

ZONING CODE 101

A zoning code is a set of rules and procedures that regulate what can and cannot be done on a property; influencing where we live, where we work, and how we get around. Zoning can support businesses, encourage investment, and protect natural resources.

PURPOSE

A zoning code translates a community's vision into rules and regulations that shape growth and development. The main purposes are:

1. Promote the health, safety, and welfare of residents by ensuring a balance and variety of land uses
2. Clearly regulate what types of development are permitted in which areas of the city, while considering future economic scenarios
3. Implement the community's vision, with flexibility to evolve

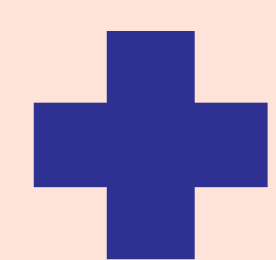
OBJECTIVES

- » Ensure Inclusive and Robust Community Engagement
- » Analyze Existing and Future Needs (Housing, Economic, etc.)
- » Prioritize Quality of Life
- » Advance the Community through New Technologies and Sustainability Efforts

TYPICAL ELEMENTS

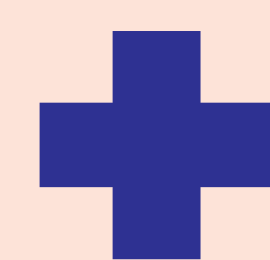
DISTRICT INTENT + CHARACTER

Defines a clear character for the district based on how the district is intended to be used.



BUILDING DEVELOPMENT STANDARDS

Controls lot size, yard setbacks, and building placement, specific to each district to reflect its character, context, and uses.



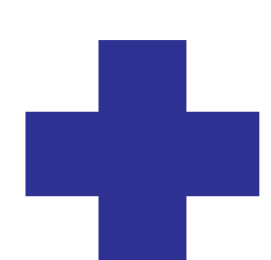
USE REGULATIONS

Specifies permitted and conditional land uses. The code may also provided more detailed definitions of each land use.



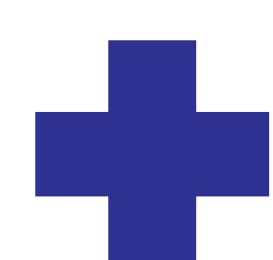
WE WANT TO HEAR FROM YOU!

Provide feedback to help form these elements on the following boards.



ADDITIONAL REGULATIONS

Provides additional regulations not unique to a zone, such as parking, landscaping, signage, and alternative energy.



ADMINISTRATION + PROCEDURES

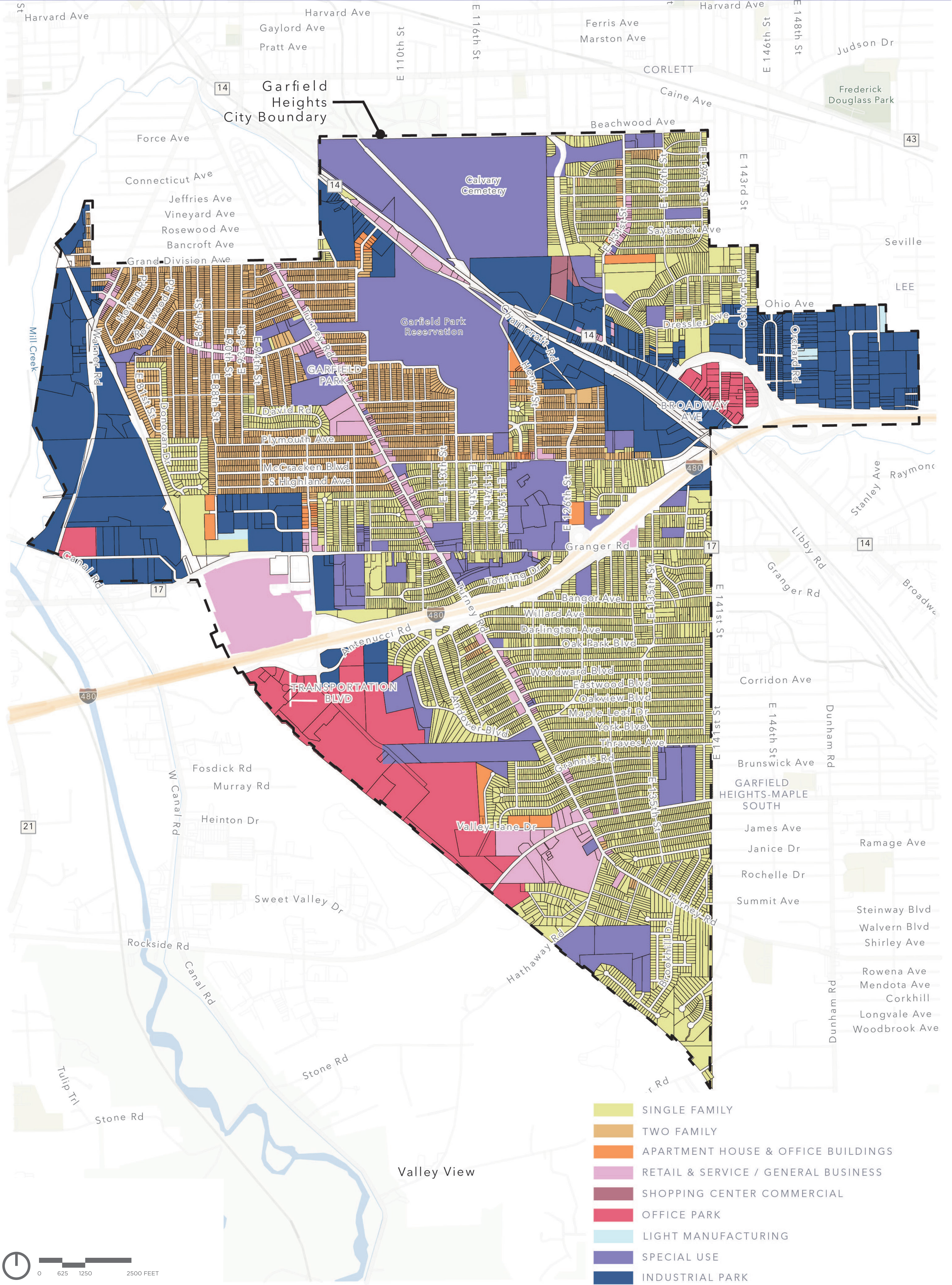
Establishes permit and approval processes, identifies the administrative body, and outlines the submittal, public hearing, and notice requirements.



