-Zone divided by the length of site frontage.

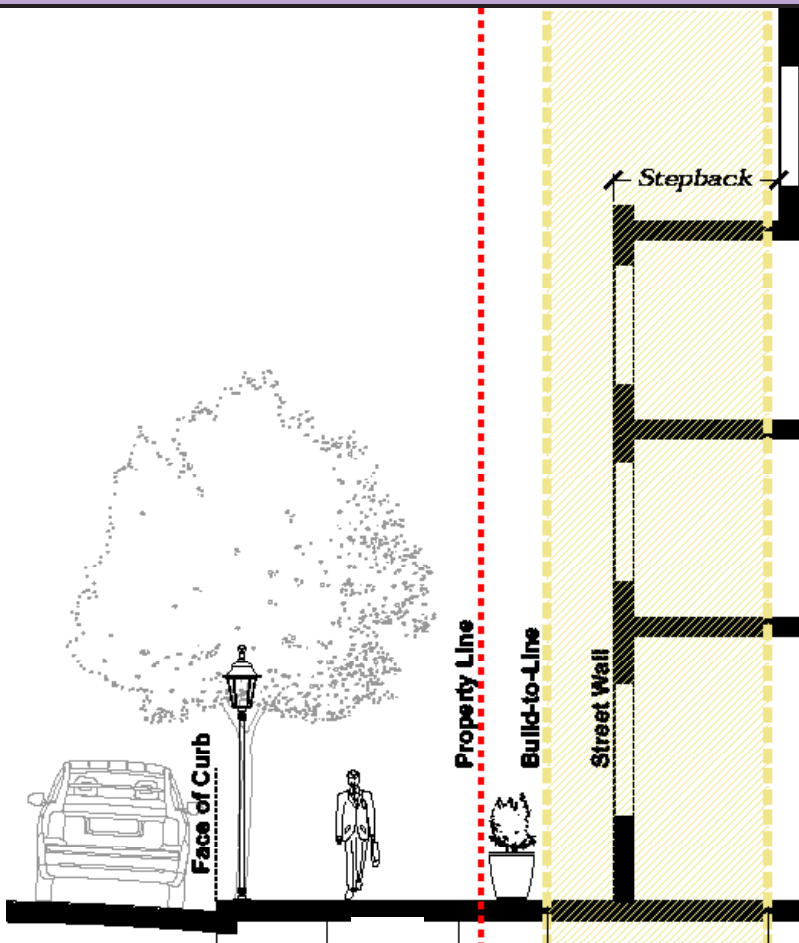
1149.23C(3) BUILD-TO-ZONE AND FRONTAGE OCCUPANCY DIAGRAM

1149.23D STREET WALL

- A. Where a Street Wall is required, it shall comply with the following:
- (a) Minimum Street Wall Height shall be no less than two-stories tall in SO-1 and SO-2 districts.
 - (b) Maximum Street Wall Height shall be no more than 5 stories in the SO-1 district and 4 stories in the SO-2 district. Building stories above the maximum street wall height shall follow the requirements of a Stepback in the building facade as defined in 1149.23E

1149.23E STEPBACK

- A. Those sites with frontages on Street Types A require minimum Stepback depth of twelve (12) feet. All other street types have a Stepback depth of eight (8) feet from the Street Wall.
- B. Where the District Standards Map 1149.11B(5) designates a Significant Corner, the development may qualify for an exemption from the Stepback requirement for up to thirty (30) percent of the Site Frontage, provided they meet the Design Standards in Section 1149.49A.
- C. Where the District Standards Map in 1149.11B(5) designates a Terminating Vista, the development may qualify for an exemption from the Stepback requirement for up to thirty (30) percent of the Site Frontage, provided they meet the Design Standards in Section 1149.49B.
- D. Where the Zoning Administrator determines sites qualify for more than one Stepback exemption, a maximum of sixty (60) percent of the site's frontage can be exempted from the Stepback requirements.

1149.23F STEPBACK DIAGRAM FIGURE

1149.23G ACTIVE EDGE FRONTAGE REQUIREMENTS

- A. All sites designated as having a Retail or Office Requirement or Frequent Entryways Requirement along the edge of blocks shown in the District Standards Map 1149.11B(5), shall comply with this section.
- B. Retail or Office Required: Building frontages in areas where Retail or Office is required on the District Standards Map 1149.11B(5), shall comply with the following standards:
- [1] A development shall provide Retail or Office use for a minimum percentage of the building frontage. Uses are defined in the Table of Permitted Uses 1149.21A.
 - [2] The required minimum percentage of building frontage Retail or Office use occupancy is defined by Street Type as follows:

Street Type A:
Minimum forty percent (40%) of Building Frontage

Street Type B:
Minimum seventy-five percent (75%) of Building Frontage

Street Type C:
Minimum forty percent (40%) of Building Frontage

Street Type D:
Minimum twenty-five percent (25%) of Building Frontage
 - [3] Retail or Office use shall comply with minimum standards of either a Storefront Frontage or an Arcade Frontage as defined in 1149.48A and 1149.48B.
 - [4] Where a building frontage includes a corner along the Build-To-Zone resulting from an intersecting Street or Pedestrian Path, the required Retail or Office use shall extend a minimum of twenty (20) feet along the secondary frontage.
 - [5] The architectural design for the ground floor street level shall provide frequent entryways no further than sixty (60) feet from the end of the building at the Street Wall and the edge of each entryway shall be no greater than (60) feet from a consecutive entryway as measured along the Build-To-Line.
 - [6] Large Retail Occupancy Standard: Where a single ground floor retail occupancy is twenty-thousand (20,000) square feet or greater, the architectural design for the ground floor street level shall provide building entrances no further than one-hundred (100) feet from the end of the building at the Street Wall and the edge of each entryway shall be no greater than one-hundred (100) feet from a consecutive entrance as measured along the Build-To-Line.
- C. Frequent Entryways Required: Building frontages in areas where Frequent Entries are required on the District Standards Map 1149.11B(5), shall comply with the following standards:
- [1] The architectural design for the Building Frontage shall provide building entrances no further than forty (40) feet from the end of the Street Wall and each entryway shall be no greater than forty (40) feet from an adjacent entrances as measured along the Build-To-Line.
 - [3] At Stoop, Porch, Lightwell, Forecourt, and Terrace Private Frontage types the Glazing area percentage shall be determined by measuring the Glazing surface area divided by the surface area of the Street Wall located between the first floor elevation and the underside of the second floor slab.

1149.23H GLAZING REQUIREMENTS

- F. The first story of all Street Walls shall provide a minimum area of window glazing according to standards of Public and Private Frontage Types in Section 1149.12B and as further defined below:
- [1] The window glazing shall be clear, transparent glass unless otherwise approved by the Zoning Administrator.
 - [2] At Storefront, Arcade, and Urban Private Frontage types the Glazing area percentage shall be determined by measuring the surface area of the Glazing divided by the surface area of the Street Wall located between two (2) and eight (8) feet above the elevation of the nearest sidewalk.

1149.24 EDGING ELEMENT STANDARDS

- A. Permitted Edging Elements may be provided within the Build-To-Zone for one-hundred percent (100%) of the Site Frontage except where approved Street Walls, curb cuts, entryways are provided. Edging elements must conform to the requirements of Sections 1149.24A and 1149.24B.

1149.24A TABLE OF PERMITTED EDGING ELEMENTS

Private Frontage Type	Edge Structure	Ornamental Fence	Privacy Fence	Planters	Landscaped Edge
	EE-1	EE-2	EE-3	EE-4	EE-5
PF-1 (Storefront)	P	X	X	P	P
PF-2 (Arcade)	P	X	X	P	P
PF-3 (Urban)	P	P	X	P	P
PF-4 (Stoop)	P	P	X	P	P
PF-5 (Porch)	P	P	X	X	P
PF-6 (Lightwell)	P	P	X	X	X
PF-7 (Forecourt)	P	P	X	P	P
PF-8 (Terrace)	P	P	P	P	P

P = Permitted; X = Prohibited

1149.24B EDGING ELEMENT DESIGN STANDARDS

Edging Element Design Standards are summarized in the table below, and further detailed in the Design Standards Manual in Section 1149.48I

Edging elements	ID	Description	Maximum Height	Prohibited Material
Edge Structure	EE-1	A low masonry wall, platform or stair.	42"	-
Ornamental Fence	EE-2	A semi-transparent fence.	42"	Chain Link
Privacy Fence	EE-3	An opaque fence or wall for screening utility and service areas.	72"	Chain Link
Planters	EE-4	Landscaped planters with spacing of not less than 8' clear.	72"	Plastic
Landscaped Edge	EE-5	A hedge or row of plants and/or flowers.	42"	Plastic

1149.25 ARCHITECTURAL DESIGN STANDARDS

Architectural Design Standards detail the Significant Corners, Terminating Vistas, Finished Floors of Buildings, Horizontal Expression Lines, Building Massings, Building Materials, and Signage in the Architectural Design Standards Manual in Section 1149.49.

1149.25A HEIGHTS

- | | |
|--|--|
| <p>(1) Ground floor uses with Storefront, where required, shall have a minimum clear height of 10 feet.</p> <p>(2) Building height exceptions are permitted in accordance with Section 1510 (Rooftop Structures) of the State Building Code.</p> | <p>(3) Building Height at Stepbacks</p> <p>(a) See Development Standards in Section 1149.21B(2) for maximum building height before a building setback is required.</p> |
|--|--|

1149.25B PROJECTIONS AND ENCROACHMENTS

- | | |
|---|--|
| <p>(1) Building projections shall be permitted to encroach into a front, side, or rear yard setback, and across a Build-To-Line provided that:</p> <p>(a) Structural encroachments shall provide a minimum of fourteen (14) feet of clearance over a public sidewalk or right of way.</p> <p>(b) Architectural encroachments such as cornices or canopies that are not occupied space shall provide a minimum of ten (10) feet of clearance over a public sidewalk or right of way.</p> | <p>(c) Projections shall not be included in the calculation of building footprint or impervious coverage.</p> <p>(d) Signs, awnings, overhangs and similar elements, if determined by the Zoning Administrator to be consistent with the regulations and intent of the frontages, may encroach beyond a Build-To-Line.</p> |
|---|--|

1149.26 PARKING**1149.26A DISTRICT PARKING STANDARDS & PLACEMENT**

- | | |
|--|---|
| <p>(1) Parking, on-street or off-street, in open lots, and/or in enclosed structures, are permitted as accessory to any permitted use.</p> <p>(2) District parking standards are applicable to all uses. Accessory off-street parking spaces, open and/or enclosed, shall be provided for any use specified in the Table of Permitted Uses 1149.21A.</p> <p>(3) District Parking Placement</p> <p>(a) There shall be no open or enclosed parking at the sidewalk level within sixteen (16) feet of the Build-To-Line.</p> <p>(b) On-Street parking spaces along the frontage of a lot, shall count towards satisfying total parking demand for a site.</p> <p>(4) District Standards for, and Placement of, Loading Spaces</p> <p>(a) Loading, on-street or off-street, in open lots, and/or in enclosed structures, are permitted as an accessory use to any permitted use of a site.</p> | <p>(b) Loading spaces may be designed to the dimensions needed to accommodate specific types of vehicles based on the activity and permitted use for which the loading is required.</p> <p>(c) Loading spaces may serve and count towards multiple functions of a site. For instance, a loading space may also double as a marked drop-off space.</p> <p>(d) Loading spaces may have signed use restrictions based on day of the week, time of the day, or hours of operation.</p> <p>(e) On-street spaces marked for the purposes of loading within the frontage of a site, shall count towards meeting loading requirements of a permitted use.</p> |
|--|---|

1149.26B SCHEDULE OF DISTRICT PARKING AND LOADING STANDARDS

RETAIL	PARKING /	LOADING
Retail	1sp/600sf	0sp for 0sf to 4,999sf 1sp for 5,000 to 14,999sf
Restaurant	1sp/400sf	2sp for 15,000 to 29,999sf 3sp for 30,000 to 59,999sf
Wholesale	1sp/2,000sf	1 additional space per +40ksf

OFFICE

Office	1sp/600sf	0 sp up to 4,999sf 1sp for 5,000sf to 24,999sf
Medical Office	1sp/450sf	2sp for 25,000sf to 49,999sf
Research & Development	1sp/400sf	3sp for 50,000sf to 99,999sf
Professional Service	1sp/400sf	4sp for 100,000sf and above

RESIDENTIAL⁽¹⁾

Multifamily	1.00sp/du	1 space per building
Senior Housing	0.50sp/du	Loading space may be used for parking by building maintenance staff vehicle(s).
Dormitory	0.25sp/du	
Residential Care Facilities	0.25sp/du	
Nursing/Assisted Living	0.25sp/du	
Townhouse	1.00sp/du	No Loading Requirements
Live-Work	1.00sp/du	
Cottage Courts	1.00sp/du	

ENTERTAINMENT/ CULTURAL/ ARTS

Entertainment/Cultural/Arts ⁽²⁾	1sp/450sf	0 sp up to 4,999sf 1sp for 5,000sf to 24,999sf
Catering Hall/ Event Space	1sp/450sf	2sp for 25,000sf to 49,999sf 3sp for 50,000sf to 99,999sf
Micro-brewery	1sp/450sf	4sp for 100,000sf and above

HOSPITALITY ⁽¹⁾	PARKING /	LOADING
Hotel	0.8sp/room	1sp/100 rooms
Inn / Bed & Breakfast	0.8sp/room	

INSTITUTIONAL / CIVIC

Religious / Charity	1sp/500sf	1 space per building
Healthcare / Hospital	1sp/500sf	Loading space may be used for parking by building maintenance staff vehicle(s).
Government	1sp/500sf	
Library	1sp/750sf	
Community Facility	1sp/600sf	
Indoor Recreation	1sp/800sf	
Educational Use	1sp/500sf	

LIGHT INDUSTRIAL

Artisan Production	1sp/1,000sf	1 space per building
Data Information Center	1sp/8,000sf	Loading space may be used for parking by building maintenance staff vehicle(s).
Urban Agriculture	1sp/2,000sf	
Small-Scale Renewable Energy	(None)	

Parking Schedule, Units of Measure:

sp	Parking Spaces
sf	Square Feet
ksf	Square Feet (in Thousands)
room	Guest Suites (of Hotels or Inns)
bed	Bedrooms (of Residential Care Facilities)

1149.26C RIDE SHARE PICKUP AND DROP-OFF

- (1) Applicability. A designated Ride Share Pickup and Drop-Off Area shall be provided for any nonresidential or mixed-use building containing forty-thousand (40,000) square feet or more of gross floor area; and any residential or mixed-use building containing eighty (80) or more dwelling units.
- (2) Location and Design. Each required Ride Share Area shall be located on-site or directly adjacent to the development site, positioned to minimize interference with pedestrian, bicycle, and emergency vehicle circulation. The Ride Share Area shall be clearly marked and signed for temporary standing only, with pavement markings and signage indicating "Rideshare Loading Only - 5-Minute Limit."
- (3) Ride Share Areas shall accommodate a minimum of one (1) standard passenger vehicle space and a maximum of two (2) spaces, regardless of total floor area or dwelling units.
- (4) Alternative Compliance. The Zoning Administrator may approve an alternative configuration or shared use of existing loading spaces, on-street parking, or short-term standing zones to satisfy this requirement, provided the applicant demonstrates that:
 - [a] The shared or alternative location will maintain safe pedestrian and vehicular operations; and
 - [b] The Ride Share Area will remain accessible during the building's typical peak arrival and departure periods.

1149.26D DISTRICT PARKING STANDARDS

- (1) Shared use of parking.
 - (a) The total number of parking and loading spaces required for a given site shall be the sum of the requirements for each individual use, except that such total may be reduced in the Severance Overlay Zone by the Planning Commission where the applicant demonstrates that the capacity of the facility will satisfy the purposes of this chapter by reason of variation in the probable time of peak use by residents, visitors, patrons, deliverers and/ or employees as well as use of alternative modes of transportation.
- (2) The applicant may submit a Parking Management Plan by using the standards provided in the most recent edition of Shared Parking published by the Urban Land Institute and/or other supporting nationally and locally recognized standards to demonstrate to the maximum aggregate parking demand required after calculating for each use of a site. Where two or more uses on the Site (or Off-Site locations) are able to share the same parking spaces because their peak parking demands occur at different times, the same parking spaces may be counted towards the satisfaction of the parking requirements for each use. This calculation of peak demand may be formalized through the approval of a Parking Management Plan by the Planning Commission.

Any Parking Management Plan submitted for approval shall include:

 - (a) The names of the uses that will share the parking.
 - (b) The location and number of parking spaces to be shared.
 - (c) An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of all uses as prepared by a parking consultant or traffic engineer.
 - (d) A legal instrument such as a lease, easement or deed restriction that guarantees the parking will be provided on-site or off-site so long as the associated uses remain, access to the parking for multiple uses according to an approved Parking Management Plan, the time periods under which each use will have rights to count spaces for purposes of the space requirements, and restrictions on the hours of operation of each use, which shall be submitted to the Zoning Administrator for review and approval.
- (3) Approval of Shared Parking: The Planning Commission may grant an application for shared parking associated with a Parking Management Plan if it finds that:
 - (a) The analysis provided presents a realistic projection of parking demands likely to be generated.
 - (b) Peak demand is sufficiently distinct so that the Planning Commission is able to clearly identify a number of spaces for which there will be limited overlap of parking demand.
 - (c) Rights to the use of spaces are clearly identified so as to facilitate enforcement.
- (4) Where applicants can demonstrate that parking space reductions are justified, the minimum number of parking spaces required to be provided by an applicant seeking Site Plan approval, may be reduced. The following parking space reductions from the total requirements may be granted by the Zoning Administrator where an applicant demonstrates such reductions are justified:
 - (a) Non-Reserved Parking: For parking facilities of greater than fifty (50) spaces applicants are eligible for up to a ten percent (10%) parking reduction where all of the residential parking is not reserved or dedicated for individuals or groups. The approval and allowance of such reductions shall be at the discretion of the Zoning Administrator.
 - (b) Attendant and Valet Parking: For parking facilities, or portions of, greater than fifty (50) spaces offering attendant parking facilities operated at least sixteen (16) hours per day, up to a fifteen percent (15%) parking reduction shall be available at the discretion of the Zoning Administrator. Parking facilities, or portions of, designed exclusively for use by attendant parking facilities may be designed to permit tandem parking and other compact formats.
 - (c) Car Share Parking: For facilities, or portions of, with twenty (20) spaces or more, total required parking spaces may be reduced by three (3) conventional parking spaces for every one car share space provided up to a maximum of a fifteen percent (15%) reduction of the total parking required.
 - (d) Maximize Shared Parking The Applicant shall work with the Zoning Administrator to ensure that, to the extent possible, any new parking is available for shared use and/or public use.

1149.26D DISTRICT PARKING STANDARDS

- (5) After considering all parking reductions permitted above, in no event shall the total required parking be reduced by more than thirty percent (30%) below the base requirements
- (6) Off-Site Parking
 - (a) Off-Site Municipal or Private Parking may be provided within one-thousand (1,000) feet from such site.
 - (b) Up to one-hundred percent (100%) of on-site parking demand may be fulfilled through off-site parking arrangements provided the applicant can demonstrate legal documentation of such parking arrangements to the satisfaction of the Zoning Administrator.
- (7) Mechanical Parking. Applicants seeking to utilize mechanically-assisted and/or automated parking facilities must demonstrate that safety, operational, and dimensional design considerations have been met in order to receive permission to use such assisted facilities as an alternate parking facility type.
- (8) Fee-In-Lieu of Parking
 - (a) The Fee-in-Lieu of parking shall be twenty-thousand (\$20,000) per parking space.
 - (b) The fee-in-lieu payments are a one-time fee, applicable to a specific site plan application. The fee shall be established at site plan approval.
 - (c) The fee-in-lieu payments shall be dedicated to the construction and operation of shared use and/or public use parking facilities. Construction and operation of transit facilities and/or transit service(s) that will reduce the overall demand for parking within the Severance Overlay Zone.
 - (d) The City of Cleveland Heights may accept such fees to replace a portion of the required parking spaces which will not be provided on site, however in no case shall the reduction of parking exceed the standards established in this section.
 - (e) Administration. The Zoning Administrator shall maintain and publish the current Fee-in-Lieu of a Parking Space rate, subject to annual adjustment based on the Consumer Price Index (CPI) or other approved construction cost index. Fees shall be paid prior to issuance of a Building Permit.

CHAPTER 1149.3 ADMINISTRATION**1149.31 SITE PLAN SUBMISSION REQUIREMENTS**

- A. The Planning Commission shall approve or deny a site plan application in accordance with Chapter 1149 and as advised by the zoning administrator.
- B. All applications for site plan approval shall include the following information:
 - (1) Plat, plot plan. Plat, property lines of the parcel or parcels proposed for development including existing utilities, easements, street rights of way, and locations of existing principal buildings and land uses on adjacent parcels and across existing streets, along with permanent parcel numbers of the development and adjacent parcels.
 - (2) Topography. Topographic maps of existing and generally proposed grading contours at not greater than two (2) foot intervals, including integration into and topography on adjacent properties, wooded areas and trees of substantial size. The topography may be included on the plot plan.
 - (3) Principal and accessory buildings. The number, height, location of proposed dwelling units, nonresidential uses, recreational facilities and public uses, along with documentation of compliance with permitted uses.
 - (4) Circulation. The proposed system of circulation, details for access, methods for control, and an assessment of the impact of the proposed development on the existing circulation system.
 - (5) Parking areas. The layout, dimensions and estimate of the number of parking spaces, the landscaping and other design features of the parking area and types of pavement, the loading and unloading areas.
 - (6) Outdoor lighting fixtures. The location, type and illumination intensity of all outdoor lighting fixtures.
 - (7) Signs. Indication of the size, location, color and nature of any existing or proposed signs on the property.
 - (8) Outdoor storage. The location and layout of all outdoor storage including storage of waste materials and trash receptacles.
 - (9) Architectural drawings. Conceptual floor plans demonstrating build-to-zone and occupancy compliance and conceptual elevations of private frontages demonstrating compliance with architectural standards.
 - (10) Phasing, sequencing of project. A detailed statement of the phasing and staging of specific elements of the plan, including a proposed construction sequencing schedule.
 - (11) Utilities. Show proposed location of new utilities and authority to connect these into existing infrastructure. Stormwater must address requirements of Chapter 1335, Stormwater Management.
- C. The Zoning Administrator may waive certain submission requirements that are deemed unnecessary for the review and evaluation of a proposed development.

