

Parking can be  
challenging





Private Parking  
Garages Present  
a Specific  
Challenge in  
Cleveland  
Heights

# Challenges

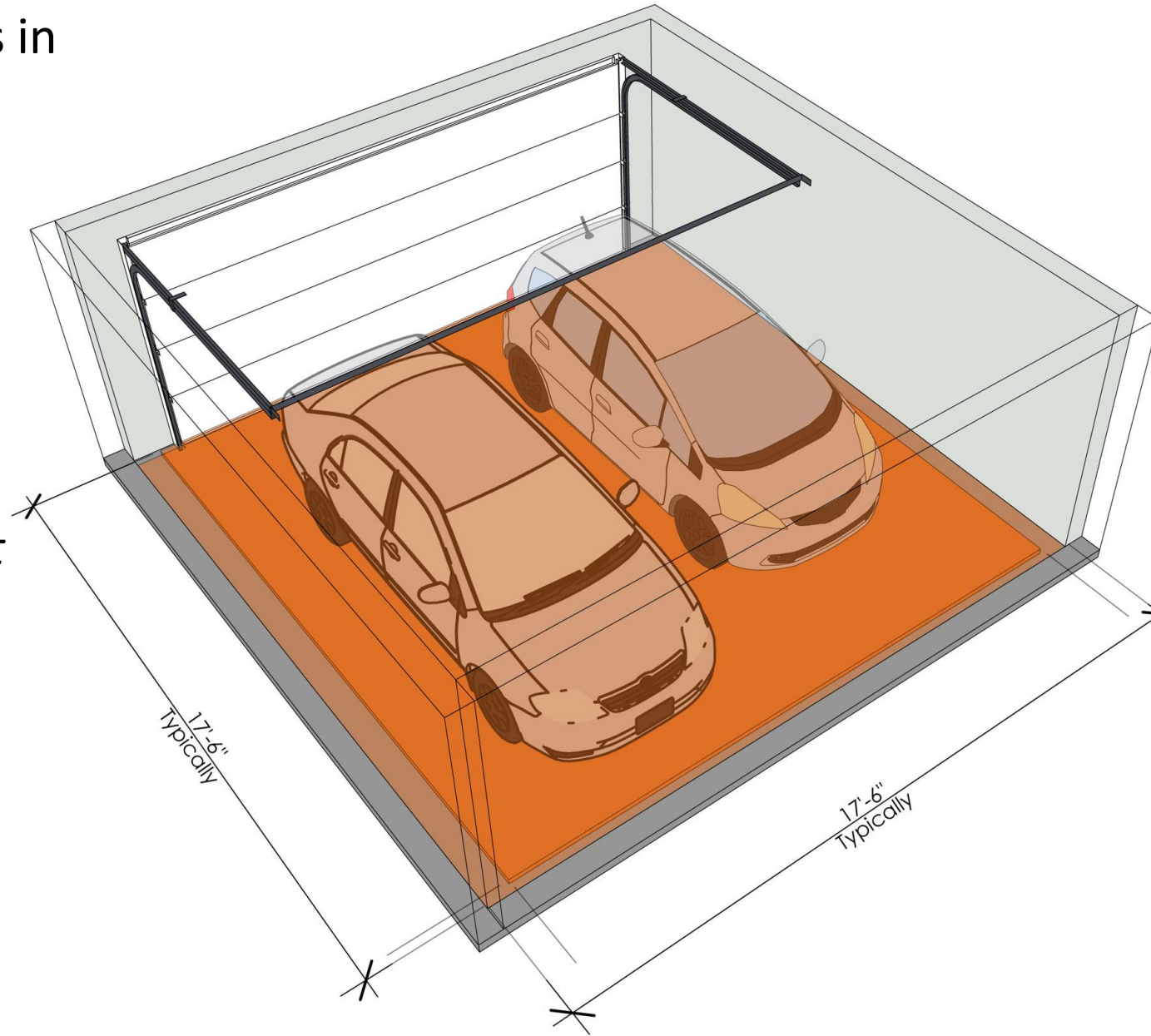
The regulations for private parking garages in the Zoning Code are:

- Complicated
- Scattered
- Antiquated
- Inflexible and not Contextual
- Do not meet their objective to

*Allow for the appropriate amount of off-street parking designed to complement the residence*

These present barriers to:

- Investment
- Improvement
- Environmental Sustainability
- Open Space
- Equity





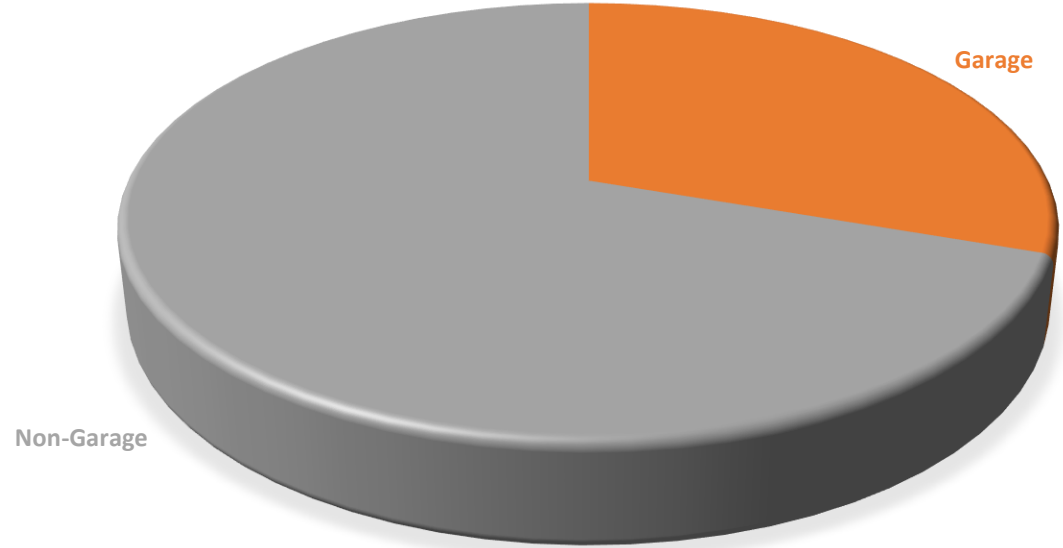
How do we know that Private Parking Garages present a specific challenge in Cleveland Heights?

- Inquiries and complaints
- Administrative reviews
- Activities at Boards and Commissions

VS.



RECENT DEVELOPMENT REVIEW ACTIVITY



# Potential Zoning Amendments

Planning staff reviewed the regulations related to private parking garages for many of our neighbors, select cities in Ohio and the US

Planning staff proposes amending the Zoning Code to (among other things):

- Revise definitions
- Provide flexibility in terms of requiring enclosed parking spaces in detached structures
- Provide flexibility in terms of allowing attached garages
- Provide supplemental regulations for private parking garages focused on size and design
- Provide flexibility in terms of driveways leading to private parking garages
- Permit the Board of Zoning Appeal (BZA) to approve variances beyond just garage doors

Note that Historic Preservation Design Guidelines are currently being prepared that will include guidelines for garages that will be useful for the Landmarks Commission and Architectural Review Board (ABR)

## Process

1. Receive go-ahead from Council on 4/26
2. Work with Law Department to formalize proposed amendment petition
3. Present at a future Council meeting
4. Referral to Planning Commission
5. Planning Commission recommendation
6. Public hearing at Council
7. Action by Council

***Plenty of opportunity for public comment and engagement***