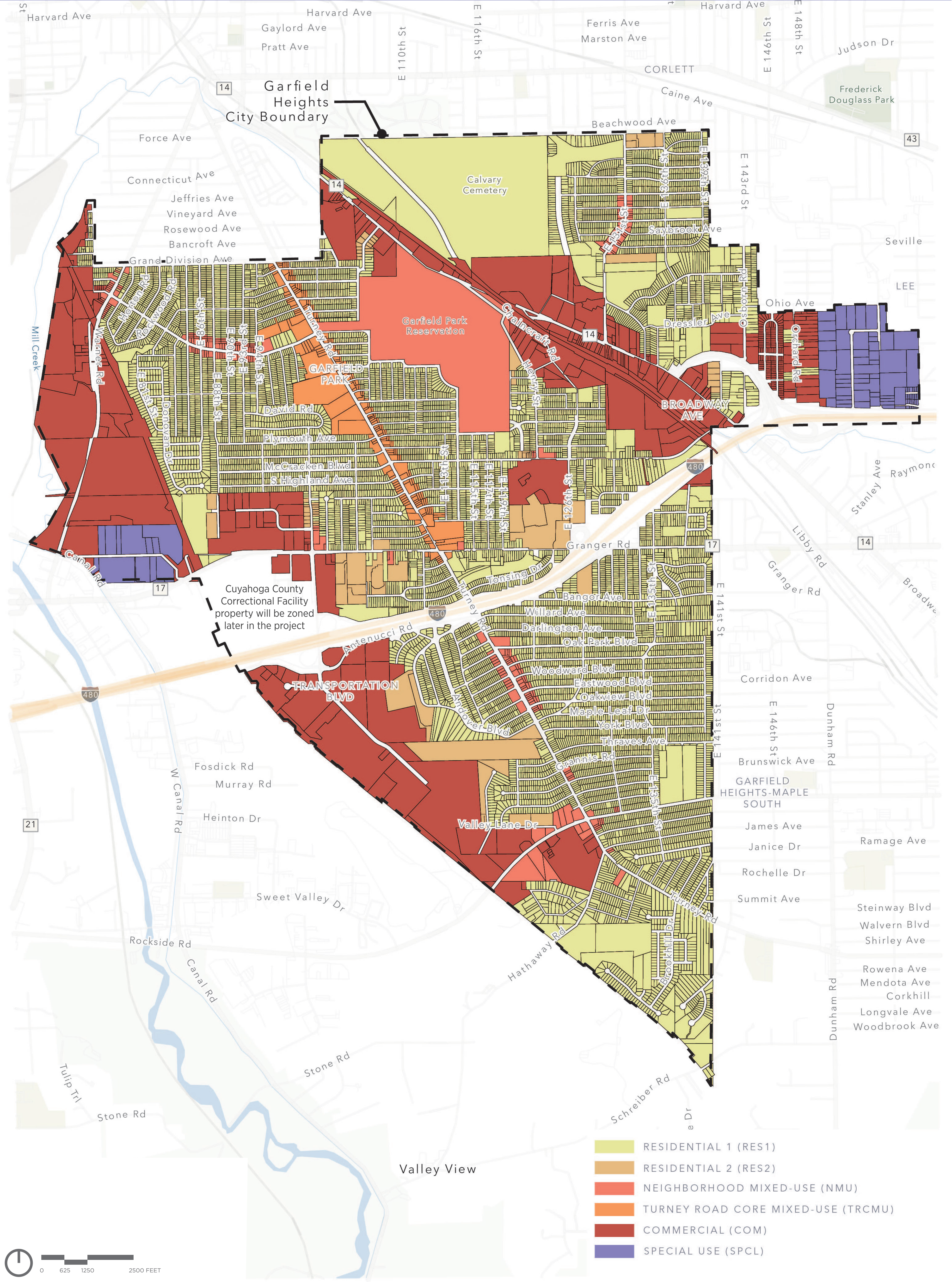
CLEAR + COMPREHENSIVE DEVELOPMENT CODE

Note: Additional Regulations and Administration + Procedures will be drafted in a later project phase.