1149.32 PRELIMINARY APPLICATION PROCESS

- A. Purpose. The preliminary application process is intended to ensure early coordination between the Applicant and the Technical Advisory Committee (TAC) to identify issues related to site layout, street type, public frontage, civic space, and other design and infrastructure considerations prior to formal submission.
- B. First Meeting with Applicant and TAC. A first meeting shall be scheduled at a mutually agreed upon time following the Applicant's request for preliminary review. The Applicant shall provide sufficient conceptual materials to allow TAC members to evaluate the proposal's general conformance with the Severance Overlay Zone.
- C. Second Meeting with Applicant and TAC. A second meeting shall be held within thirty (30) days of the later of:
 - [1] The Applicant's submission of an amended draft application incorporating revisions requested at the first meeting, or
 - [2] The date of the initial TAC meeting, should no revisions be requested.
 - [3] In all cases, the second meeting shall occur no later than six (6) months from the date of the first meeting.
- D. Completion of Preliminary Review. Upon conclusion of the second meeting, or upon written confirmation from the Zoning Administrator that the preliminary review is complete, the Applicant may proceed to Official Plan Submission Review.

1149.33 OFFICIAL PLAN SUBMISSION REVIEW

- A. Official Submission. Following completion of the preliminary review process, the Applicant may submit a formal Site Plan Application to the Planning and Development Department in accordance with Section 1149.31 Site Plan Submission Requirements.
- B. Distribution to Reviewing Bodies. Within twenty (20) days of receipt of a complete application, the Planning and Development Department shall distribute the full submission to the TAC and the Architectural Board of Review (ABR) for review and comment.
- C. Architectural Board of Review Action. The ABR shall provide written comments and recommendations to the Planning Commission within thirty (30) days of receiving the submission from the Planning and Development Department.
- D. Planning Commission Decision. The Planning Commission shall render a decision to approve, approve with procedural conditions, or deny the Site Plan within forty-five (45) days of the later of:
 - (1) The date of receipt of written comments and recommendations from the ABR; or
 - (2) Thirty (30) days following the ABR's receipt of the submission from the Planning and Development Department, if no comments have been received.
- E. Extensions. The Planning Commission may, upon written request from the Applicant, grant a reasonable extension of any deadline under this section, provided such extension does not exceed sixty (60) days in total and does not unreasonably delay concurrent administrative or legislative review processes.

1149.34 SUB-DIVISION AND OWNERSHIP

- A. All or any portion(s) of land area within a district defined by Chapter 1149 may be subdivided either horizontally or vertically for purposes of sale, lease or mortgage, to support financing of component project elements, and/or (to the extent permitted by law) tax lot creation provided that all lots, parcels or development sites so created shall be developed and used in accordance with the site plan, this article, and compliance with the relevant requirements of State and Local Law. All applications for subdivision must be approved by the Planning Commission.
- B. Where a lot is proposed for development under the terms on this article, and where the lot is comprised of multiple parcels of land, the parcels need not be under single ownership, so long as all owners consent to the application. Subsequent to approval of any site plan pursuant to this article, the owner(s) may vertically or horizontally subdivide the site into one or more lots for the purpose of taxation, financing, ownership or other purpose, without meeting bulk and area requirements of this chapter, provided that no development or use within the subsequently created lots will be permitted except as shown on the approved site plan or subsequently approved plan.
- C. A subdivision plat shall be recorded in accordance with the administrative procedures of the City of Cleveland Heights. The authority to approve site plans and subdivisions under the Severance Overlay Zone is vested in the Planning Commission.

1149.35 CHAPTER AMENDMENTS

- A. Chapter 1149 may be amended from time to time in accordance with Title 11. Prior to adopting an amendment, the City Council shall refer such proposed amendment(s) to the Planning Commission and the New Communities Authority (NCA) board (if an NCA is in effect) for comment.
- B. If comments are not received within 30 days of such referral, the City of Cleveland Heights may enact the amendment without receiving such comment. All such amendments shall be consistent with the most current City of Cleveland Heights Master Plan.

1149.36 SITE PLAN AMENDMENTS

- A. Proposed amendments to site plans shall be presented first to the Zoning Administrator, who shall determine whether an additional preliminary application, plan review, and/or approvals by the Planning Commission are required (major amendments) or if an expedited administrative approval by the Zoning Administrator is adequate (minor amendments).
- B. The Zoning Administrator, may establish and adopt criteria for determining the degree of change to a site plan that triggers the need for a new application and full approval process.

1149.37 DURATION OF APPROVALS

- A. All site plans and/or subdivisions approved under the provisions of Chapter 1149 shall remain valid for a period of two years from the date of site plan approval and an applicant shall obtain necessary building permits and other approvals from permitting agencies and commence construction within such time period.
- B. Approvals shall expire after two years unless the applicant can show good cause for its failure to obtain a building permit, in which case an extension of up to one year may be granted by the Planning Commission. If construction is suspended for a period greater than one (1) year, the Planning Commission shall be empowered to notify the applicant and revoke the permit if such construction suspension is not found to be for good cause.
- C. Good Cause for Revocation. A finding by the Planning Commission that circumstances beyond the reasonable control of the Applicant have prevented timely continuation or completion of construction or the obtaining of necessary permits. Such circumstances may include, but are not limited to:
 - (1) Delays in securing financing, permits, or approvals from other governmental or regulatory entities;
 - (2) Supply chain, labor, or material shortages affecting the project's ability to proceed as approved;
 - (3) Acts of God, natural disasters, or other emergency events impacting construction; or
 - (4) Documented revisions to development phasing or partnerships approved or acknowledged by the Zoning Administrator as consistent with the intent of the approved site plan.
 - (5) Delays resulting solely from market speculation, lack of diligence, or changes in ownership shall not constitute good cause.

CHAPTER 1149.4 DESIGN STANDARDS MANUAL

1149.41 INTENT AND PURPOSE

- A. In order to create buildings that contribute to the redevelopment and revitalization of the Severance Town Center as intended by the Recommended Action Plan and based on the input of Cleveland Heights as documented, and to contribute to the long-term sustainability of the districts, streets, frontages, and street wall designs shall be guided by the standards contained in Section 1149.4.
- B. The purpose of Section 1149.4 is to institute legally enforceable regulations pertaining to design elements of the Traveled Way, Public Frontages, and Private Frontages within the defined district(s) of the Severance Overlay Zone. Where guidelines are created, the purpose is to clarify the intent and ensure that the integrity of the Severance Town Center is achieved through visual appeal of the civic realm.
- C. Where terms “may”, “can”, “should”, or their synonyms are used, the intent is to provide guidance to achieve the design intent of this section.

1149.42 STREET TYPE DESIGN STANDARDS

- A. The standards in this section apply to Streets, Access Lanes, and Pedestrian Paths. Where appropriate it can also define features of Pedestrian Trails.
- B. Section 1149.43 is a Table of Permitted (and prohibited) Private Frontages for Street Types A, B, C, and D.
- C. Section 1149.44 is a Table of Permitted (and prohibited) Private Frontages for Path Types P.
- D. Pedestrian Trails are also shown in Table 1149.44 but are not an applicable condition for establishing a Built-To-Line and/or for permitting Private Frontages.
- E. **Drive Lanes**
Are dedicated to the public access and movement of people, goods, and services by vehicle and shall be a minimum width of 9 feet unless approved otherwise by the Planning Commission.
- F. **Access Lanes**
Are dedicated to limited or low frequency access for vehicles, services, egress, emergency response, and/or pedestrian movement to a site and/or across a site.
- G. **Drainage**
All new streets should endeavor to utilize natural drainage or alternate systems as approved by the Planning Commission, provided that they are feasible, provide ecological benefit, and are supported by the Director of Public Works.
- H. **Cul-de-sacs**
Cul-de-sacs and other dead ends shall be prohibited unless a connection to a Pedestrian Path or Pedestrian Trail is provided at the terminus.
- I. **Bicycle Lane**
Where a Bicycle Lane is planned or intended, it will be incorporated into design as recommended by the Director Public Works.
 - (1) Bicycle Lanes shall be striped, signed, and marked.
 - (2) All Shared Lanes shall provide signage and pavement markings.
- J. **Curb, Crosswalks, and Ramps**
 - (1) The effective radii of curbs at intersections of new streets shall be 18 feet on A street types, and 12 feet on the remaining street types. Where needed, larger effective turning radii shall be given for the movement of emergency vehicles along emergency access routes.
 - (2) Curbs can be rolling or flat where alternate drainage systems, including bioswales, are provided.
 - (3) Flat or rolled curbs are allowed as a design feature to accommodate larger effective turn radii as needed.
 - (3) Crosswalks shall be marked.
 - (4) Curb extensions with perpendicular curbs, ramps, and landscaping shall be incorporated at crosswalks where possible.
 - (5) New and reconfigured streets shall meet ADA standards in all areas where feasible.
- K. **Center Medians**
When medians are included in Street Types, they shall be designed in keeping with the dimensions shown for the given street type.

1149.43 TABLE OF PERMITTED PRIVATE FRONTAGES

STREET TYPE / FRONTAGE		PF-1	PF-2	PF-3	PF-4	PF-5	PF-6	PF-7	PF-8
		STOREFRONT	ARCADE	URBAN	STOOP	PORCH	LIGHTWELL	FORECOURT	TERRACE
A	Access/Perimeter	P	P	P	P	X	X	P	P
B1/B4	Boulevards	P	P	P	X	X	X	P	P
B2/B3	Boulevards	P	X	X	X	P	P	P	P
C	Local Streets	P	X	X	P	P	P	P	P
D	Service Lanes	P	X	P	P	P	P	P	P

P = Permitted

X = Prohibited

1149.43A STREET A-1

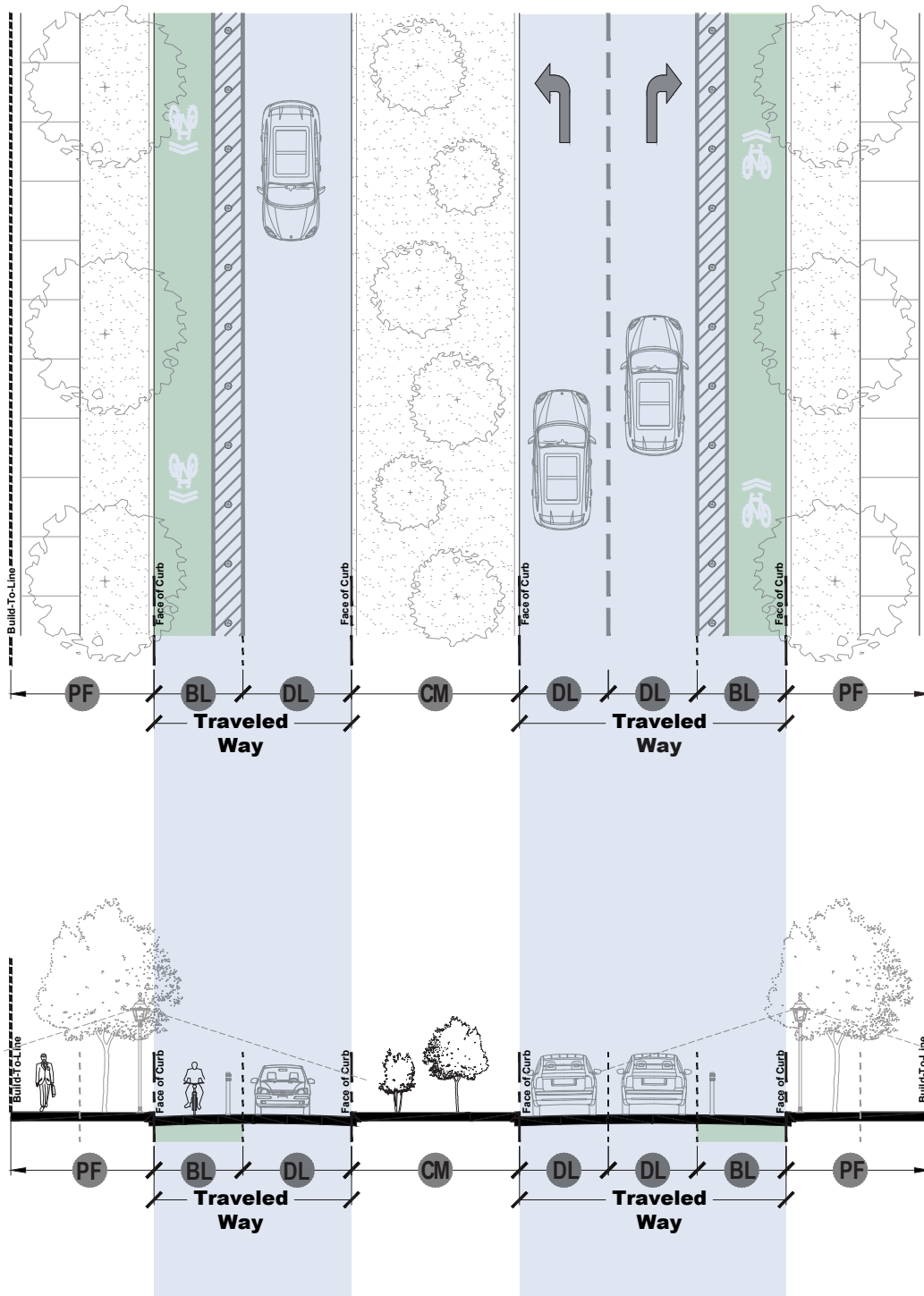
One Lane Inbound / Two Lanes Leading to Signalized
Intersections / Center Median / Protected Bike Lanes
Minimum Required Right-of-Way Width: 93'

Street Section
Elements
Dimensional
Standards

ID	Width
PB	9'-0"
CM	Min. 8'
DL	Min. 9'
PF	14'-6"

LEGEND

AP	ANGLED PARKING
BL	BICYCLE LANE
CM	CENTER MEDIAN
CS	CIVIC SPACE
CT	CYCLE TRACK
DL	DRIVE LANE
LA	ACCESS LANE / PATH
PB	PROTECTED BIKE LANE
PF	PUBLIC FRONTAGE
PM	PARKING MEDIAN
PP	PARALLEL PARKING
SU	SHARED USE SHOULDER
VA	VEGETATED AREA



1149.43B STREET A-2

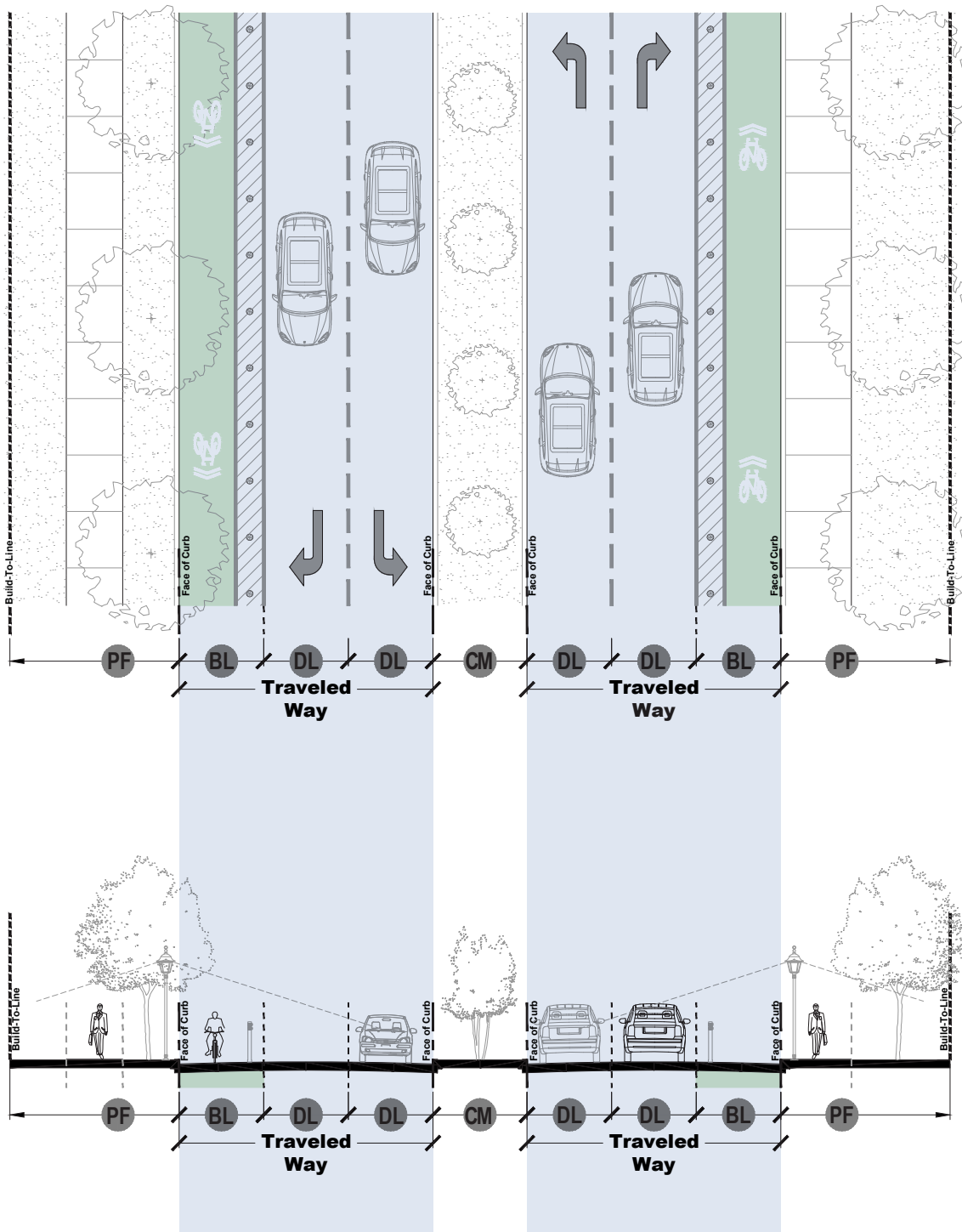
Two Lanes in Each Direction
 Landscaped Center Median / Protected Bike Lanes
 Minimum Required Right-of-Way Width: 100'

Street Section
 Elements
 Dimensional
 Standards

ID	Width
PB	9'-0"
CM	10'-0"
DL	9'-0"
PF	18'-0"

LEGEND

- AP ANGLED PARKING
- BL BICYCLE LANE
- CM CENTER MEDIAN
- CS CIVIC SPACE
- CT CYCLE TRACK
- DL DRIVE LANE
- LA ACCESS LANE / PATH
- PB PROTECTED BIKE LANE
- PF PUBLIC FRONTAGE
- PM PARKING MEDIAN
- PP PARALLEL PARKING
- SU SHARED USE SHOULDER
- VA VEGETATED AREA



1149.43C STREET A-3

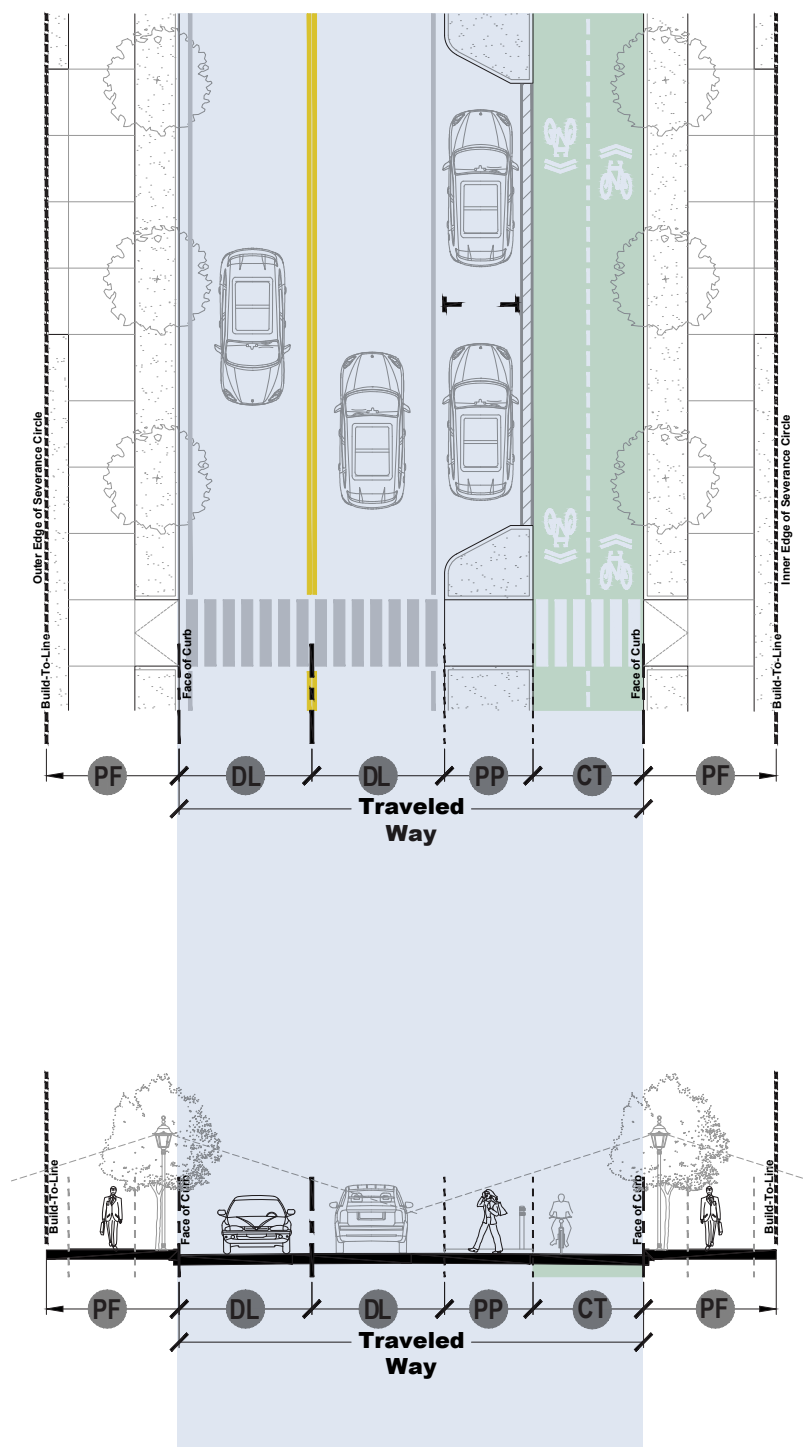
One Lane Each Direction / Parallel Parking
(Alternating with Median) / Cycle Track
Minimum Required Right-of-Way Width: 66'

Street Section
Elements
Dimensional
Standards

ID	Width
CT	10'-0"
PP	8'-0"
DL	12'-0"
PF	12'-0"

LEGEND

AP	ANGLED PARKING
BL	BICYCLE LANE
CM	CENTER MEDIAN
CS	CIVIC SPACE
CT	CYCLE TRACK
DL	DRIVE LANE
LA	ACCESS LANE / PATH
PB	PROTECTED BIKE LANE
PF	PUBLIC FRONTAGE
PM	PARKING MEDIAN
PP	PARALLEL PARKING
SU	SHARED USE SHOULDER
VA	VEGETATED AREA



1149.43D STREET B-1

One Lane Each Direction / Angled Parking
Minimum Required Right-of-Way Width: 96'

Street Section
Elements
Dimensional
Standards

**Element
Width**

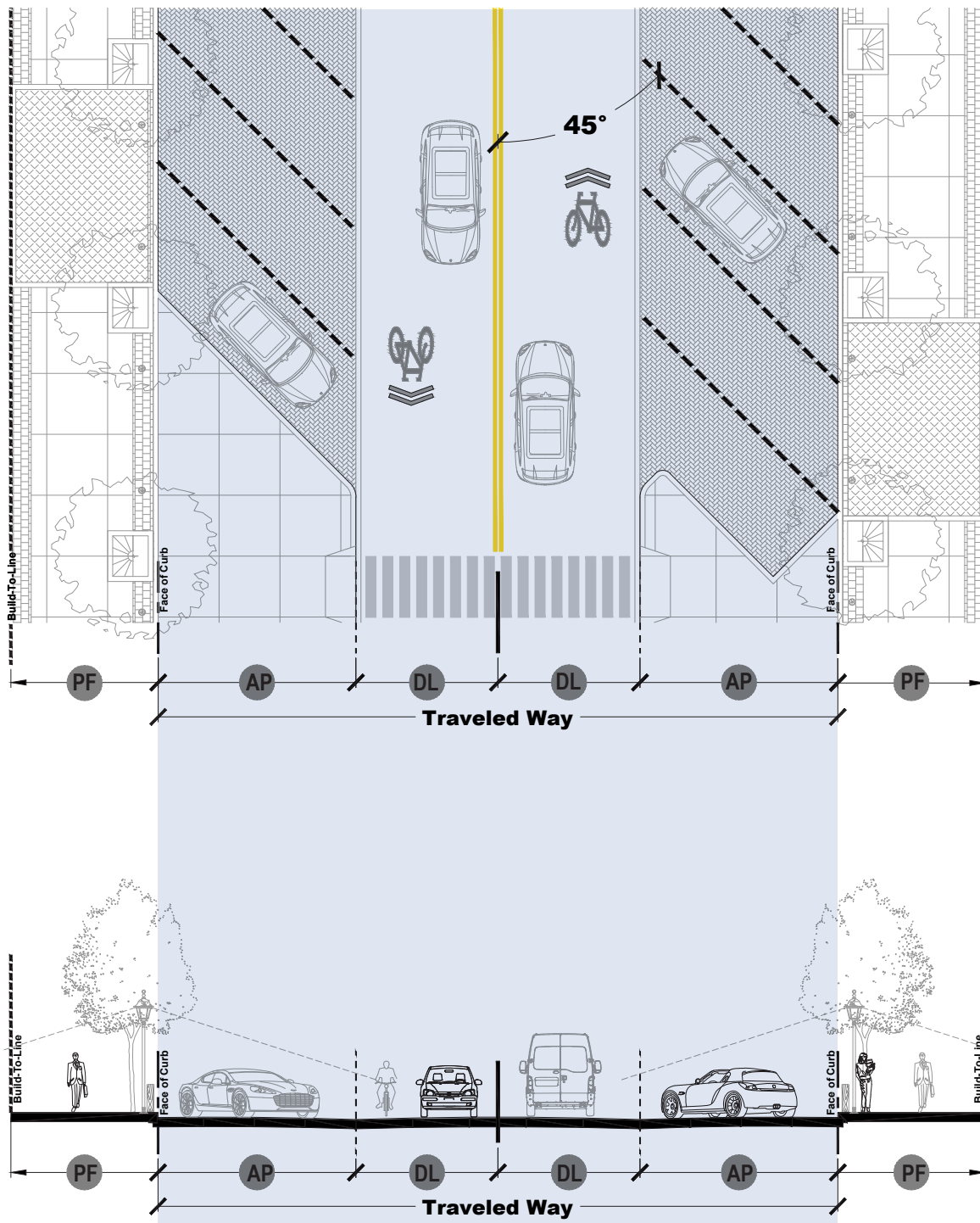
AP - 20'-0"

DL - 14'-0"

PF - 14'-6"

LEGEND

- AP ANGLED PARKING
- BL BICYCLE LANE
- CM CENTER MEDIAN
- CS CIVIC SPACE
- CT CYCLE TRACK
- DL DRIVE LANE
- LA ACCESS LANE / PATH
- PB PROTECTED BIKE LANE
- PF PUBLIC FRONTAGE
- PM PARKING MEDIAN
- PP PARALLEL PARKING
- SU SHARED USE SHOULDER
- VA VEGETATED AREA



1149.43E STREET B-2

One Lane Each Direction / Protected Bikes Lanes

Minimum Required Right-of-Way Width: 80'

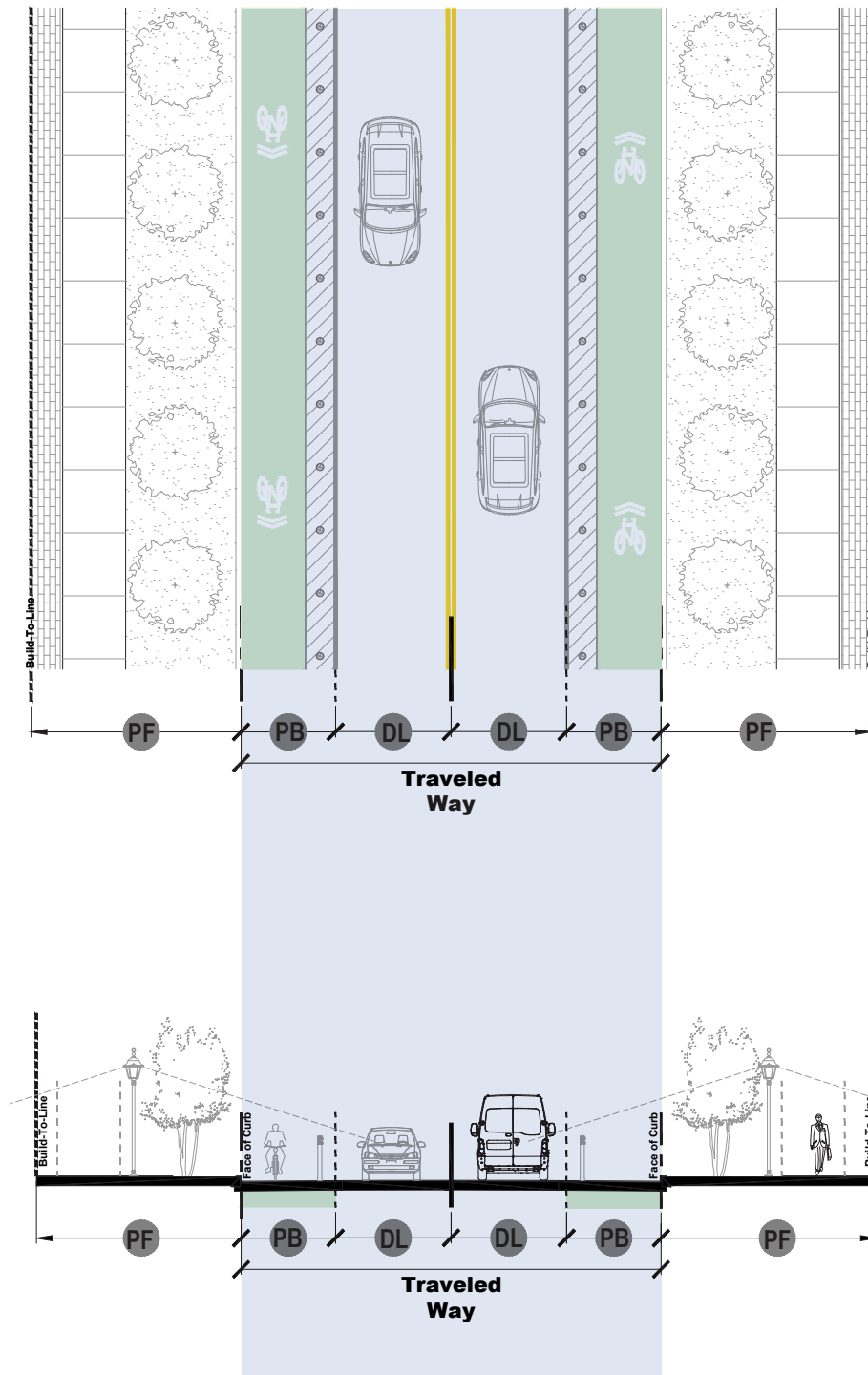
Street Section Elements

Dimensional Standards

ID	Width
PB	9'-0"
DL	11'-0"
PF	20'-0"

LEGEND

- AP** ANGLED PARKING
- BL** BICYCLE LANE
- CM** CENTER MEDIAN
- CS** CIVIC SPACE
- CT** CYCLE TRACK
- DL** DRIVE LANE
- LA** ACCESS LANE / PATH
- PB** PROTECTED BIKE LANE
- PF** PUBLIC FRONTAGE
- PM** PARKING MEDIAN
- PP** PARALLEL PARKING
- SU** SHARED USE SHOULDER
- VA** VEGETATED AREA



1149.43F STREET B-3

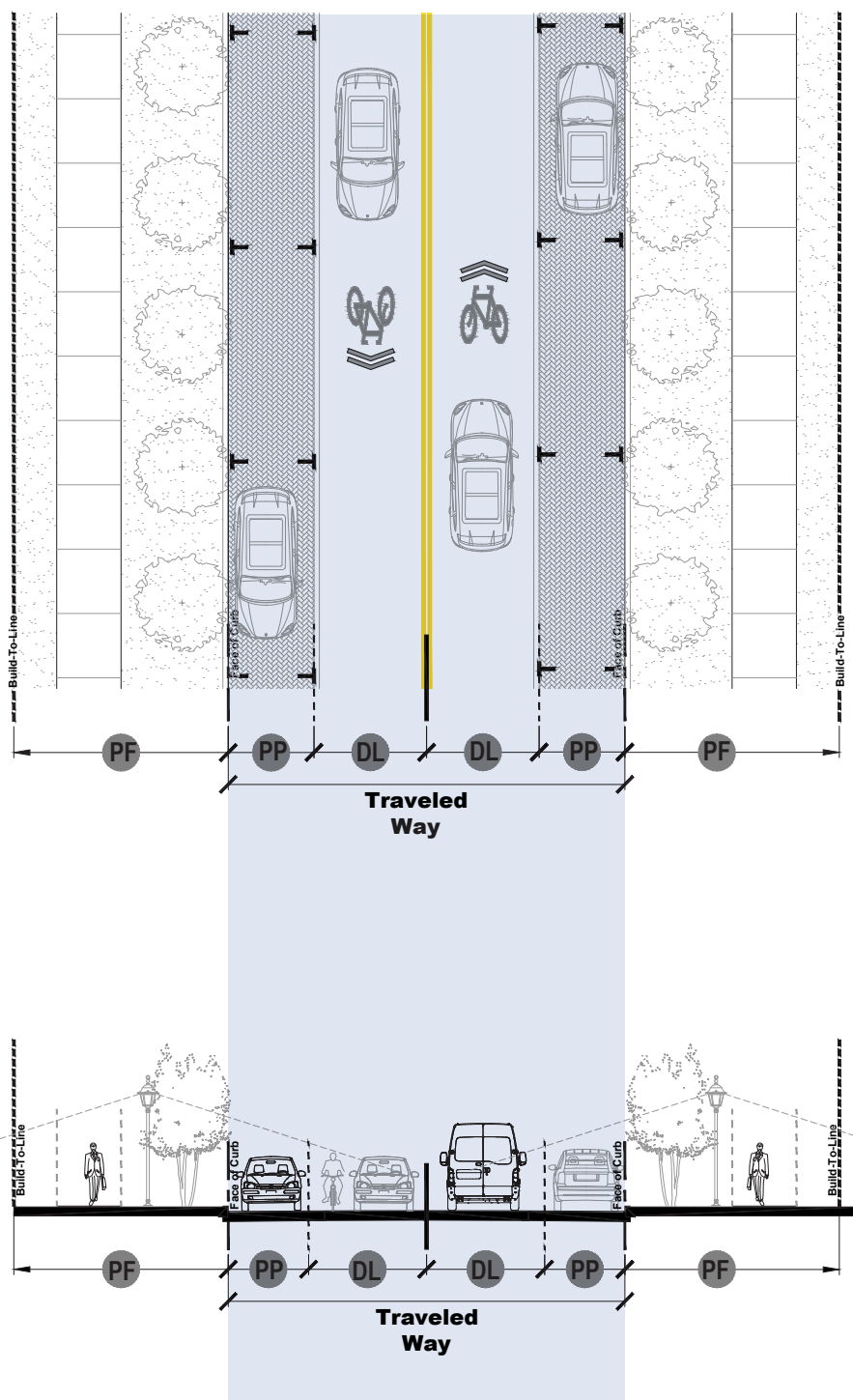
One Lane Each Direction / Parallel Parking
Bikes Share the Lane
Minimum Required Right-of-Way Width: 77'

Street Section
Elements
Dimensional
Standards

ID	Width
DL	10'-6"
PP	8'-0"
PF	20'-0"

LEGEND

- AP ANGLED PARKING
- BL BICYCLE LANE
- CM CENTER MEDIAN
- CS CIVIC SPACE
- CT CYCLE TRACK
- DL DRIVE LANE
- LA ACCESS LANE / PATH
- PB PROTECTED BIKE LANE
- PF PUBLIC FRONTAGE
- PM PARKING MEDIAN
- PP PARALLEL PARKING
- SU SHARED USE SHOULDER
- VA VEGETATED AREA



1149.43G STREET B-4

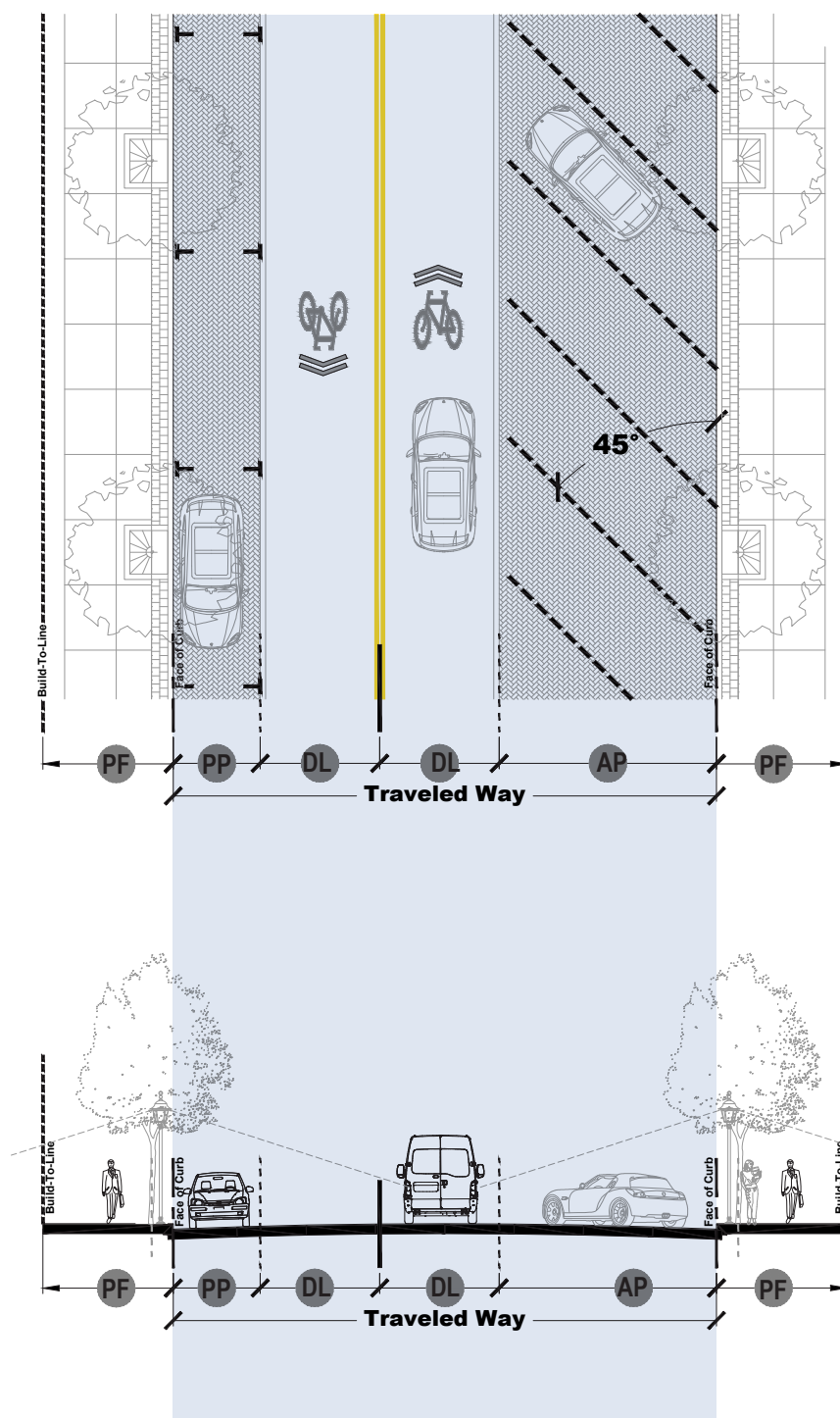
One Lane Each Direction / Angled Parking on One Side
 Parallel Parking on One Side / Bikes Share the Lane
 Minimum Required Right-of-Way Width: 74'

Street Section
 Elements
 Dimensional
 Standards

ID	Width
AP	20'-0"
PP	8'-0"
DL	11'-0"
PF	12'-0"

LEGEND

AP	ANGLED PARKING
BL	BICYCLE LANE
CM	CENTER MEDIAN
CS	CIVIC SPACE
CT	CYCLE TRACK
DL	DRIVE LANE
LA	ACCESS LANE / PATH
PB	PROTECTED BIKE LANE
PF	PUBLIC FRONTAGE
PM	PARKING MEDIAN
PP	PARALLEL PARKING
SU	SHARED USE SHOULDER
VA	VEGETATED AREA

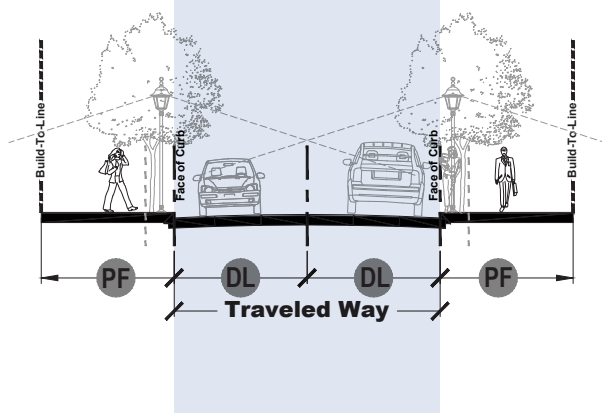
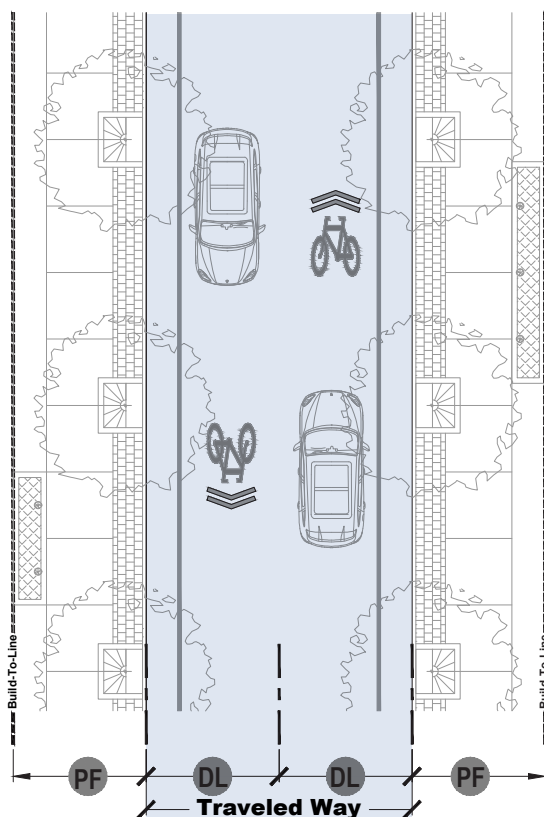