EXISTING ZONING



PROPOSED ZONING



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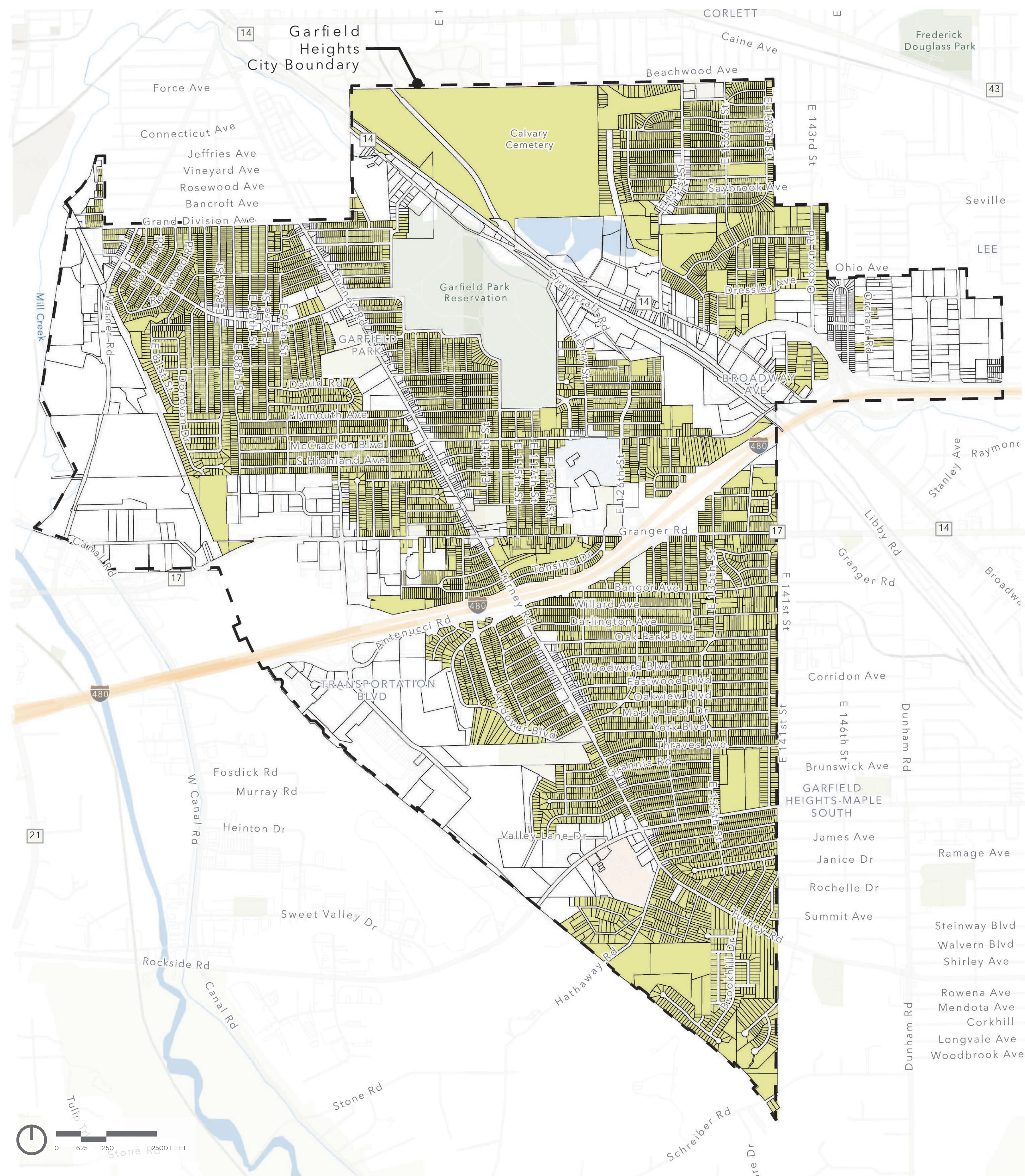
Residential 1 (RES1)