1149.43H STREET C-1

One Lane in Each Direction
Bicycles Share the Lane
Minimum Right-of-Way Width: 48'

Street Section
Elements
Dimensional
Standards

ID	Width
DL	12'-0"
PF	12'-0"



LEGEND

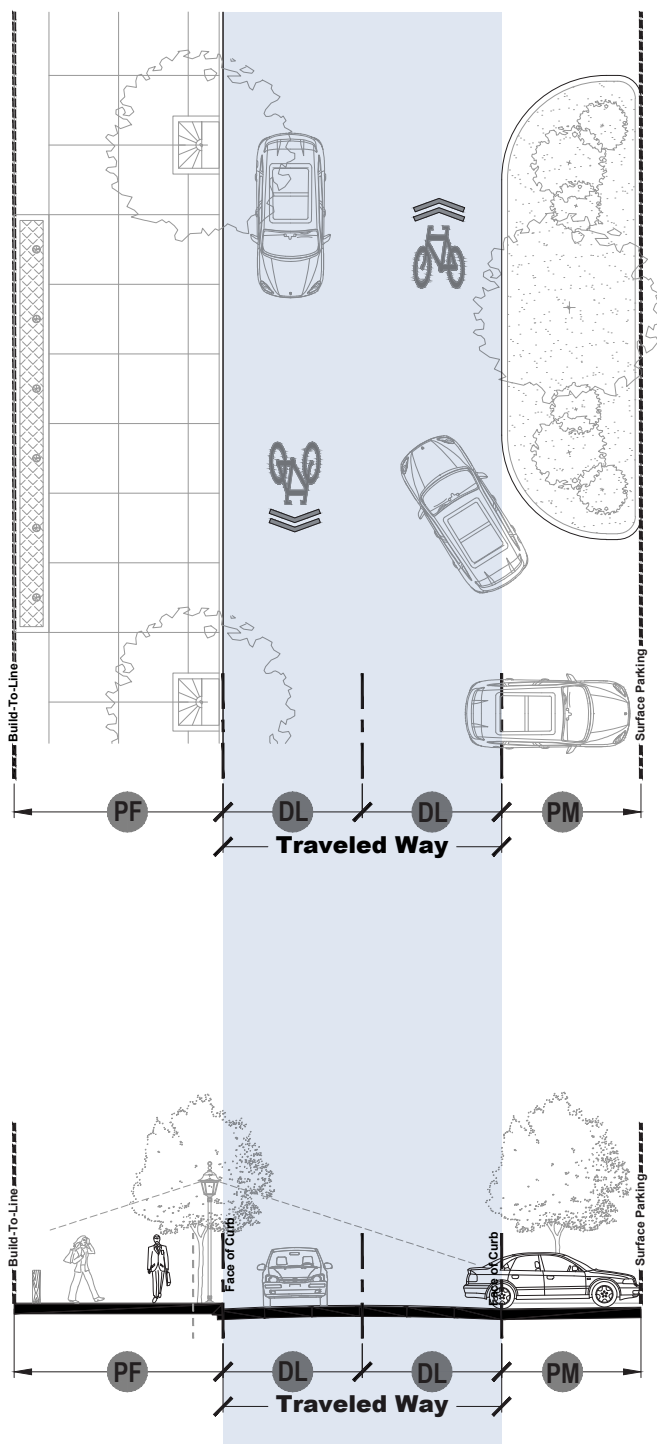
- AP ANGLED PARKING
- BL BICYCLE LANE
- CM CENTER MEDIAN
- CS CIVIC SPACE
- CT CYCLE TRACK
- DL DRIVE LANE
- LA ACCESS LANE / PATH
- PB PROTECTED BIKE LANE
- PF PUBLIC FRONTAGE
- PM PARKING MEDIAN
- PP PARALLEL PARKING
- SU SHARED USE SHOULDER
- VA VEGETATED AREA

1149.431 STREET C-2

One Lane in Each Direction
Bicycles Share the Lane
Minimum Right-of-Way Width: 48'

Street Section
Elements
Dimensional
Standards

ID	Width
PM	12'-0"
DL	12'-0"
PF	18'-0"



LEGEND

- AP ANGLED PARKING
- BL BICYCLE LANE
- CM CENTER MEDIAN
- CS CIVIC SPACE
- CT CYCLE TRACK
- DL DRIVE LANE
- LA ACCESS LANE / PATH
- PB PROTECTED BIKE LANE
- PF PUBLIC FRONTAGE
- PM PARKING MEDIAN
- PP PARALLEL PARKING
- SU SHARED USE SHOULDER
- VA VEGETATED AREA

1149.43J STREET C-3

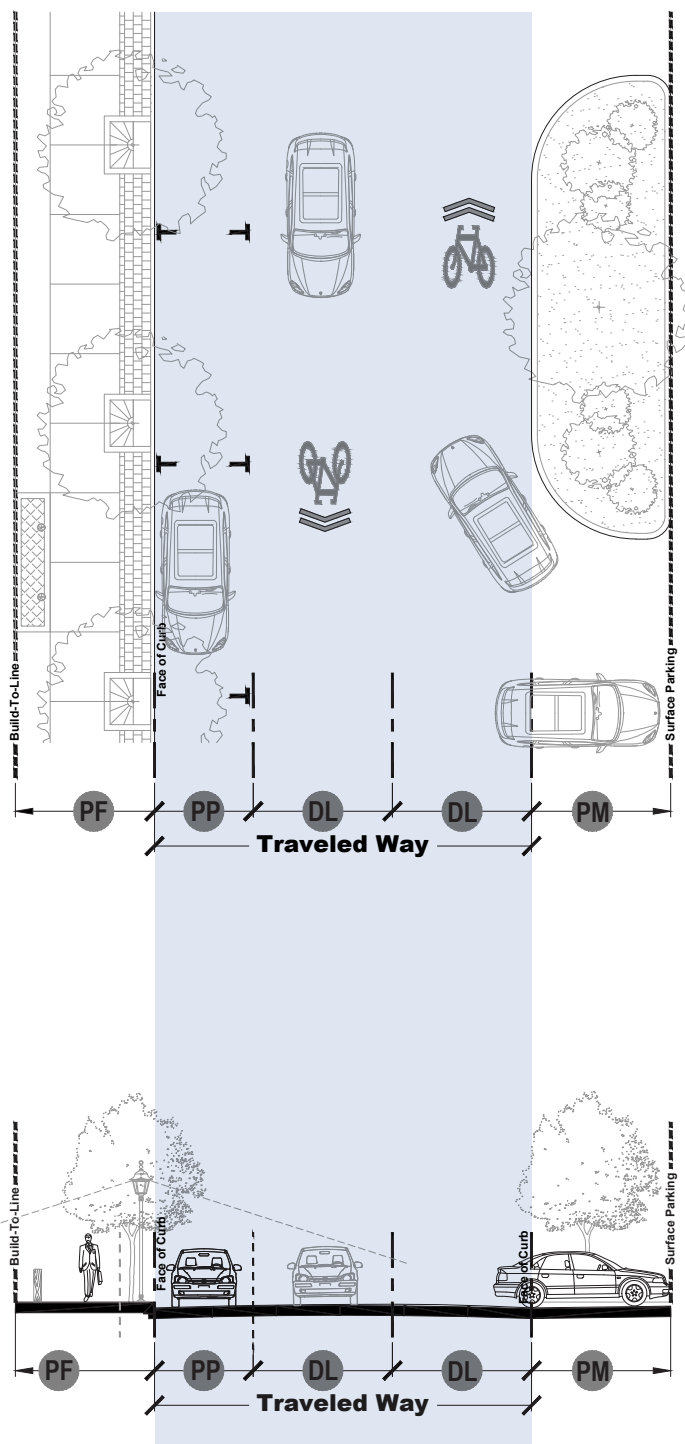
One Lane in Each Direction
Bicycles Share Lane
Minimum Right-of-Way Width: 56'

Street Section
Elements
Dimensional
Standards

ID	Width
PM	12'-0"
DL	12'-0"
PP	8'-0"
PF	12'-0"

LEGEND

- AP ANGLED PARKING
- BL BICYCLE LANE
- CM CENTER MEDIAN
- CS CIVIC SPACE
- CT CYCLE TRACK
- DL DRIVE LANE
- LA ACCESS LANE / PATH
- PB PROTECTED BIKE LANE
- PF PUBLIC FRONTAGE
- PM PARKING MEDIAN
- PP PARALLEL PARKING
- SU SHARED USE SHOULDER
- VA VEGETATED AREA



1149.43K STREET C-4

One Lane in Each Direction / Parallel Parking Both Sides of Lane
 Landscaped Center Median / Bicycles Share the Lane
 Minimum Required Right-of-Way Width: 104'

Street Section
 Elements
 Dimensional
 Standards

**Element
 Width**

PP 7'-0"

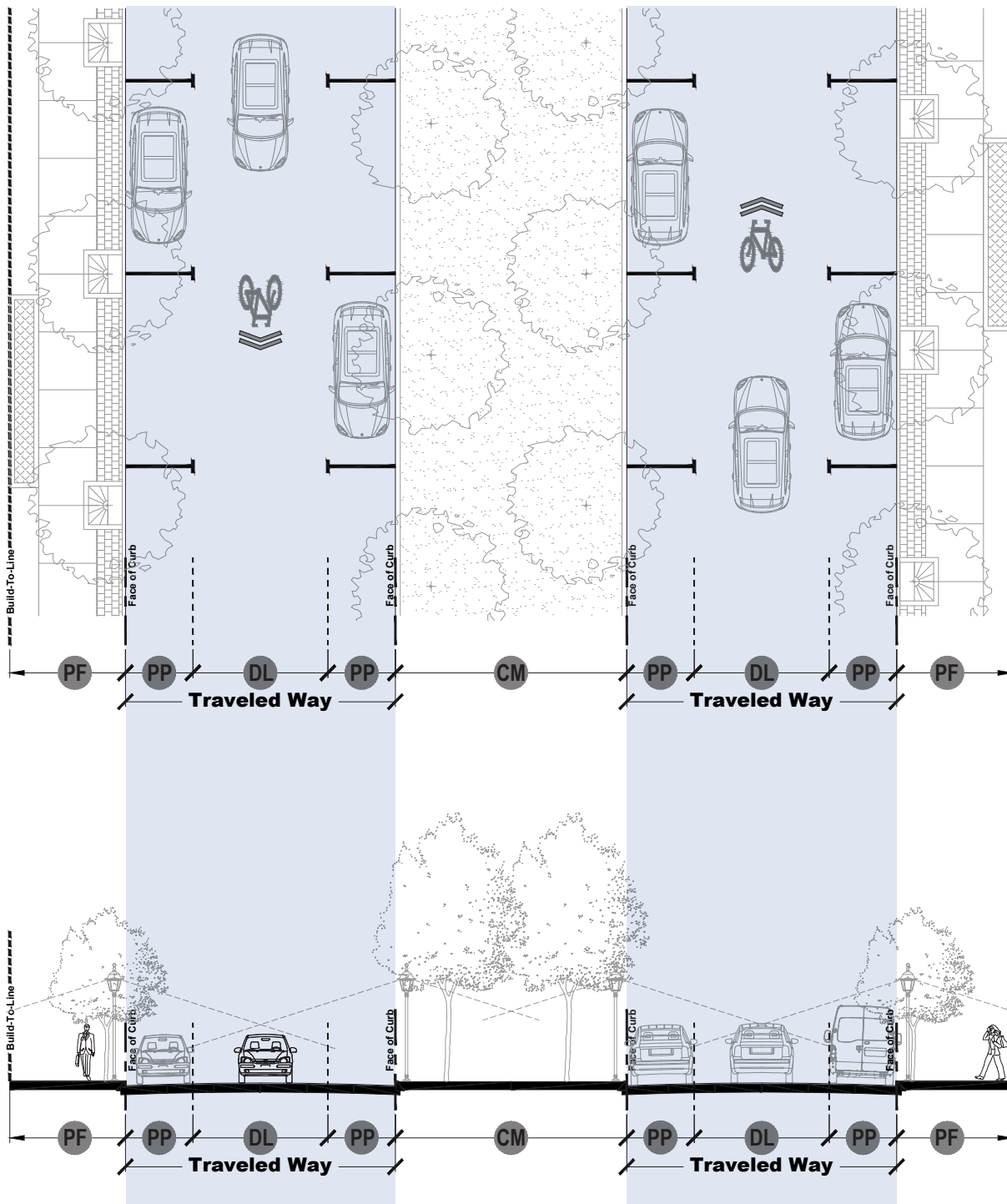
DL 14'-0"

CM 24'-0"

PF 12'-0"

LEGEND

- AP** ANGLED PARKING
- BL** BICYCLE LANE
- CM** CENTER MEDIAN
- CS** CIVIC SPACE
- CT** CYCLE TRACK
- DL** DRIVE LANE
- LA** ACCESS LANE / PATH
- PB** PROTECTED BIKE LANE
- PF** PUBLIC FRONTAGE
- PM** PARKING MEDIAN
- PP** PARALLEL PARKING
- SU** SHARED USE SHOULDER
- VA** VEGETATED AREA



1149.43L STREET D-1

One-Way, Single Lane

Angled Parking on One Side

Civic Space on One Side / Bikes Share the Lane

Minimum Right of Way Width: 48'-6"

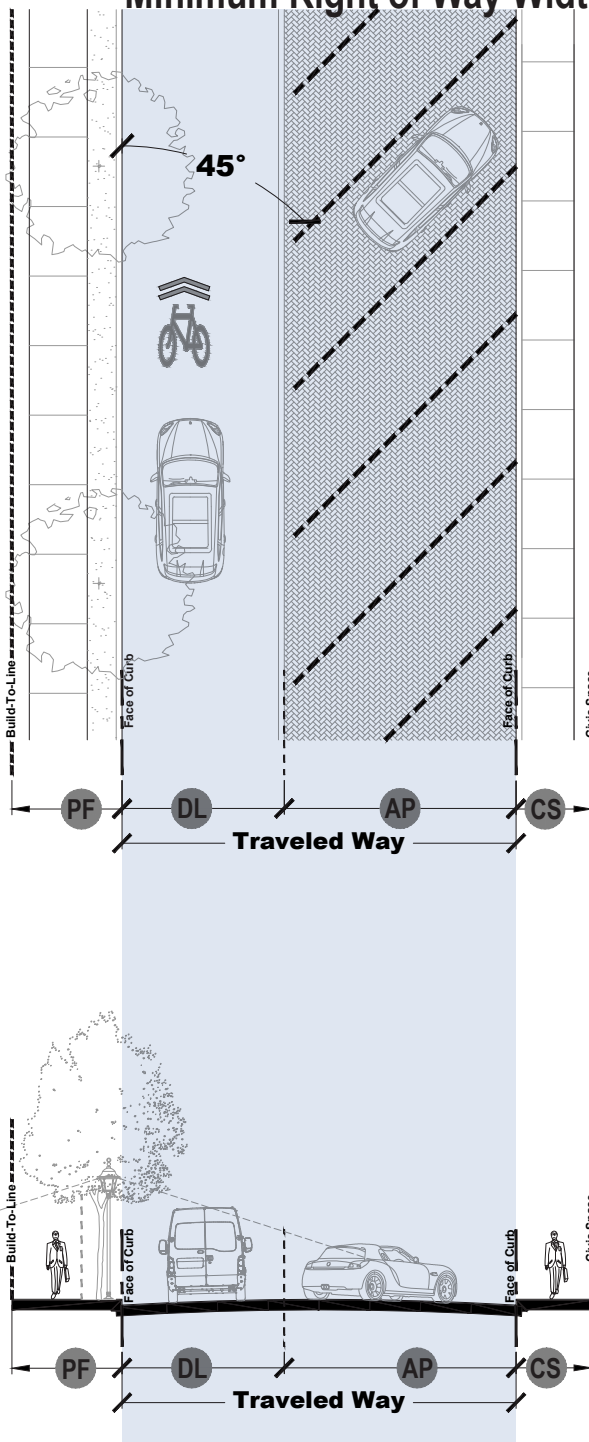
Street Section

Elements

Dimensional

Standards

ID	Width
AP	19'-2"
CS	6'-6"
DL	14'-0"
PF	9'-6"



LEGEND

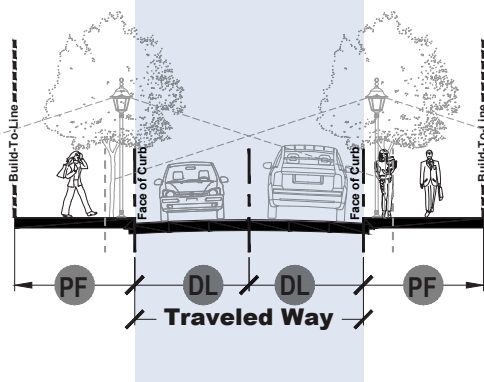
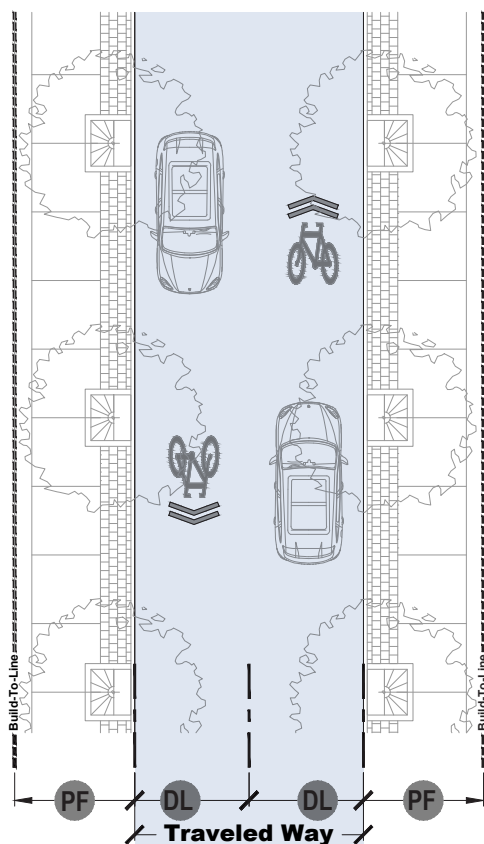
- AP ANGLED PARKING
- BL BICYCLE LANE
- CM CENTER MEDIAN
- CS CIVIC SPACE
- CT CYCLE TRACK
- DL DRIVE LANE
- LA ACCESS LANE / PATH
- PB PROTECTED BIKE LANE
- PF PUBLIC FRONTAGE
- PM PARKING MEDIAN
- PP PARALLEL PARKING
- SU SHARED USE SHOULDER
- VA VEGETATED AREA

1149.43M STREET D-2

Two Way Travel
Bicycles Share the Lane
Minimum Right of Way Width: 36'

Street Section
Elements
Dimensional
Standards

ID	Width
DL	10'-0"
PF	8'-0"

**LEGEND**

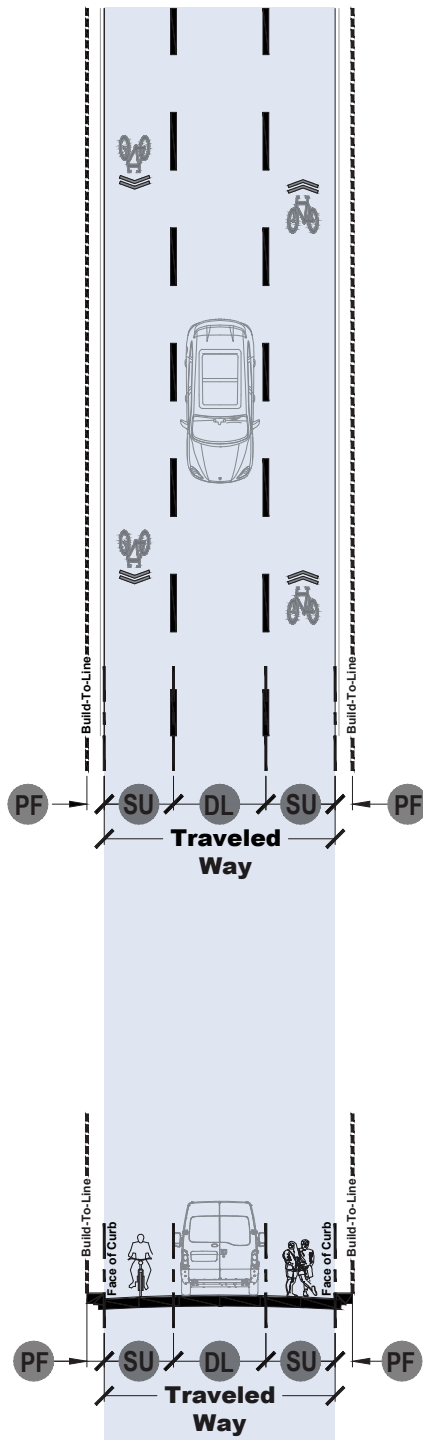
AP	ANGLED PARKING
BL	BICYCLE LANE
CM	CENTER MEDIAN
CS	CIVIC SPACE
CT	CYCLE TRACK
DL	DRIVE LANE
LA	ACCESS LANE / PATH
PB	PROTECTED BIKE LANE
PF	PUBLIC FRONTAGE
PM	PARKING MEDIAN
PP	PARALLEL PARKING
SU	SHARED USE SHOULDER
VA	VEGETATED AREA

1149.43N STREET D-3

One Way Travel
Bikes/Pedestrians Share the Shoulder
Minimum Right of Way Width: 23'

Street Section
Elements
Dimensional
Standards

ID	Width
DL	8'-0"
SU	6'-0"
PF	1'-6"