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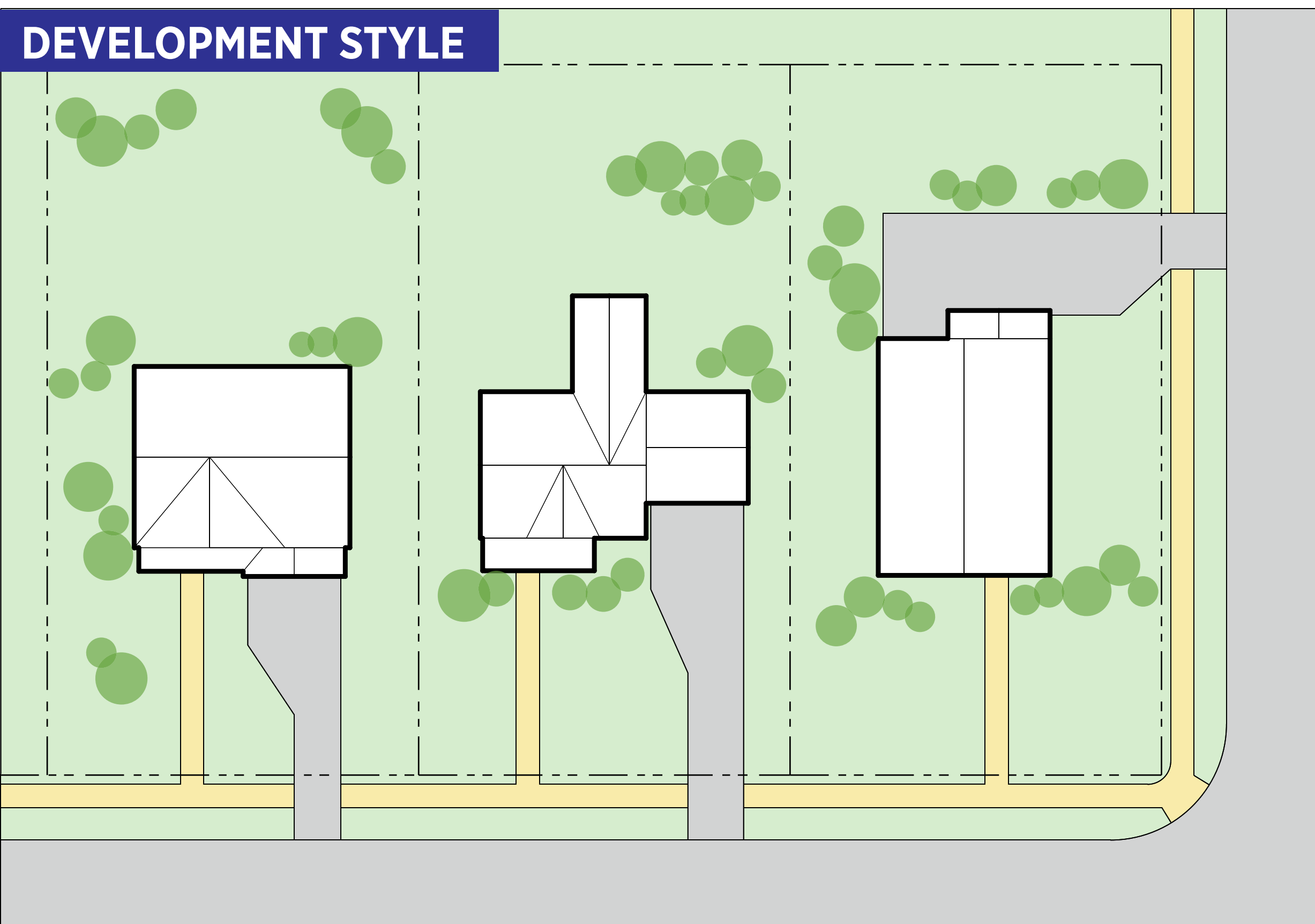


Note: Images are illustrative, not regulatory.