**LEGEND**

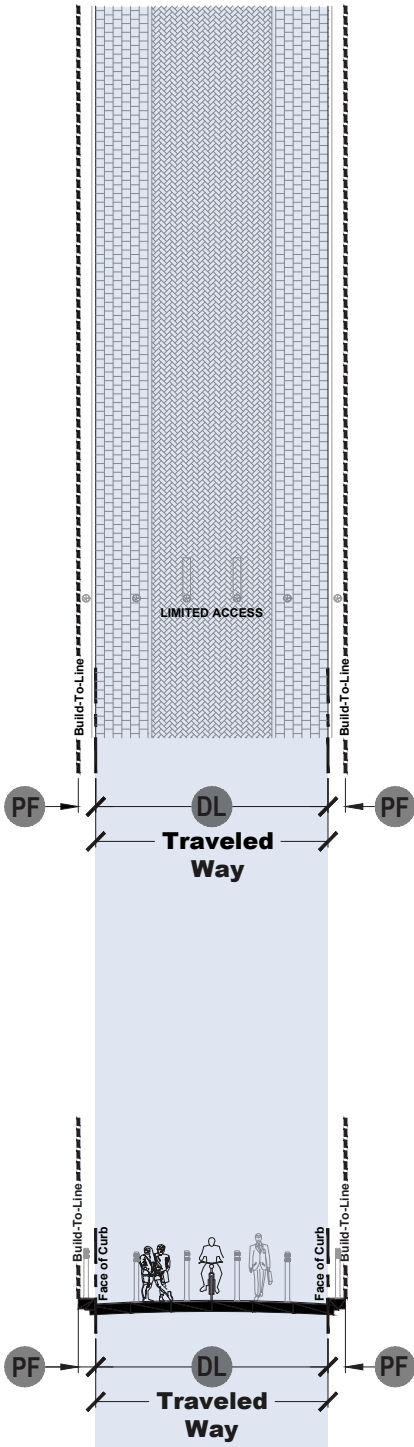
AP	ANGLED PARKING
BL	BICYCLE LANE
CM	CENTER MEDIAN
CS	CIVIC SPACE
CT	CYCLE TRACK
DL	DRIVE LANE
LA	ACCESS LANE / PATH
PB	PROTECTED BIKE LANE
PF	PUBLIC FRONTAGE
PM	PARKING MEDIAN
PP	PARALLEL PARKING
SU	SHARED USE SHOULDER
VA	VEGETATED AREA

1149.43L STREET D-4

Shared Use Lane with
Emergency Vehilce Access
Minimum Right of Way Width: 23'

Street Section
Elements
Dimensional
Standards

ID	Width
DL	20'-0"
PF	1'-6"



LEGEND

- AP ANGLED PARKING
- BL BICYCLE LANE
- CM CENTER MEDIAN
- CS CIVIC SPACE
- CT CYCLE TRACK
- DL DRIVE LANE
- LA ACCESS LANE / PATH
- PB PROTECTED BIKE LANE
- PF PUBLIC FRONTAGE
- PM PARKING MEDIAN
- PP PARALLEL PARKING
- SU SHARED USE SHOULDER
- VA VEGETATED AREA

1149.44 PEDESTRIAN PATH / TRAIL PRIVATE FRONTAGES TABLE

STREET TYPE / FRONTAGE		PF-1	PF-2	PF-3	PF-4	PF-5	PF-6	PF-7	PF-8
		STOREFRONT	ARCADE	URBAN	STOOP	PORCH	LIGHTWELL	FORECOURT	TERRACE
P-1	Pedestrian Path	P	P	P	P	P	P	P	P
P-2	Pedestrian Path	P	P	P	P	P	P	P	P
T-1	Pedestrian Trail	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
T-2	Pedestrian Trail	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

P = Permitted

X = Prohibited

N/A = Not Applicable

1149.44A PEDESTRIAN PATH P-1

Pedestrian Path, ROW or Easement Minimum Width Required: 34'

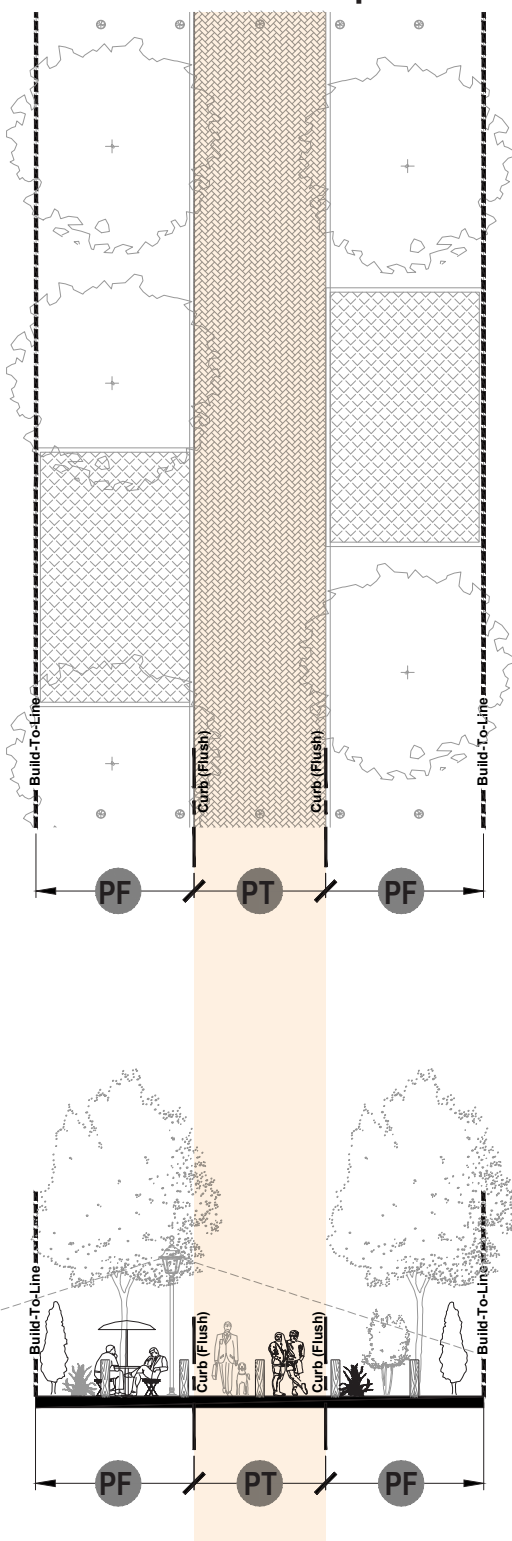
Pedestrian Path Minimum Dimensional Standards

ID Width

PT 10'-0"

PF 12'-0"

PF = Transition
Zone Only



LEGEND

- PF** PUBLIC FRONTAGE
- PT** PATH / TRAIL
- VA** VEGETATED AREA

1149.44B PEDESTRIAN PATH P-2

Pedestrian Path, ROW or Easement
Minimum Width Required: 10'

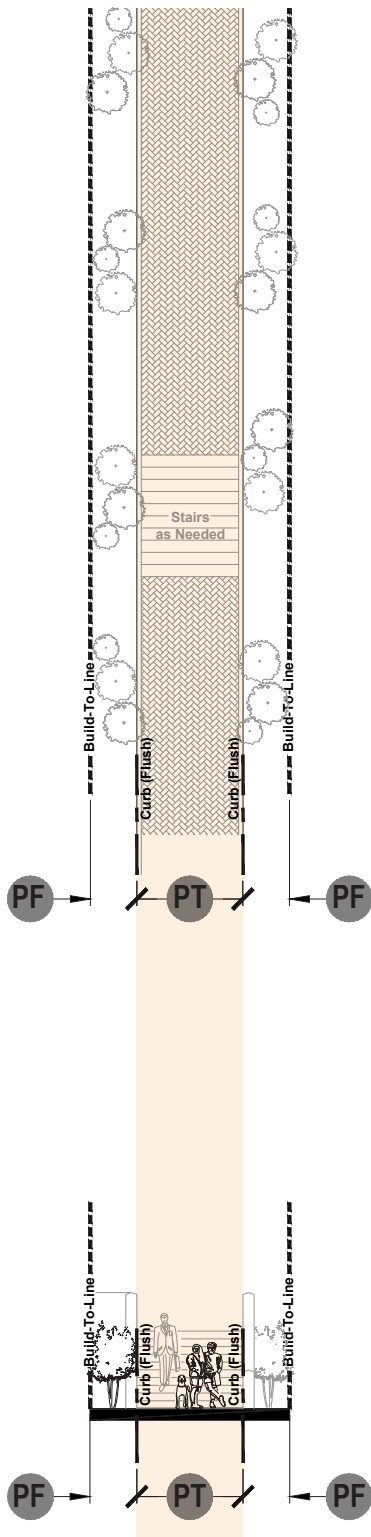
Pedestrian Path
Minimum
Dimensional
Standards

ID	Width
----	-------

PT	8'-0"
-----------	--------------

PF	1'-0"
-----------	--------------

PF = Transition
Zone Only

**LEGEND**

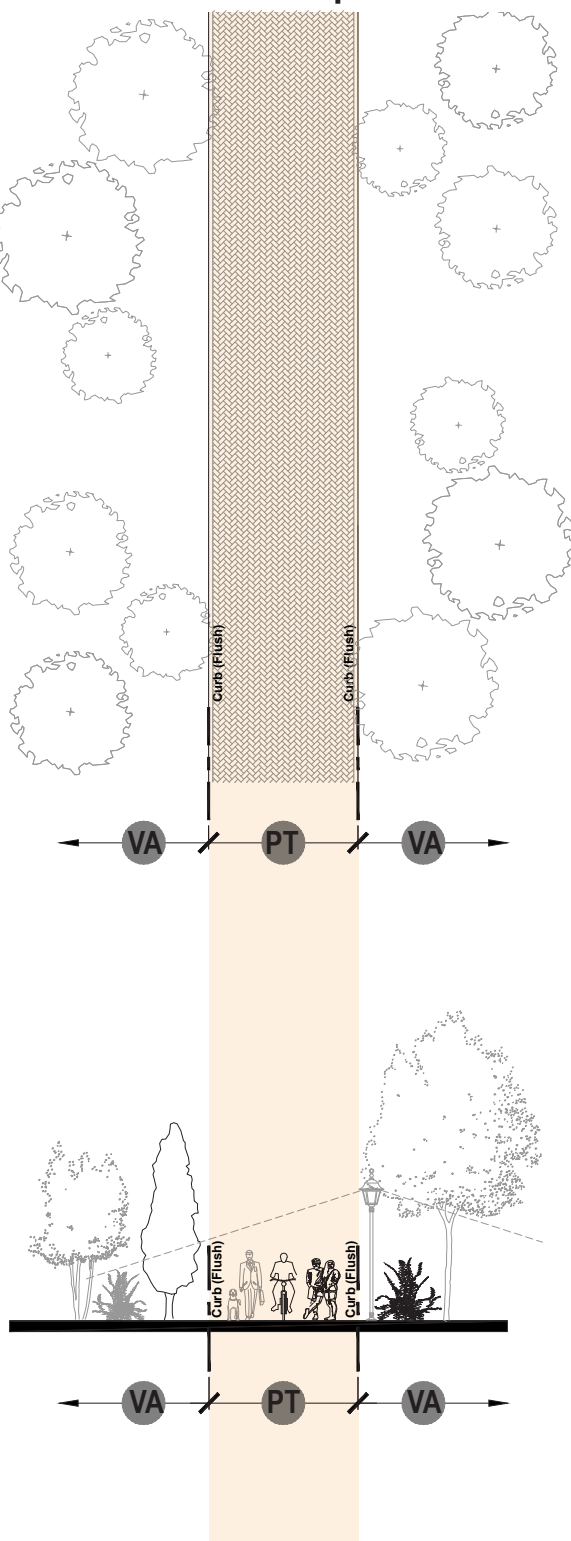
- PF** PUBLIC FRONTAGE
- PT** PATH / TRAIL
- VA** VEGETATED AREA

1149.44C PEDESTRIAN PATH P-3

Pedestrian Path, ROW or Easement
Minimum Width Required: 24'

Pedestrian Path
Minimum
Dimensional
Standards

ID	Width
VA	VARIES
PT	12'-0"

**LEGEND**

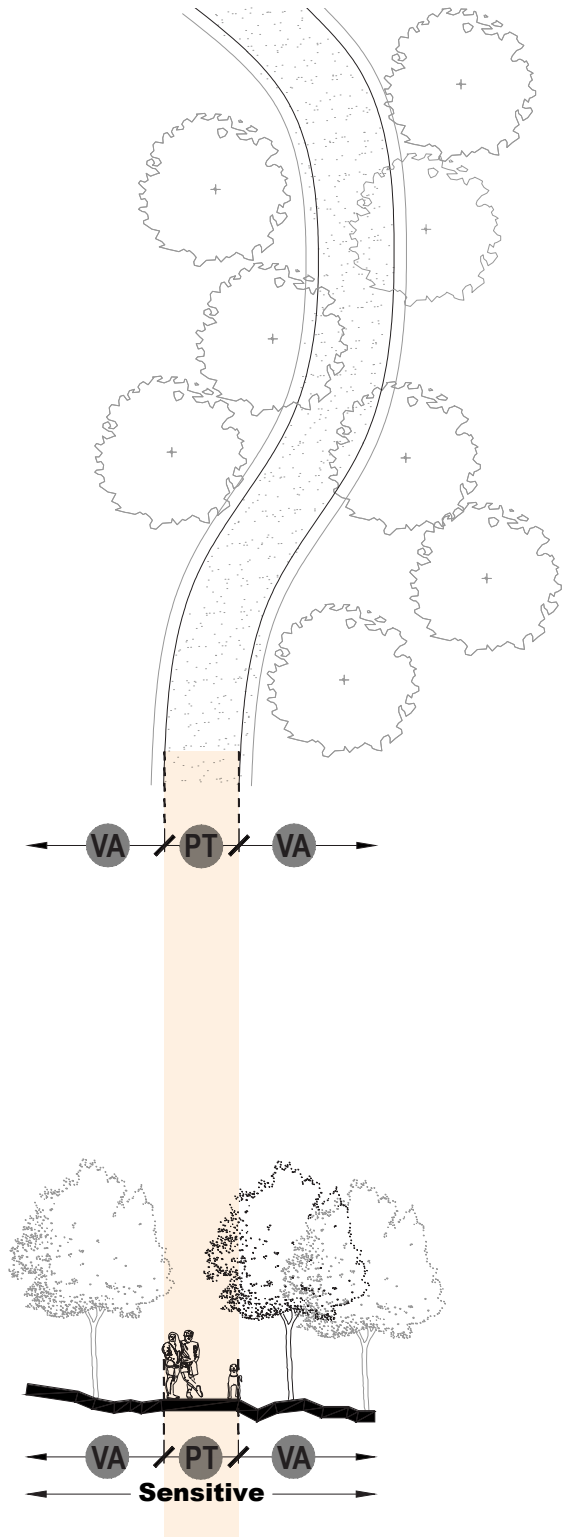
PF	PUBLIC FRONTAGE
PT	PATH / TRAIL
VA	VEGETATED AREA

1149.44D PEDESTRIAN PATH T-1

Trail, Public Land or Private Easement
Minimum Width Required: 8'

Pedestrian Trail
Minimum
Dimensional
Standards

ID	Width
VA	VARIES
PT	8'-0"

**LEGEND**

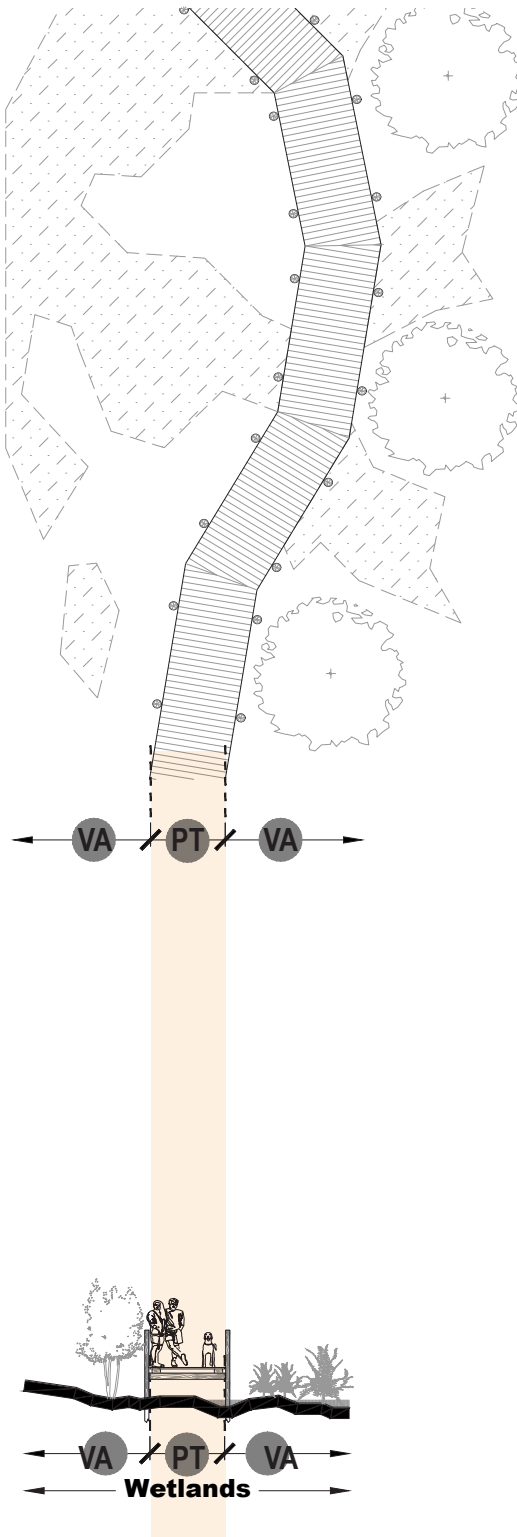
PF	PUBLIC FRONTAGE
PT	PATH / TRAIL
VA	VEGETATED AREA

1149.44E PEDESTRIAN PATH T-2

Trail, Public Land or Private Easement
Minimum Width Required: 8'

Pedestrian Trail
Minimum
Dimensional
Standards

ID	Width
VA	VARIES
PT	8'-0"

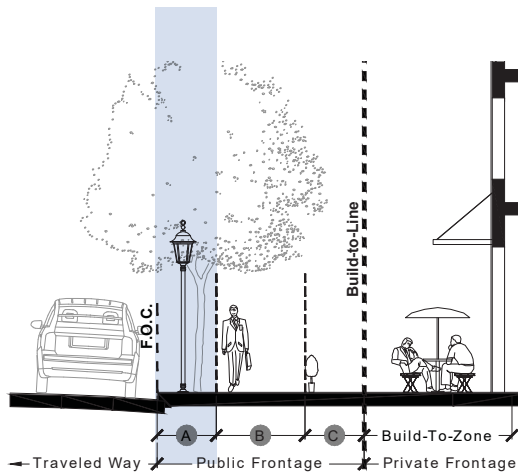


LEGEND

PF	PUBLIC FRONTAGE
PT	PATH / TRAIL
VA	VEGETATED AREA

1149.45 PUBLIC FRONTAGE DESIGN STANDARDS

1149.45A LANDSCAPE AND FURNISHING ZONE DESIGN STANDARDS



LANDSCAPE AND FURNISHING ZONE

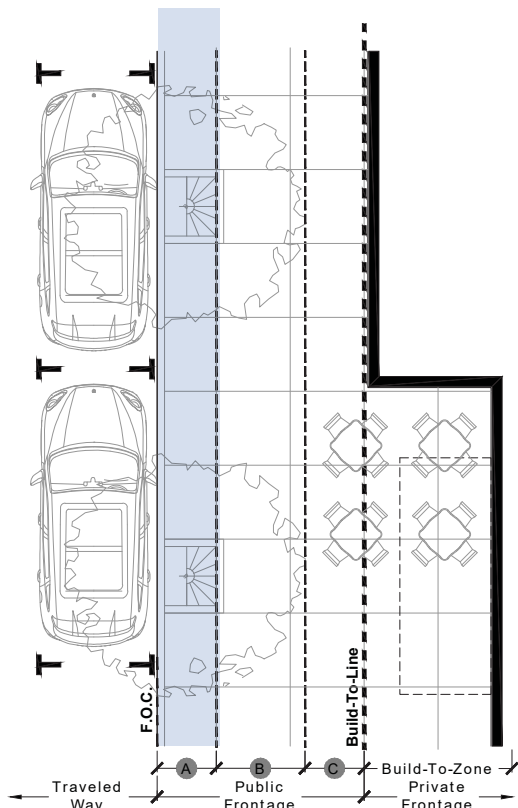
A

PEDESTRIAN CLEARWAY

B

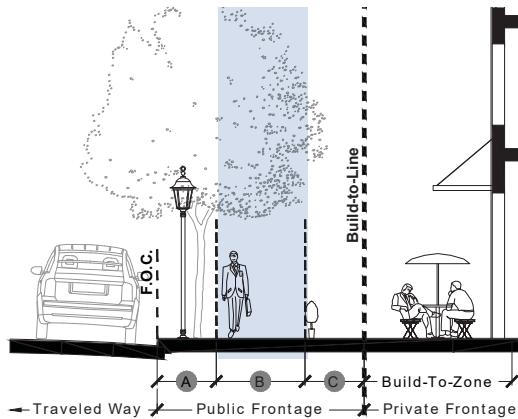
TRANSITION ZONE

C



- (1) The intent of the Landscape and Furnishing Zone is established in Chapter 1149.12C(1)[f] and minimum dimensional regulations are provided in the Public and Private Frontage Standards Table 1149.12B.
- (2) Street trees shall be planted within the Landscape and Furnishing Zone, using best tree planting practices
 - [a] The distance between the planted trees shall be at intervals best suited for the approved species and in coordination with the function and design of the street.
 - [b] Planted trees shall be of an approved species grown under the same climatic conditions, free of insect pests and disease, suitable for street use and durable under the maintenance contemplated.
 - [c] Planting shall consist of native species where possible and practical.
 - [d] Tree size shall be set by the Zoning Administrator
 - [e] Trees can be planted in Tree pits where Storefronts are required or provided and the paved sidewalk extends to the street.
 - [1] Tree pits shall be minimum 3'-6" in size
 - [2] Tree pits shall provide grates where Storefronts are required in Chapter 1149, as indicated on District Standards Map 1149.11B(5)
 - [3] Tree pits can be exchanged for Verge, where raingarden, bioretention or vegetated swale is provided.
 - [f] An exception to tree planting requirement may be considered by the Board where native woodlands and understory plants are deemed a desirable component of the localized landscape worthy of natural resources protection, and where the introduction of formal street trees form an alien intrusion into such landscapes.

1149.45B PEDESTRIAN CLEARWAY DESIGN STANDARDS



LANDSCAPE AND FURNISHING ZONE

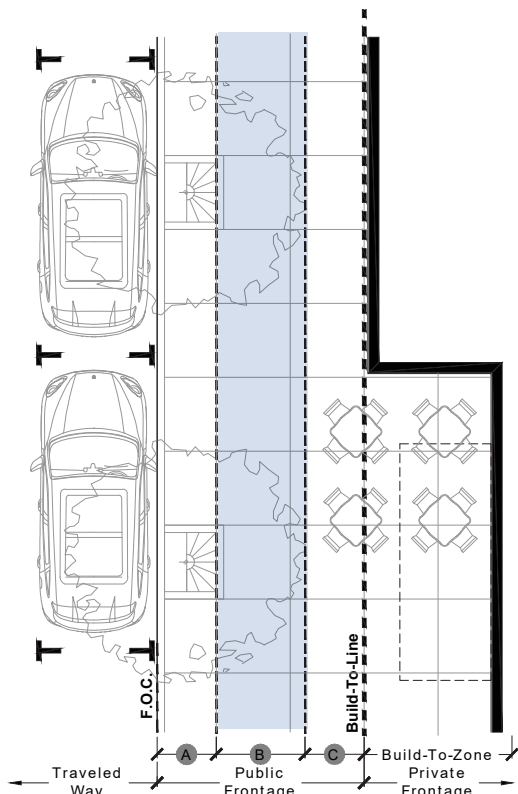
PEDESTRIAN CLEARWAY

TRANSITION ZONE

A

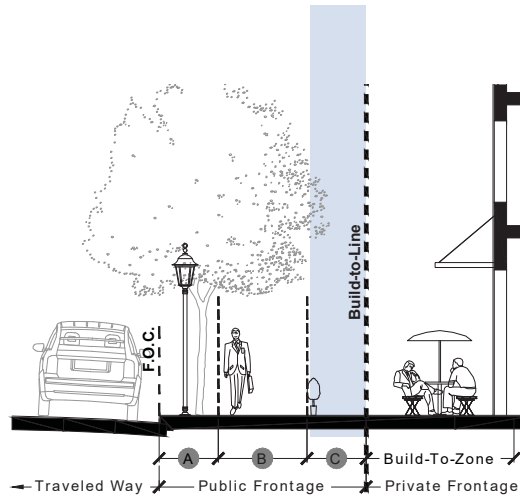
B

C



- (1) The Pedestrian Clearway is the area of the Public Frontage allowing for a clear passage of pedestrians as defined in Chapter 1149.12C(1)[f] and with minimum dimensional regulations as provided in the Public and Private Frontage Standards Table 1149.12B.
 - (a) Pedestrian Clearway shall connect to extended areas of sidewalk in Landscape and Furnishing and Transition Zones, where provided, to create larger sidewalk areas that extend from the curb to the face of the buildings.
 - (b) Pedestrian Clearway shall to the extent possible align with street crossings.
- (2) Where constructed of different materials, Pedestrian Clearway shall provide a surface that is leveled, without breaks, at slopes per ADA requirements.
- (3) Pavement materials shall be approved by the Architectural Board of Review.

1149.45C TRANSITION ZONE DESIGN STANDARDS



LANDSCAPE AND FURNISHING ZONE

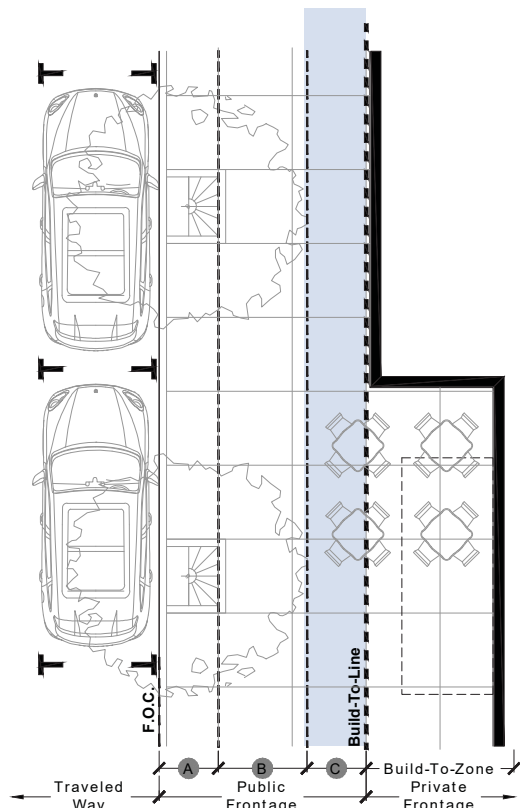
PEDESTRIAN CLEARWAY

TRANSITION ZONE

A

B

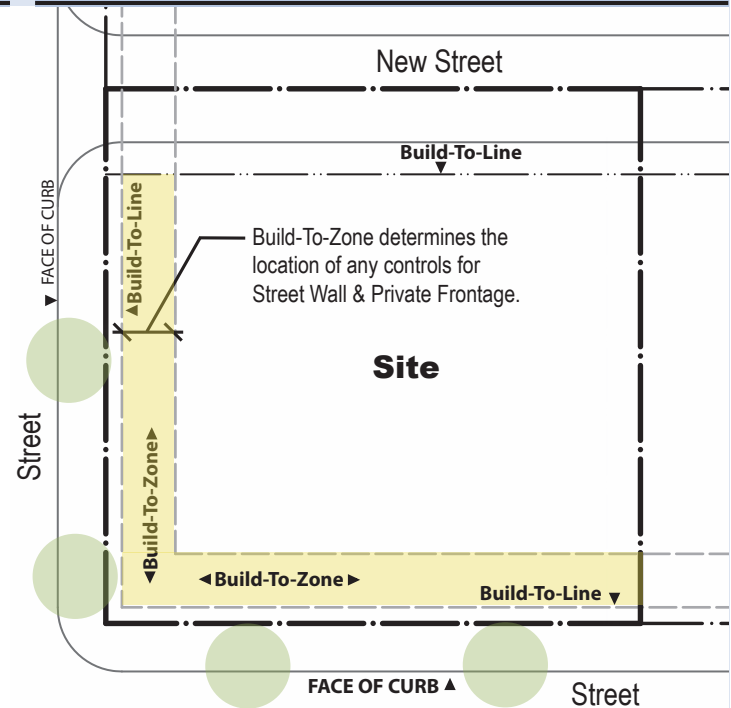
C



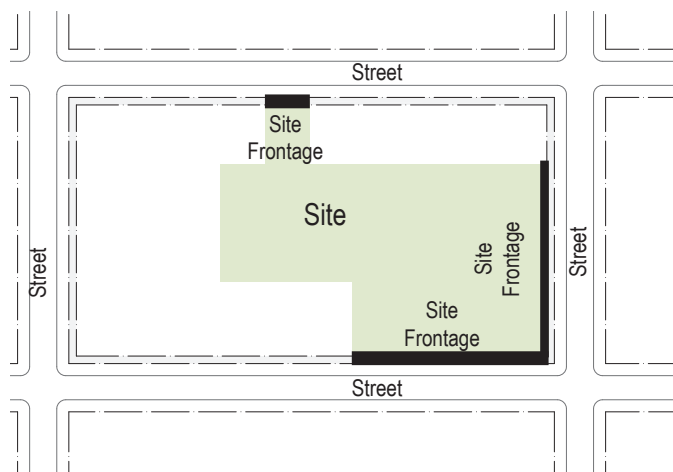
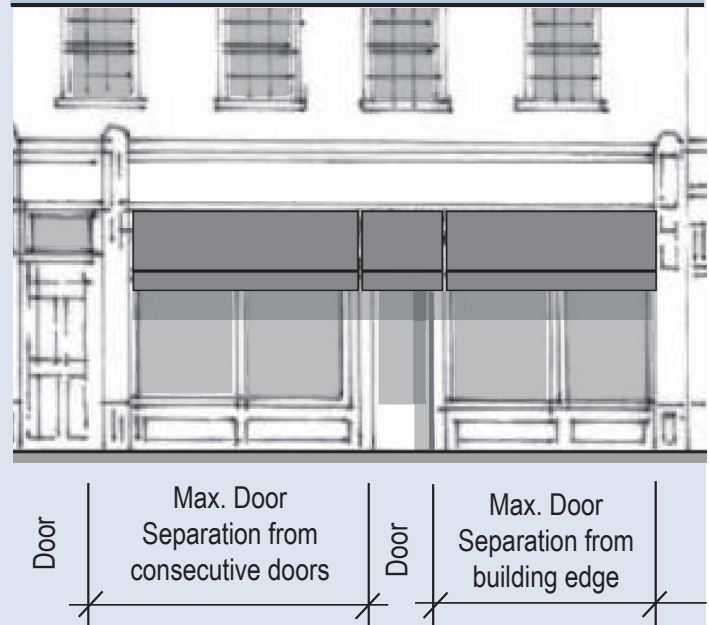
- (1) The intent of the Transition Zone is established in Chapter 1149.12C(1)[f] and minimum dimensional regulations as provided in the Public and Private Frontage Standards Table 1149.12B.
- (2) Transition zone provides for variations within Private Frontage conditions, to best accommodate for change in building use and building facade movement as permitted by the Public and Private Frontage Standards Table 1149.12B.
- (3) Transition Zone shall provide for storefront interaction area and allow for Active Edge requirements per Chapter 1149.23G Active Edge Frontage Requirements.
- (4) At building entrances:
 - (a) Transition Zone shall ensure flush connection between the Pedestrian Clearway and building entryway as required by ADA standards.
 - (b) Transition Zone shall ensure that entryway door operation or building fixtures and signage does not encroach into Pedestrian Clearway.
- (5) Tables and seating furniture are permitted within this area for extended outdoor dining or resting areas.
- (6) Temporary product displays are permitted if not encroaching into the Pedestrian Clearway and are removed at the close of each business day.
- (7) Landscaping of Transition Zone is encouraged and shall be set by the Zoning Administrator.

1149.46 SITE LAYOUT ILLUSTRATIONS**1149.46A SITE LAYOUT**

- (1) Site layout is for reference only, to assist applicants in applying the standards for the Severance Overlay Zone. The figures in this section are provided as a courtesy to applicants and do not supersede or modify the standards established in other sections of Chapter 11.

1149.46B SITE LAYOUT DIAGRAM**1149.46C SITE FRONTAGE**

- (1) **FRONTAGE, SITE**
The length of a Site fronting on a Street or Pedestrian Way, measured in feet along the Build-To-Line.
- (2) **FRONTAGE, TOTAL SITE**
The sum of all Site Frontages facing one or more Streets, measured in feet, located on one contiguous Development Site, excluding frontages along Pedestrian Ways.

**1149.46D FREQUENT ENTRYWAYS**

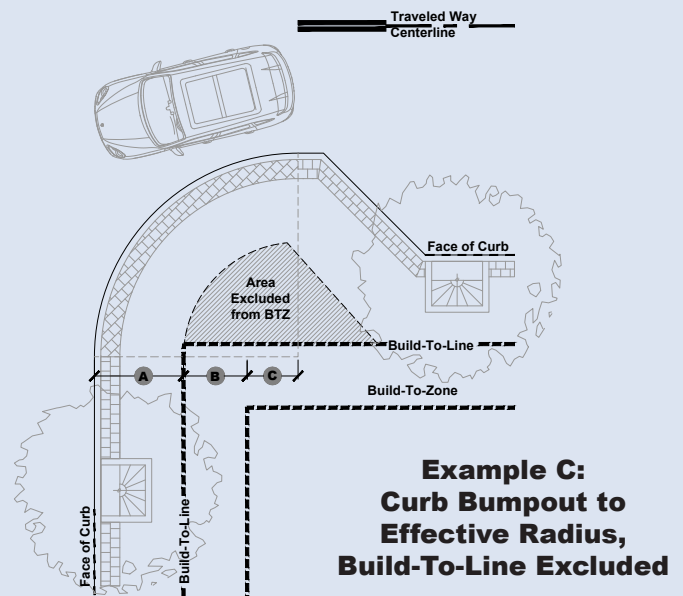
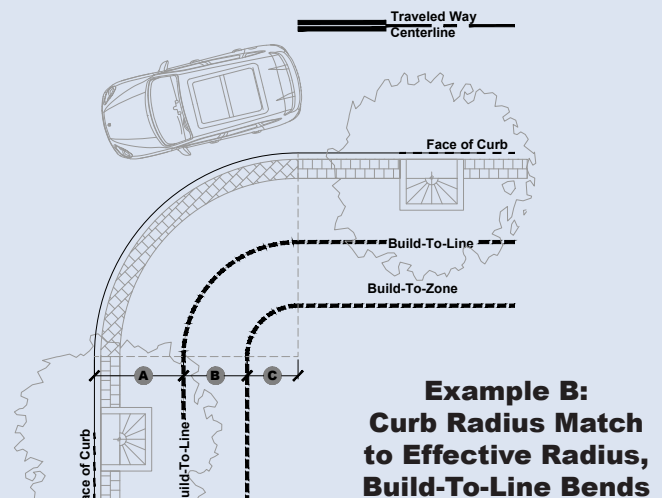
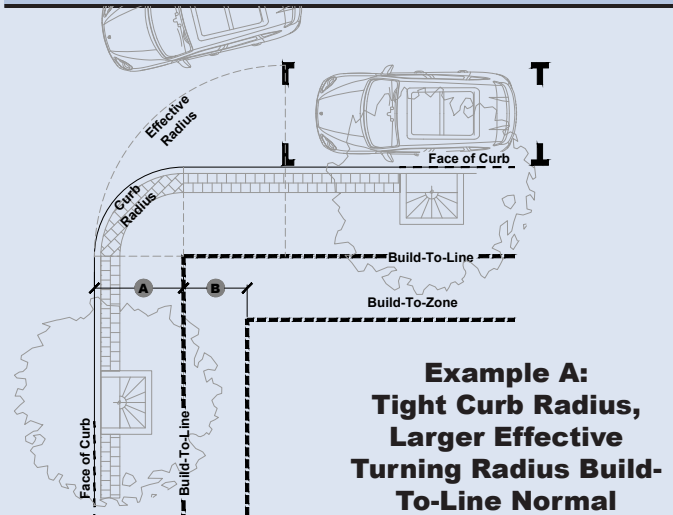
1149.46E BUILD-TO-ZONE CORNER

- (1) Whereas the Face of Curb is a control for establishing the Build-To-Line and subsequently the Build-To-Zone for Private Frontages, some additional controls for corners may be needed.
- (2) The corner diagrams in Chapter 1149.46F give three examples of how an Effective Radius and Curb Radius interact with the Build-To-Line.

[a] Example A illustrates a Traveled Way with on-street parking between the Drive Lane (or Access Lane) and the Face of Curb. This condition creates a larger Effective Turning Radius than the Curb Radius which allows for more flexibility in how the movement of larger vehicles can be accommodated. In this condition, the Build-To-Line and Build-To-Zone are typically unchanged from the normal location.

[b] Example B illustrates how a larger Curb Radius can coincide with the Effective Radius of the Traveled Way. In any condition where the Curb Radius exceeds the width of the Public Frontage (shown as "A" dimension string), then a Radius of the Build-to-Line will be introduced to maintain a parallel width between the Face of Curb and the Build-To-Line. Under these conditions, the Build-To-Zone maintains a width from the Build-To-Line as defined in this Article.

[c] Example C illustrates how a Face of Curb can bump out towards the center of a Traveled Way (typically when on-street parking ends). Under these corner conditions, the Build-To-Line will not follow the bumped out portion of a Curb. Where a bumped out curb exists at a corner, the Build-To-Line will maintain a location consistent with the normal Face of Curb condition. In other words, the area that would be created from a change in Curb location at a bump out, is excluded from the Build-To-Zone.

1149.46F CORNER DIAGRAMS

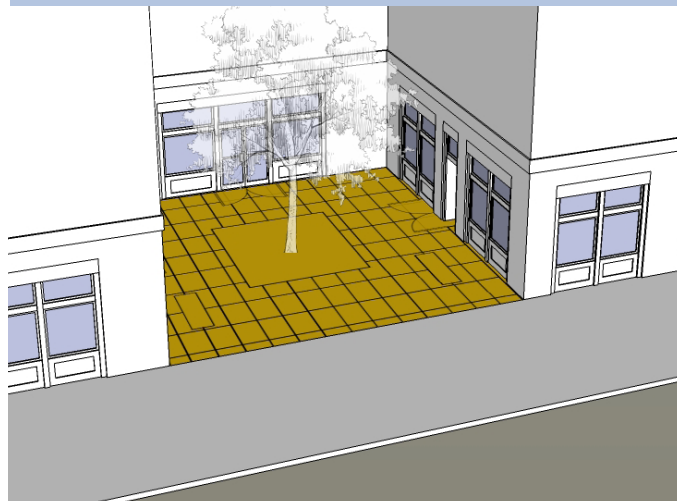
1149.47 CIVIC SPACE DESIGN STANDARDS

(1) The following programming and design considerations, among others, shall be evaluated for Civic Spaces by the Architectural Board of Review in making their recommendation to the Planning Commission:

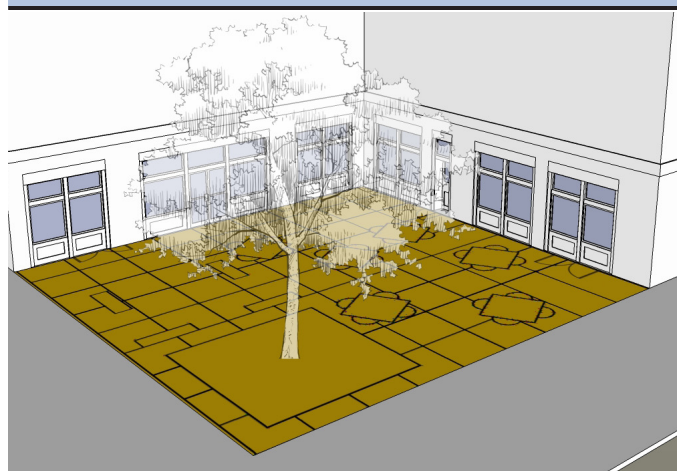
- (a) Solar orientation of Civic Space
- (b) Amenities such as water features, public bathrooms, informational kiosks, drinking fountains, play & entertainment areas
- (c) Facilities for the use, retention and recharging of rainwater
- (d) Public access and likelihood of use
- (e) Seasonal programming of the space
- (f) Intensity of adjacent private frontage(s).

(2) To qualify for designation as a Civic Space each proposed Public Civic Space or Privately Owned Civic Space must comply with one of the following permitted Civic Space Types and fulfill the requirements associated with that Civic Space:

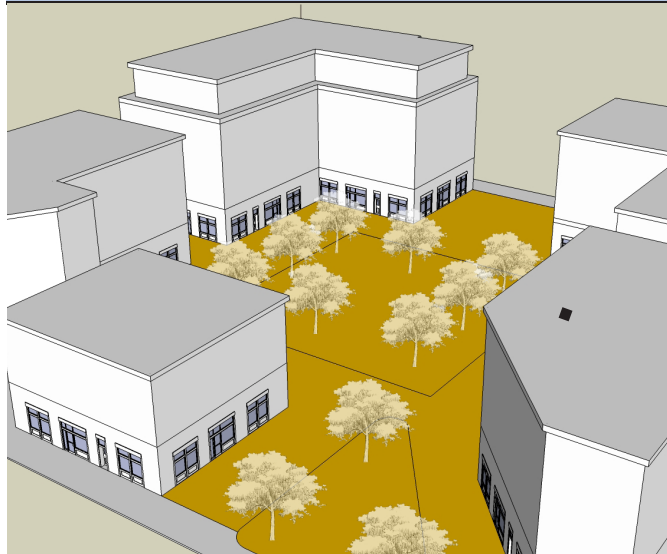
- (A) Plaza - See 1149.47A
- (B) Corner Plaza - See 1149.47B
- (C) Piazza - See 1149.47C
- (D) Square - See 1149.47D
- (E) Green - See 1149.47E

1149.47A PLAZA

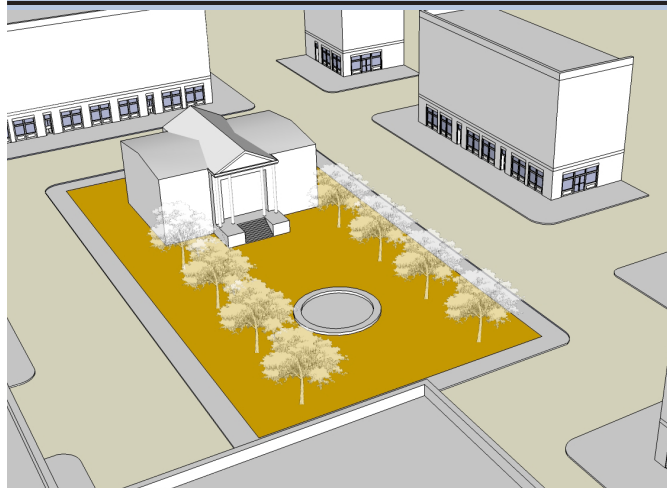
- [1] The Civic Space Type fronting on A or B Streets or Pedestrian Way with established Frontage, framed by buildings on 3 sides.
- [2] Plaza shall be designed to match importance of the adjacent Street or Pedestrian Corridor, and contain Private Frontages as permitted on those streets.
- [3] The intensity of its areas are typically expressed through more intensively used "harder" landscaping.
- [4] Provide at grade access to buildings with commercial uses.