DISTRICT MAP



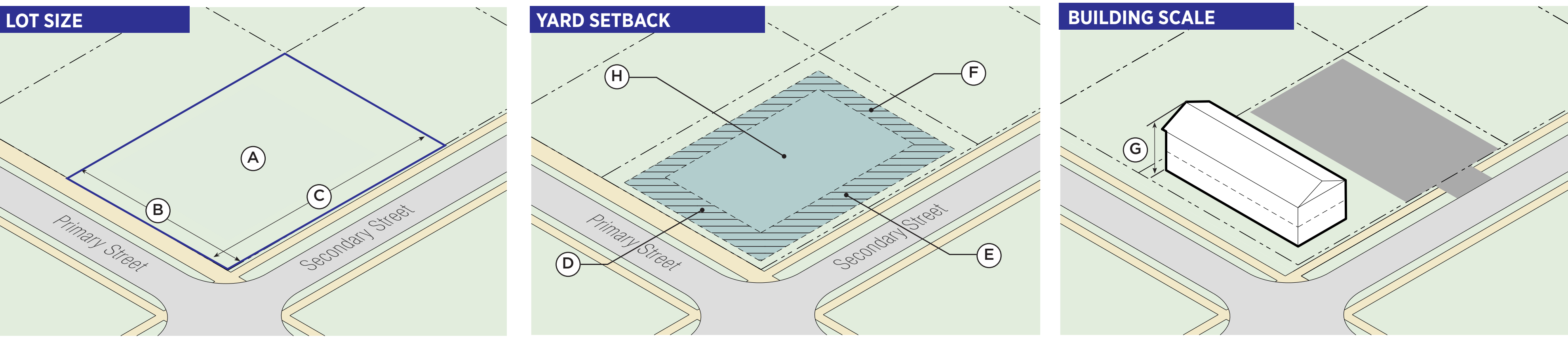
DEVELOPMENT STYLE



INTENT

The Residential 1 District intends to promote one- and two-unit dwellings and compatible civic uses in the majority of Garfield Heights’s residential neighborhoods and promote balance between the preservation of existing neighborhood character and the promotion of neighborhood investment and housing diversity.

BUILDING DEVELOPMENT STANDARDS



LOT SIZE STANDARDS		
Lot Area	4,500 sq. ft. min.*	A
Lot Width	39 ft. min. for minor subdivisions*; 45 ft. min. for major subdivisions*	B
Lot Depth	100 ft. min.*	C

YARD SETBACK STANDARDS		
Front Yard Setback	20 ft. min.*	D
Side Yard Setback	5 ft. min.* on any side without a driveway; 10 ft. min. on any side with a driveway (measured between the structure and the side lot line)	E
Rear Yard Setback	25 ft. min.*	F

BUILDING SCALE STANDARDS		
Building Height	40 ft. min.	G
Lot Coverage	TBD	H
NOTES		
* (asterisk) indicates that special requirements may apply for townhouse development		

ALLOWED USES

(C) = Requires Conditional Use Review

RESIDENTIAL USES	INSTITUTIONAL USES	MISCELLANEOUS USES
One-Unit Residential	Indoor Recreation Centers (C)	Accessory Uses
Two-Unit Residential	Libraries, Museums, Playhouses, and Places of Worship (C)	Temporary Uses
3-8 Unit Residential (C)	Schools (C)	
Townhouse Residential (C)	OPEN SPACE USES	
Cottage Court Residential (C)	Community Agriculture	
Residential Care Housing (C)	Preserves	
	Sports Fields and Outdoor Recreation (C)	

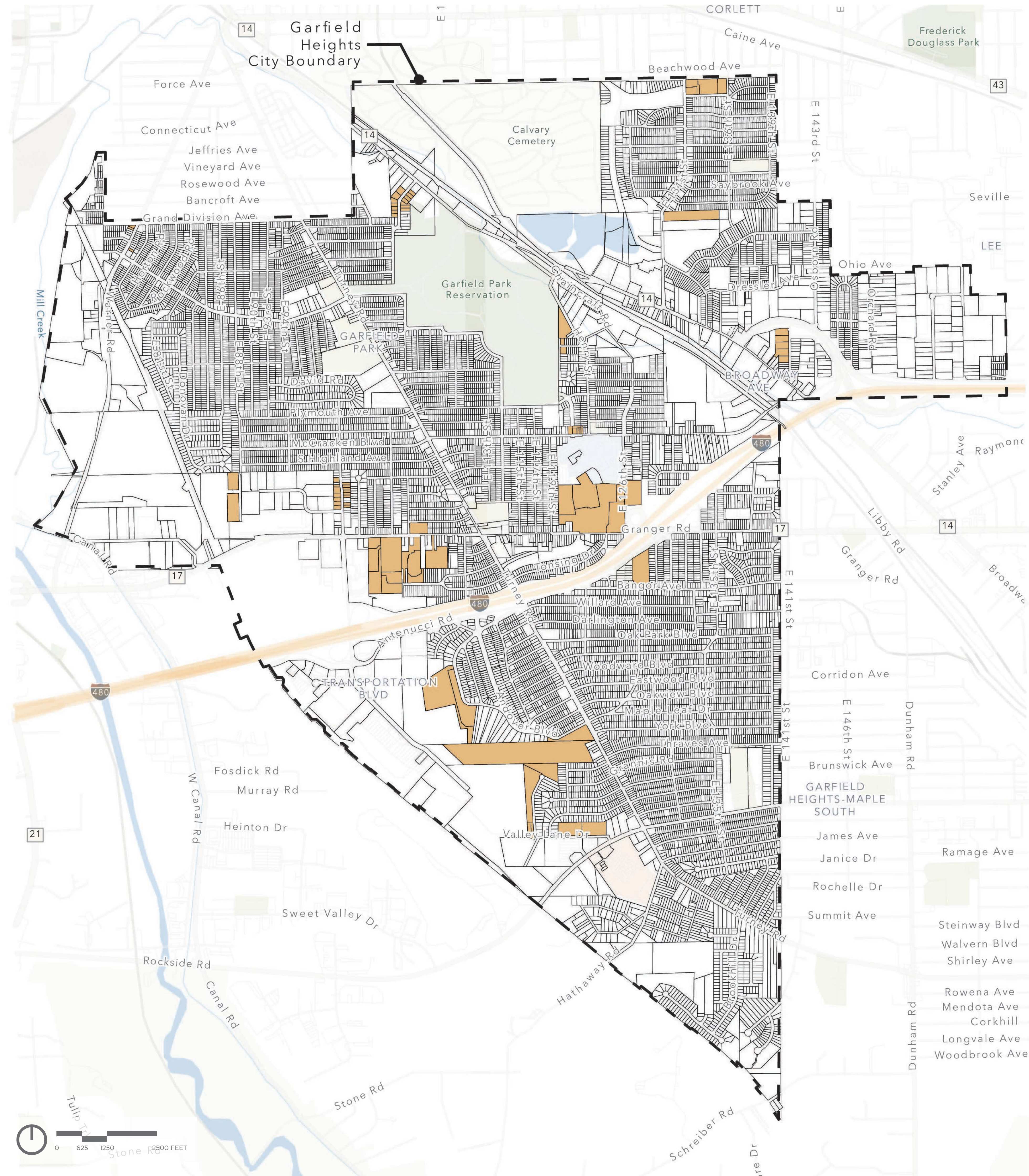
Residential 2 (RES2)