1149.47B CORNER PLAZA

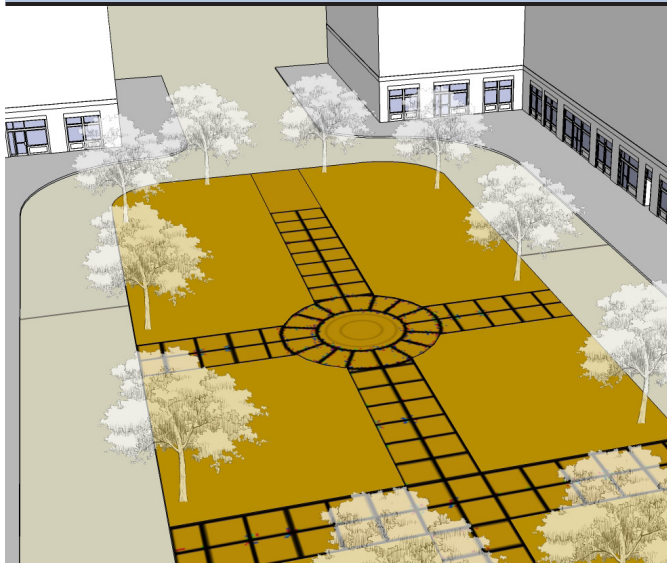
- [1] The Civic Space Type fronting on A or B Streets or Pedestrian Way with established Frontage, framed by buildings on 2 sides.
- [2] Corner Plaza shall be designed to match importance of the adjacent Streets or Pedestrian Corridors, and contain Private Frontages as permitted on those Streets and Corridors.
- [3] The intensity of its areas are typically expressed through more intensively used "harder" landscaping.
- [4] Provide at grade access to buildings with commercial uses.

1149.47C PIAZZA

- [1] The Civic Space Type placed within a block, framed by buildings on at least 3 sides and providing Public Frontage on more than 1 side, in addition to Frontages satisfying requirements at Block perimeter.
- [2] Piazza is a highly active public place programmed with retail, restaurant, hospitality, entertainment, cultural and/or civic uses.
- [3] The density of uses in the area is typically expressed through "harder" landscaping.
- [4] The Piazza must connect to at least 3 perimeter streets directly or via other civic spaces.
- [5] Provide at grade access to buildings with commercial uses.

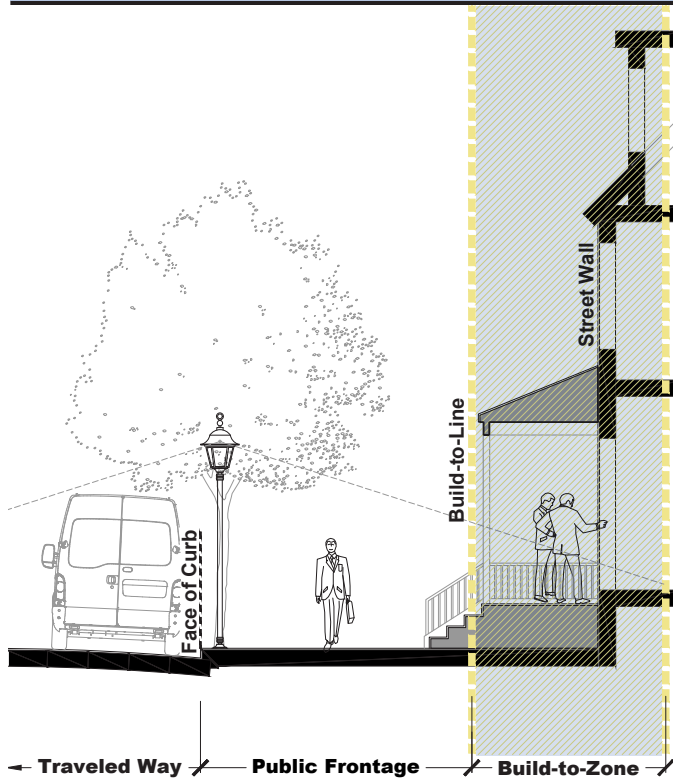
1149.47D SQUARE

- [1] The Civic Space Type surrounded by streets on at least 3 sides, that forms focal points in the public space network, featuring a community gathering place with trees, paved area, and seating.
- [2] A Square tends to be more formal and urban in nature, in contrast to a Green.
- [3] A Square may have a cultural, civic or commercial building generally open to the public and activating its use.
- [4] Provide at grade access to buildings with commercial uses.

1149.47E GREEN

- [1] The Civic Space Type surrounded by streets on at least 2 sides featuring a community gathering place with trees, paved area, sitting area and may have a cultural, civic or commercial building generally open to the public.
- [2] A Green tends to be less formal and urban in nature, in contrast to a Square, with more "soft" landscaped areas.
- [3] A Green may provide structures (e.g., gazebo) and furnishings for public use, active recreation areas, playgrounds and similar.

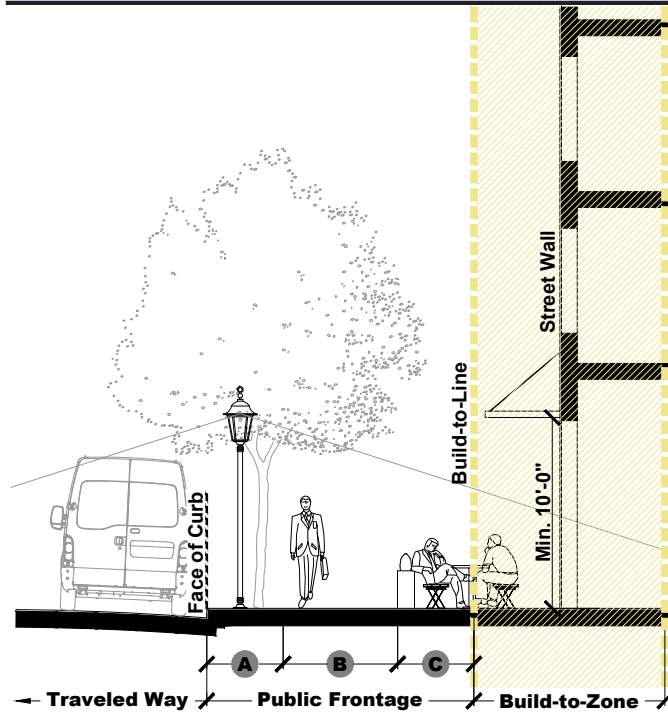
1149.48 PRIVATE FRONTAGE DESIGN STANDARDS



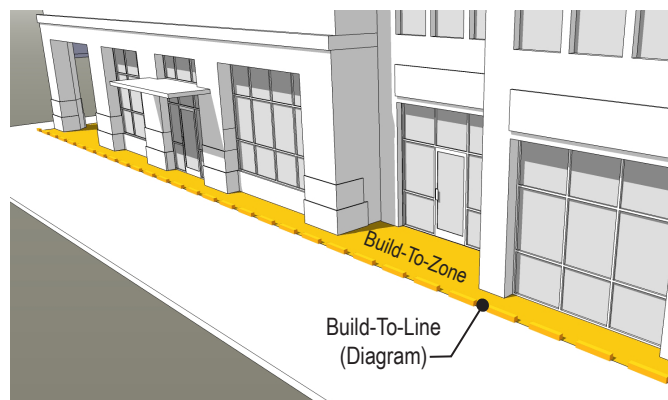
- (1) The Standards for Private Frontage Types, as regulated by Street Types, are provided in the Public and Private Frontage Standards Table 1149.12B.
- (2) All sites in the Severance Overlay Zone shall endeavor to create an Active Edge along streets and sidewalks, with intensity appropriate for street type.
 - (a) Active Edge shall be achieved through the design and frequent placement of entryways and increased clear glazing to promote pedestrian activity and commerce.
 - (b) The architectural design for the ground floor street level shall provide entryways no further than 60 feet from the end of the Street Wall and the edge of each entryway shall be no greater than 80 feet from an adjacent entryway as measured along the Build-To-Line.
- (3) The first story of all Street Walls shall provide a minimum area of window glazing according to standards established in the Public and Private Frontage Standards Table 1149.12B.
 - (a) The window glazing shall be clear, transparent glass.
 - (b) Minimum Clear Glazing shall be measured at specified heights above sidewalk where maximized transparency is required
 - (c) The Glazing area percentage shall be determined by measuring the Glazing surface area divided by the surface area of the Street Wall located between the first floor elevation and the ceiling of the second floor.

1149.48A STOREFRONT FRONTAGE

PF-1



1149.48A (1) - Storefront frontage



1149.48A (2) - Storefront frontage Build-To-Zone

A frontage wherein the facade is aligned close to the frontage / build-to line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.

ALLOWED FRONTAGE EDGING ELEMENTS

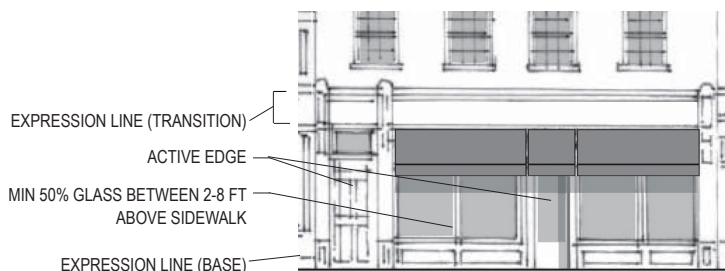
EE-1 EE-4 EE-5

GLAZING REQUIREMENT

The street-level, street facing building area located between two (2) feet and eight (8) feet above the sidewalk shall provide clear, non-reflective glass according to the requirements of the Public and Private Frontage Standards Table 1149.12B

FUNCTION OF THE BUILD-TO-ZONE (BTZ)

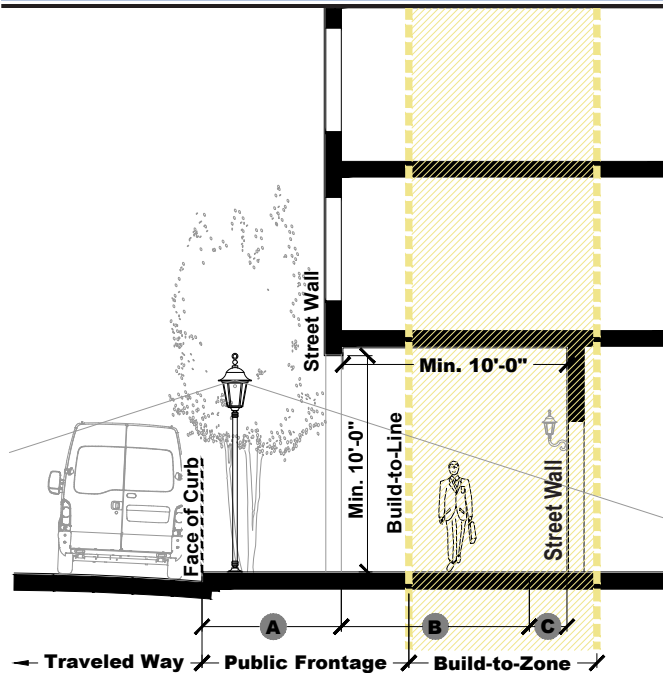
- (a) Allows for entrance alcoves and expanded sidewalk area for outdoor dining.
- (b) Allows for facade articulation and inclusion of recessed building elements.
- (c) Allows for alignment with existing neighboring buildings.



1149.48A (3) - Storefront frontage Build-To-Zone

1149.48B ARCADE FRONTAGE

PF-2



1149.48B (1) - Arcade frontage

A frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage / build-to line. This type is conventional for retail use. The arcade shall be no less than twelve (12) feet wide and may overlap the whole width of the Public Frontage Pedestrian Clearway to within two (2) feet of the curb.

Building Street Wall shall remain within the Build-To-Zone if structural columns are placed outside of the Build-To-Zone, they may be placed up to the edge of the property line, as permitted by the Zoning Administrator.

ALLOWED FRONTAGE EDGING ELEMENTS

EE-1 EE-4 EE-5

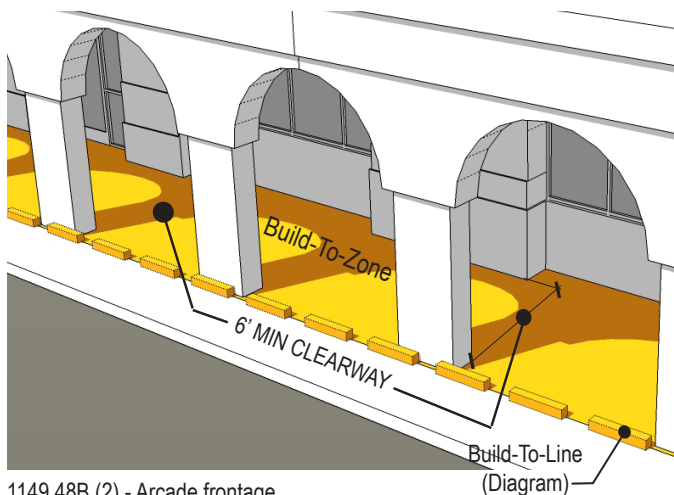
ARCADE CLEARWAY REQUIREMENT

a) A distance for pedestrian access between the outer and inner arcade elevations shall be a minimum of ten (10) feet.

b) A clear vertical height between sidewalk and the arcade ceiling shall be ten (10) feet

GLAZING REQUIREMENT

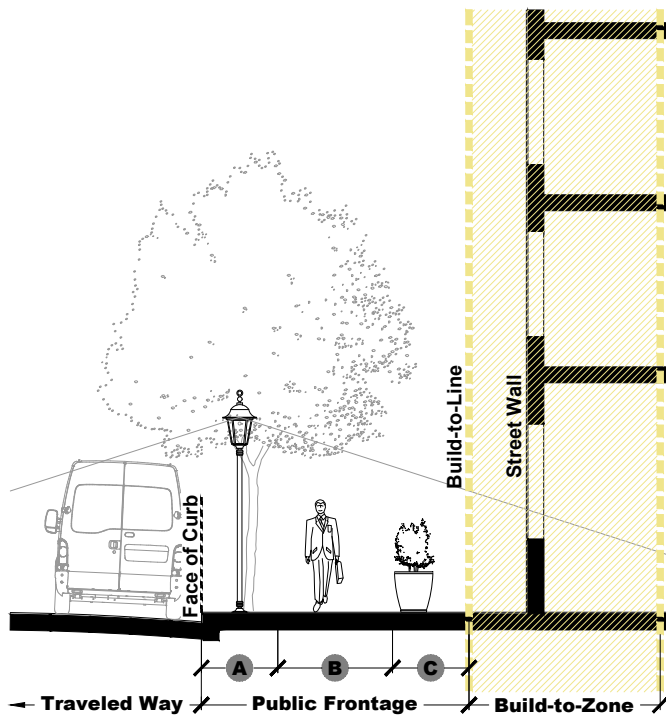
The street-level, street facing building area located between two (2) feet and eight (8) feet above the sidewalk shall provide clear, non-reflective glass according to the requirements of the Public and Private Frontage Standards Table 1149.12B



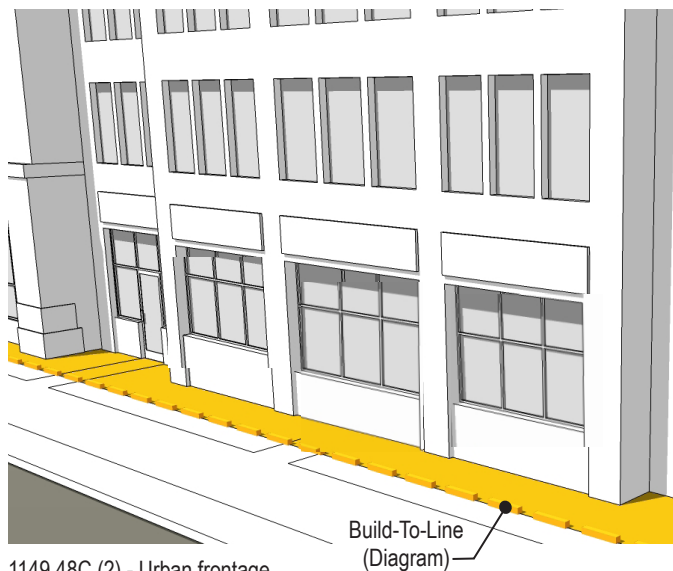
1149.48B (2) - Arcade frontage

1149.48C URBAN FRONTAGE

PF-3



1149.48C (1) - Urban frontage



1149.48C (2) - Urban frontage

A frontage wherein the facade is adjacent to the frontage / build-to-line with a less substantial Active Edge and Glazing at the sidewalk level than a Shopfront and Awning frontage type. The Urban frontage does not comply with Storefront Frontage requirements.

ALLOWED FRONTAGE EDGING ELEMENTS

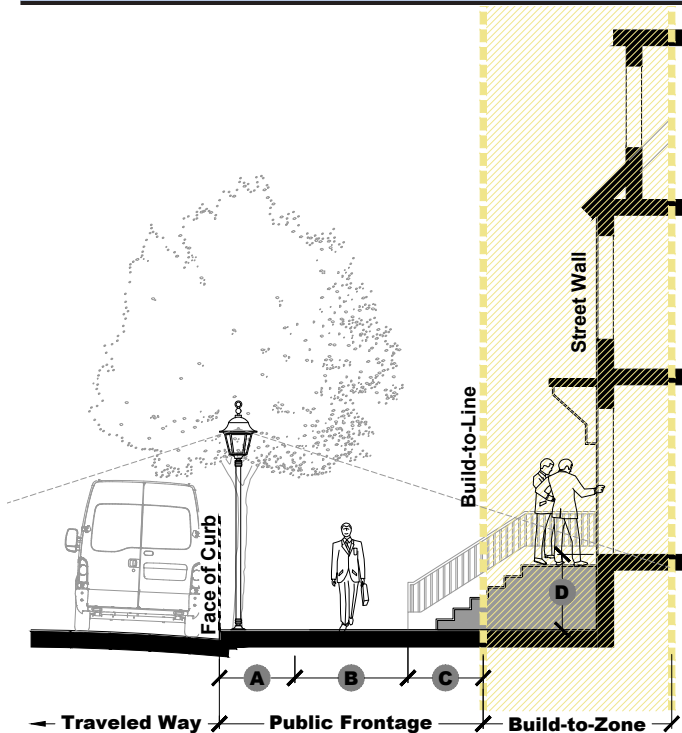
EE-1 EE-2 EE-4 EE-5

GLAZING REQUIREMENT

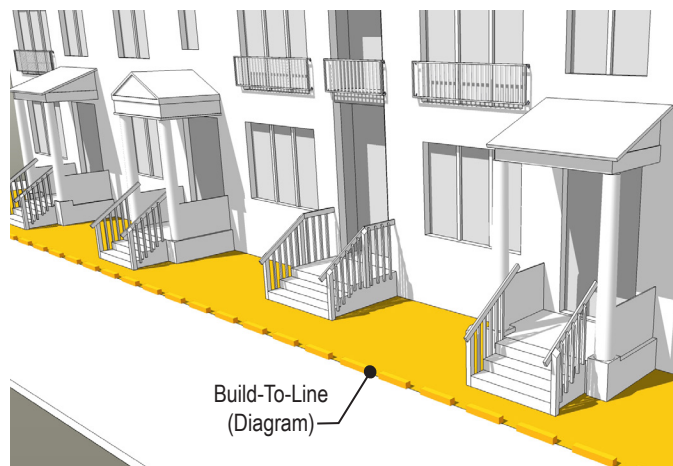
The street-level, street facing building area located between two (2) feet and eight (8) feet above the sidewalk shall provide clear, non-reflective glass according to the requirements of the Public and Private Frontage Standards Table 1149.12B

1149.48D STOOP FRONTAGE

PF-4



1149.48D (1) - Stoop frontage



1149.48D (2) - Stoop frontage

A frontage wherein the facade is aligned close to the frontage / build-to line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground floor residential use.

Up to three stair raisers can be placed within transition zone, and the ground plane within the BTZ can be hardscape continuation of sidewalk or landscaped (e.g., rain gardens).

ALLOWED FRONTAGE EDGING ELEMENTS

EE-1 EE-2 EE-4 EE-5

GLAZING REQUIREMENT

The street-level, street facing building area located between the first floor slab and underside of the second floor slab shall provide clear, non-reflective glass according to the requirements of the Public and Private Frontage Standards Table 1149.12B

FUNCTION OF THE BUILD-TO-ZONE (BTZ)

- (a) Allows for entrance alcoves.
- (b) Allows for facade articulation and inclusion of pronounced and/or recessed building elements.
- (c) Allows for alignment with existing neighboring buildings.

1149.48E PORCH FRONTAGE

PF-5

A frontage wherein the facade is set back from the frontage / build-to line with an attached porch permitted to encroaching. A fence at the build-to line (optional) maintains the demarcation of the yard. The porches shall be no less than 8 feet deep.