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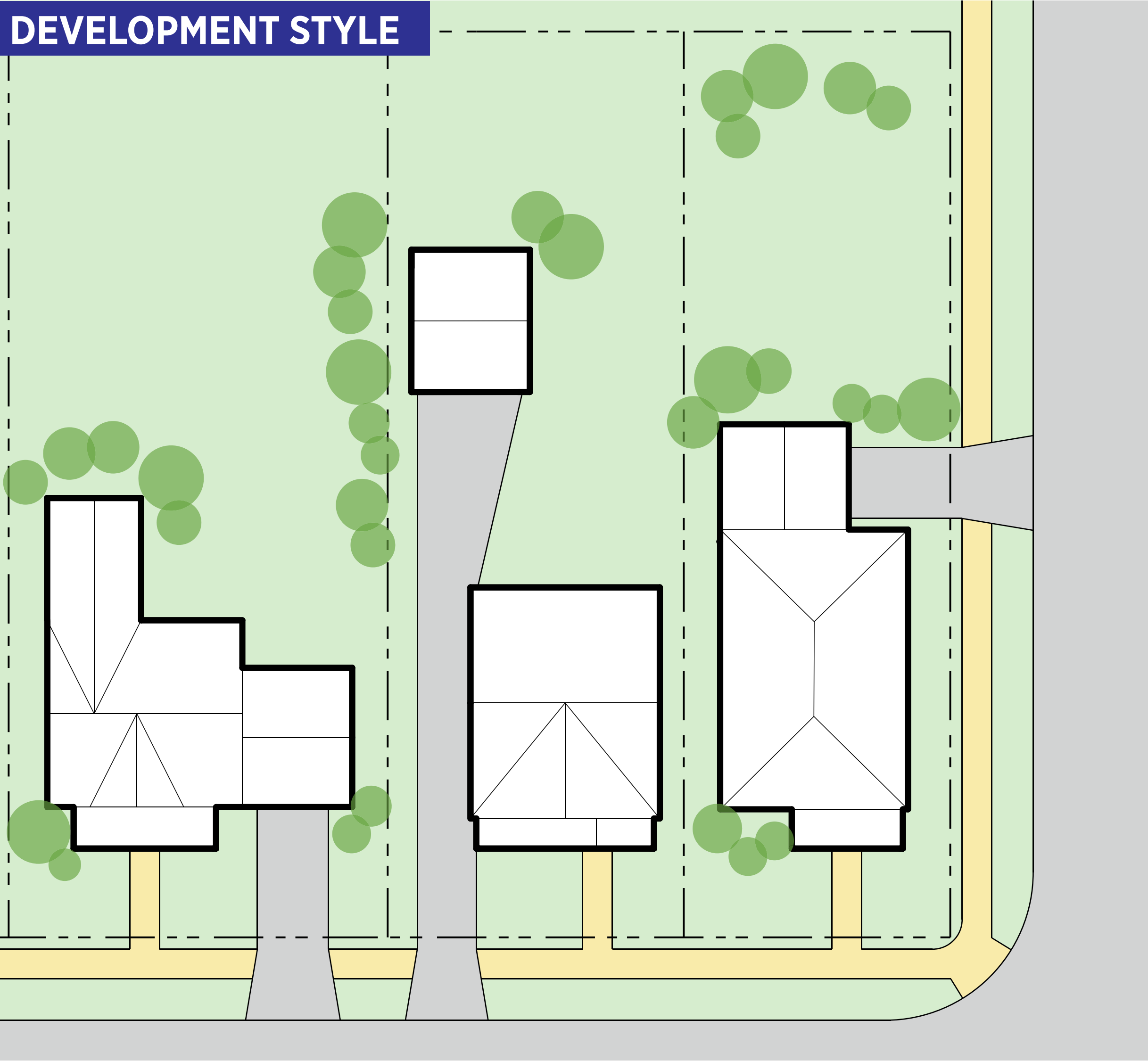


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DISTRICT MAP



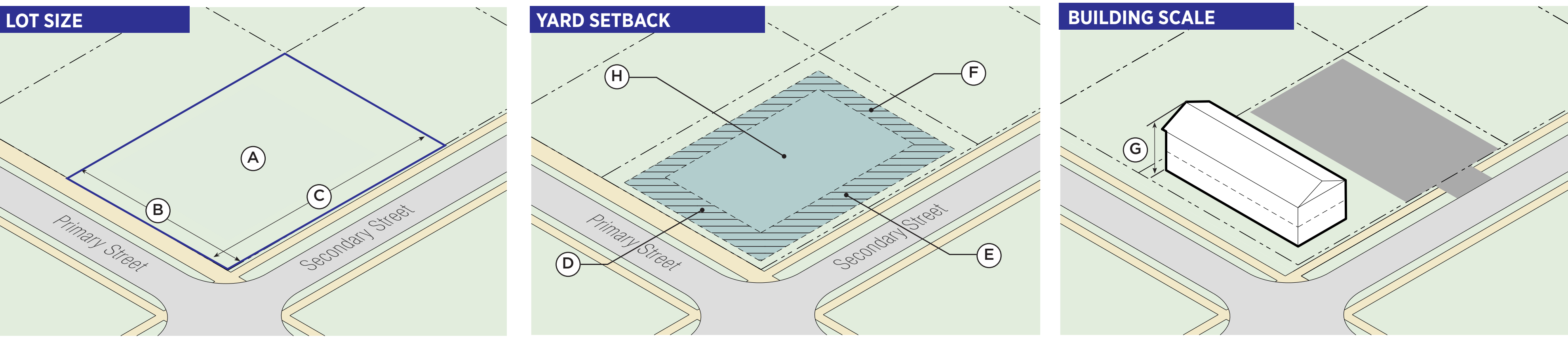
DEVELOPMENT STYLE



INTENT

The Residential 2 District intends to promote multi-unit dwellings and compatible civic uses.