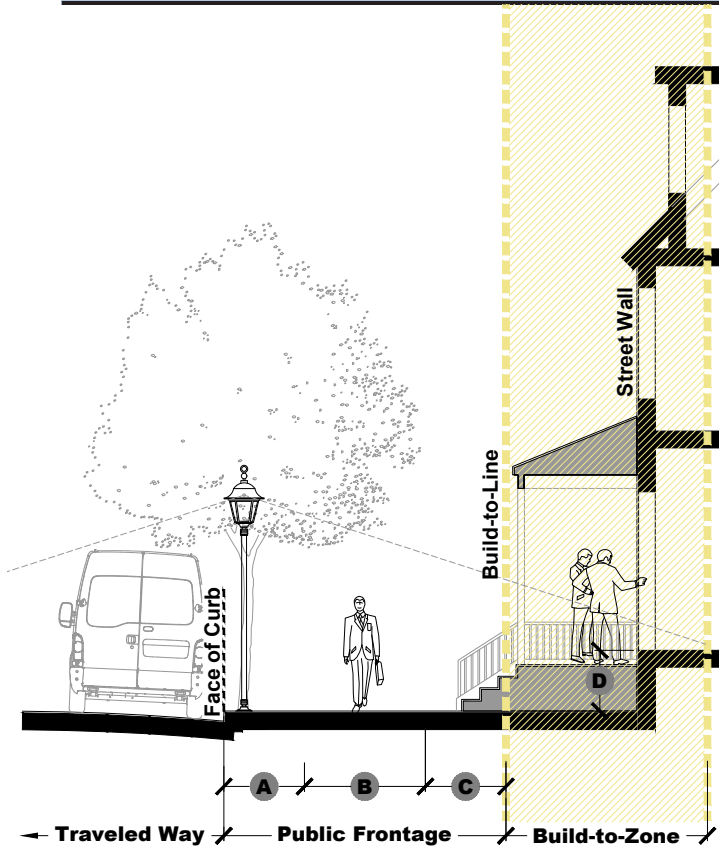
Up to three (3) stair raisers can be placed within transition zone, and the ground plane within the BTZ can be hardscape continuation of sidewalk or landscaped (e.g., rain gardens).

PERMITTED FRONTAGE EDGING ELEMENTS

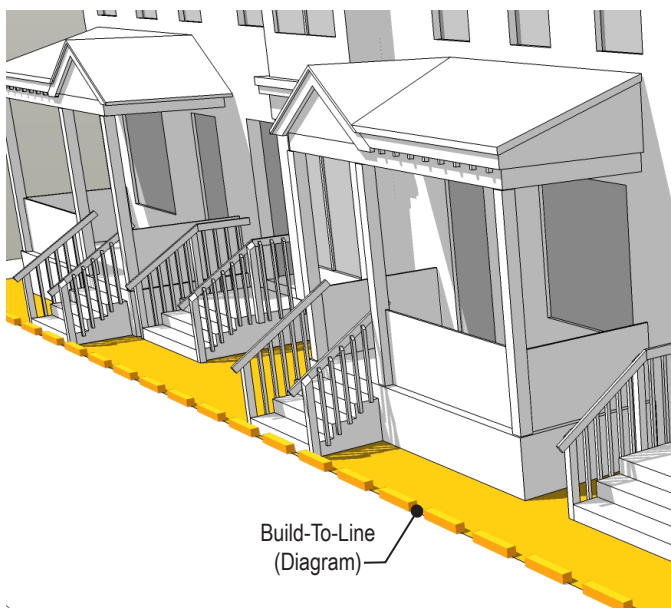
EE-1 EE-2 EE-4 EE-5

GLAZING REQUIREMENT

The street-level, street facing building area located between the first floor slab and underside of the second floor slab shall provide clear, non-reflective glass according to the requirements of the Public and Private Frontage Standards Table 1149.12B



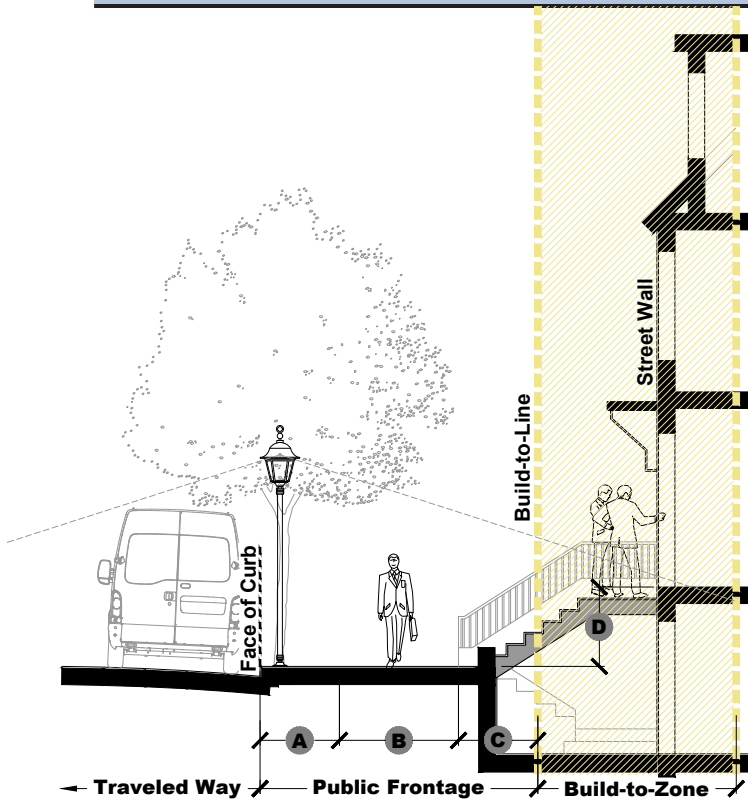
1149.48E (1) - Porch frontage



1149.48E (2) - Porch Frontage

1149.48F LIGHTWELL

PF-6



1149.48F (1) - Lightwell Frontage

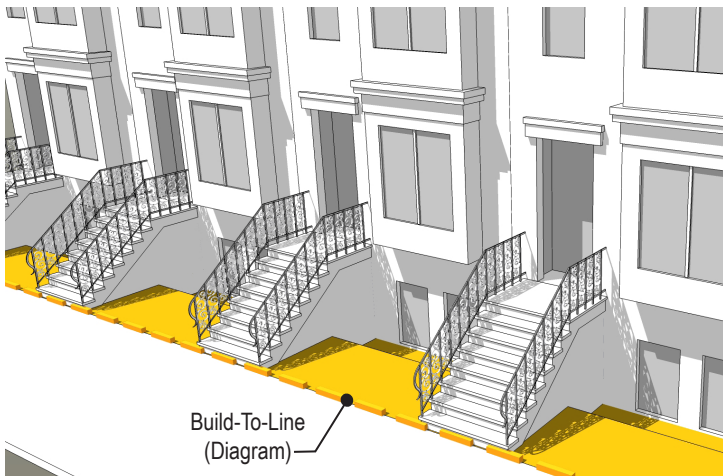
A frontage wherein the facade is set back from the frontage / build-to line by an elevated terrace or a sunken light court. This type buffers residential use from sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes in commercial uses.

FRONTAGE EDGING ELEMENTS ALLOWED

EE-1 EE-2 EE-4 EE-5

GLAZING REQUIREMENT

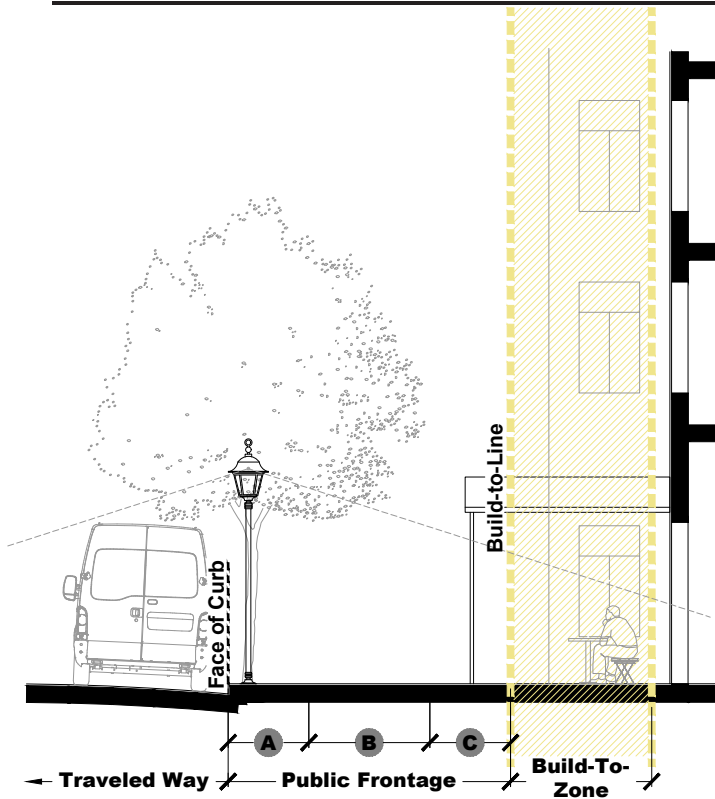
The street-level, street facing building area located between the first floor slab and underside of the second floor slab shall provide clear, non-reflective glass according to the requirements of the Public and Private Frontage Standards Table 1149.12B



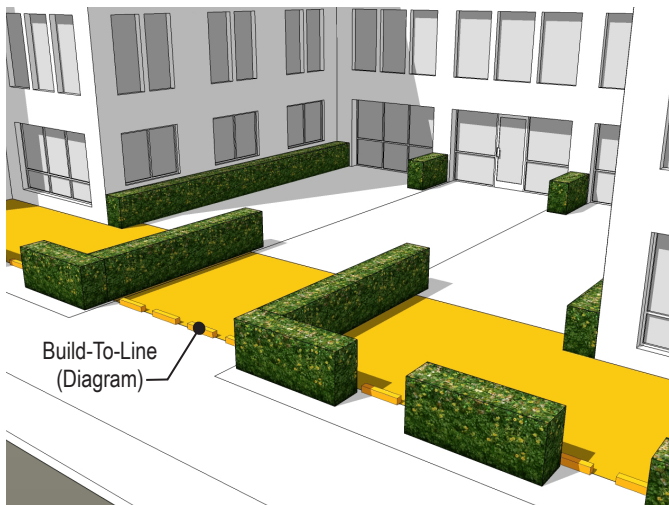
1149.48F (2) - Lightwell Frontage

1149.48G FORECOURT FRONTAGE

PF-7



1149.48G (1) - Forecourt Frontage



1149.48G (2) - Forecourt Frontage

A frontage wherein a portion of the facade is close to the frontage / build-to line and the central portion is set back. the forecourt created is suitable for vehicular drop-offs, large private gardens, bio-retention areas, or similar uses. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.

PERMITTED FRONTAGE EDGING ELEMENTS

EE-1 EE-2 EE-4 EE-5

GLAZING REQUIREMENT

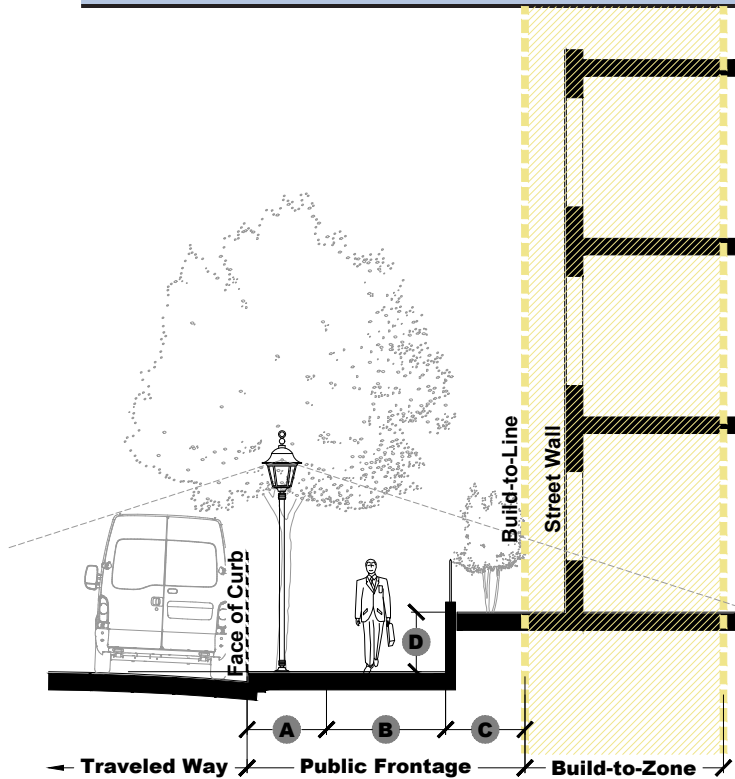
The street-level, street facing building area located between the first floor slab and underside of the second floor slab shall provide clear, non-reflective glass according to the requirements of the Public and Private Frontage Standards Table 1149.12B

FUNCTION OF THE BUILD-TO-ZONE

- (a) Allows for entrance alcoves.
- (b) Allows for facade articulation and inclusion of recessed building elements.
- (c) Allows for alignment with existing neighboring buildings.

1149.48H TERRACE

PF-8



1149.48G (1) - Terrace Frontage

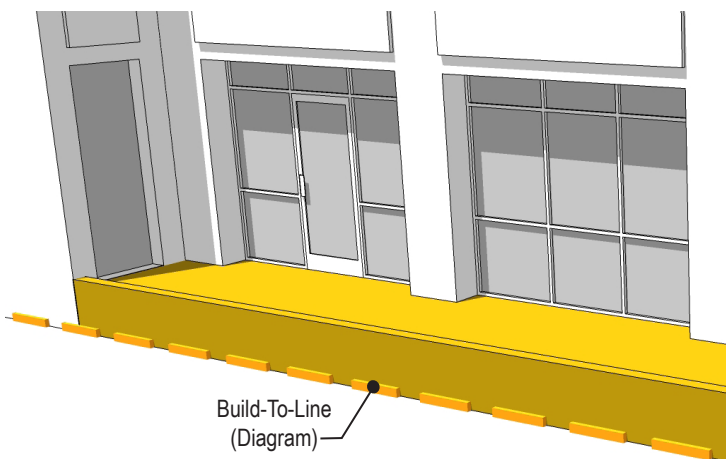
A frontage wherein the facade is set back from the frontage / build-to line by an elevated terrace or a sunken light court. This type buffers residential use from sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes in commercial uses.

FRONTAGE EDGING ELEMENTS ALLOWED

EE-1 EE-2 EE-4 EE-5

GLAZING REQUIREMENT

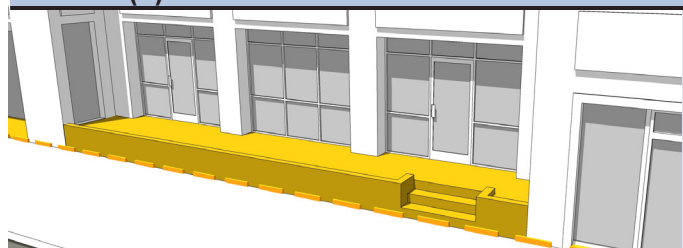
The street-level, street facing building area located between the first floor slab and underside of the second floor slab shall provide clear, non-reflective glass according to the requirements of the Public and Private Frontage Standards Table 1149.12B



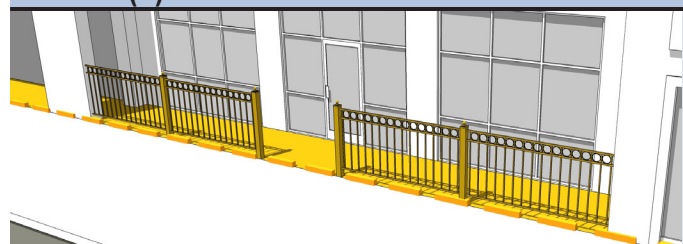
1149.48G (2) - Terrace Frontage

1149.48I EDGING ELEMENT DESIGN STANDARDS

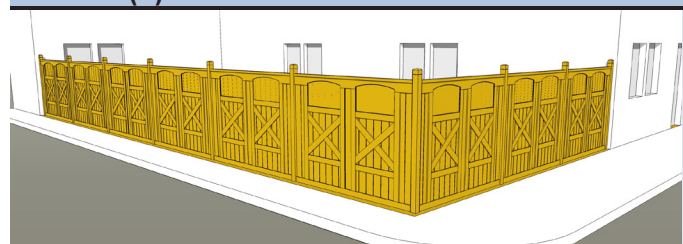
- (1) Edging Elements shall be designed to define and enclose the edge of the Private Frontage and create a transition between the public and private frontages. Edging elements complement other article controls of the Build-To-Zone.

1149.48I(2) EDGE STRUCTURE**EE-1**

The intent is to separate areas with different intensity of use with up to twenty-four (24) inches of difference in floor planes.

1149.48I(3) ORNAMENTAL FENCE**EE-2**

A transparent ornamental fence, not chain link, with a maximum height of forty-two (42) inches.

1149.48I(4) PRIVACY FENCE**EE-3**

A Privacy Fence with a maximum height of seventy-two (72) inches.

1149.48I(5) PLANTERS**EE-4**

Planters no higher than forty-two (42) inches in height.

1149.48I(6) LANDSCAPED EDGE**EE-4**

A Landscaped edge of flowers, plants, or hedges.

1149.49 ARCHITECTURAL DESIGN STANDARDS**1149.49A SIGNIFICANT CORNER**

- (1) Buildings may use the provisions of a Significant Corner in locations designated on the District Standards Map in Chapter 1149.11B(5), with the intent to visually attract a viewer's attention at important corner locations.
- (2) The intent may be achieved by provision of towers, corner towers, an architecturally embellished entry, or other similar distinctive architectural elements.
- (3) Buildings providing tower elements may have the tower element exceed the maximum building height by one story providing that the overall area of the extended height does not exceed ten percent (10%) of the floor area of the floor where it is appearing.
- (4) Significant Corners are exempt from the Streetwall Stepback requirements of Chapter 1149.23E.
- (5) Building shall not have more than two tower elements that qualify as Significant Corner or Terminating Vista, as approved by the Zoning Administrator.

1149.49B TERMINATING VISTA

- (1) Buildings may use the provisions of a Terminating Vista in locations of axial conclusion of a street or exposed viewshed as designated on the District Standards Map 1149.11B(5), with the intent to visually attract a viewer's attention at the end of such visual axis.
- (2) Vista termination may include towers, corner towers, symmetrical facades centered on a visual axis, an architecturally embellished entry, or other similar distinctive architectural elements.
- (3) Buildings providing tower elements may have the tower element exceed the maximum building height by one story, providing that the overall area of the extended height does not exceed ten percent (10%) of the area.
- (4) Terminating Vistas are exempt from the Streetwall Stepback requirements of Chapter 1149.23E.
- (5) No single building shall have more than two tower elements that qualify as Significant Corner or Terminating Vista, as approved by the Zoning Administrator.

1149.49C FINISHED FLOOR OF BUILDINGS

- (1) Finished Floor Elevation of ground floor residential uses shall be set with a finished floor a minimum of twenty-four (24) inches above the grade measured at the unit entrance. This requirement excludes Live-Work uses with Storefront Private Frontages.
- (2) Floor-to-floor height shall be minimum twelve (12) feet for the first floor of commercial uses, and minimum eight (8) feet for upper floors.
- (3) Stoop and Porch frontages shall have a minimum of two (2) risers at the stoop or porch at the lead-walk.

1149.49D HORIZONTAL EXPRESSION LINE

- (1) All buildings should provide two or more horizontal expression lines appropriate for the scale of the building to differentiate between the base, middle and/or top of buildings and emphasize a massing transition or change of use.
- (2) Expression lines should be articulated through the use of material, moldings, shading devices, changes of material, changes of color, cornices, and other similar architectural elements.
- (3) Expression Lines may consist of a continuous element (e.g., a trim), or interrupted lines that visually connect across the facade at the same height, formed by a balcony, a short setback or protruded element (e.g., a bay window), a slightly articulated trim course, or similar.

1149.49E BUILDING MASSING



- (1) Streetwall façade elements, including visual structural elements, openings, and details should utilize a coherent system of proportion.
 - (a) A Streetwall should be composed of vertical proportions, whether in part or whole of the composition, and shall be designed so that assumed vertical loads are carried to the ground by a reasonable and convincing visible structure.
 - (b) Windows shall be vertical in proportion, except where Storefront or Arcade Frontage is required or provided.
- (2) Streetwalls shall employ vertical sections no wider than eighty (80) feet.
 - (a) Vertical sections, while allowed to be identical, are an opportunity to introduce a visual change or a break in top expression line (parapet or cornice) of the Streetwall. These breaks are achieved by, but not limited to, changes in material, recesses, cornice height, or roof type. Break in the cornice can be achieved through the regular and/or occasional use of gables and/or dormers.
 - (b) Vertical sections also allow for breaks in the facade while maintaining the Streetwall within the Private Frontage to comply with Public and Private Frontage Standards Table 1149.12B.
 - (c) In buildings with flat roofs massing shall be controlled by, and not limited to, more pronounced vertical breaks, change in height at the Streetwall. Breaks can also be achieved through changes in the type of parapet used, inclusion of more pronounced overhang elements, the inclusion of mansard roofs, changes in building material, and inclusion of pergolas for rooftop gardens.
- (3) When bay windows are used, they should appear to be structurally supported in a manner matching the applied architectural style within the building section.
- (4) When dormers are used, they shall light interior spaces.
 - (a) The body of a single-window dormer shall be vertically proportioned or square and shall be consistent with the architectural style. Dormer windows shall be proportioned similar to or slightly shorter than typical windows in the floor below.
- (5) When shutters are used, they shall be sized to cover the windows, regardless of the shutter operability.

1149.49F BUILDING MATERIAL

- (1) Building materials shall be utilized in a manner appropriate to their intrinsic properties, including their structural capacities as demonstrated in openings and spans as approved by the Building Inspector.
 - (a) Heaviest appearing materials shall be kept at the base of the building and lighter appearing above.
 - (b) The rules numbered below, shall establish the guidelines for the acceptability of materials where substitute materials are used:
 - [1] Arm's Length Rule: Substitute materials must be indistinguishable from the materials they are representing if they are to be used below the second floor.
 - [2] Eyes' Only Rule: Substitute materials must be visually indistinguishable from the materials they are representing if they are to be used above the first floor.
- (2) No more than 3 wall materials, excluding fenestration, shall be visible on any exterior streetwall within a building section, not counting the foundation wall or piers.
 - (1) Material change should primarily take place along a horizontal line or as a part of a change in vertical sections of the building (see Chapter 1149.49E).

1149.49G SIGNS

- (1) All signage shall conform to the City of Cleveland Heights Sign Regulations as defined in Chapter 1163.