BUILDING DEVELOPMENT STANDARDS



LOT SIZE STANDARDS		
Lot Area	7,500 sq. ft. min.*	A
Lot Width	75 ft. min.*	B
Lot Depth	100 ft. min.*	C

YARD SETBACK STANDARDS		
Front Yard Setback	25 ft. min. from public right-of-way*; no min. from private drive	D
Side Yard Setback	15 ft. min. per side*	E
Rear Yard Setback	15 ft. min.*	F

BUILDING SCALE STANDARDS		
Building Height	50 ft. min.	G
Lot Coverage	TBD	H
NOTES		
* (asterisk) indicates that special requirements may apply for townhouse development		

ALLOWED USES

(C) = Requires Conditional Use Review

RESIDENTIAL USES	INSTITUTIONAL USES	MISCELLANEOUS USES
One-Unit Residential (C)	Indoor Recreation Centers (C)	Accessory Uses
Two-Unit Residential (C)	Libraries, Museums, Playhouses, and Places of Worship (C)	Temporary Uses
3-8 Unit Residential	Schools (C)	
9-Plus-Unit Residential	OPEN SPACE USES	
Townhouse Residential	Community Agriculture	
Cottage Court Residential	Preserves	
Residential Care Housing	Sports Fields and Outdoor Recreation (C)	

SHARE YOUR COMMENTS HERE!

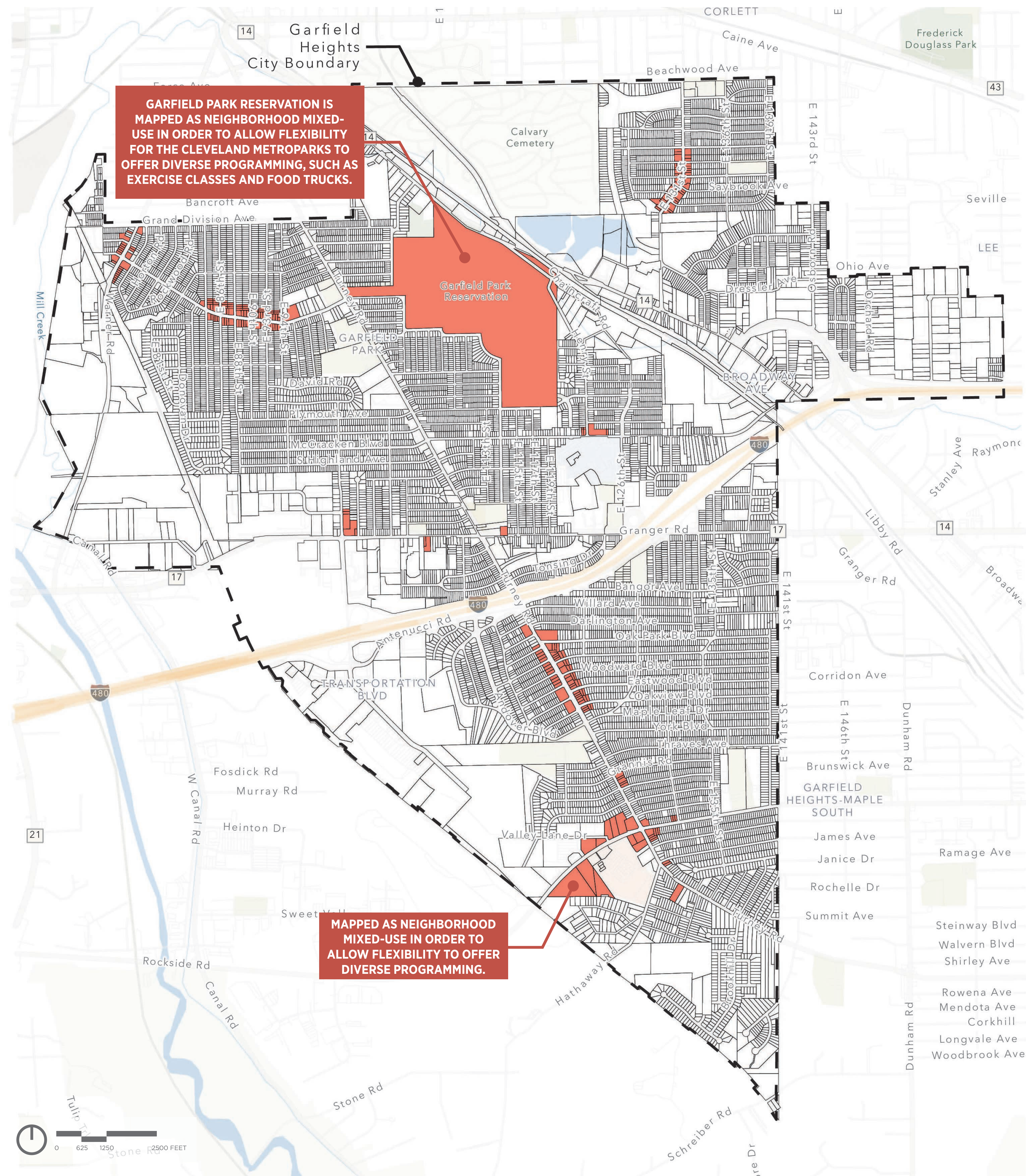
Neighborhood Mixed-Use (NMU)

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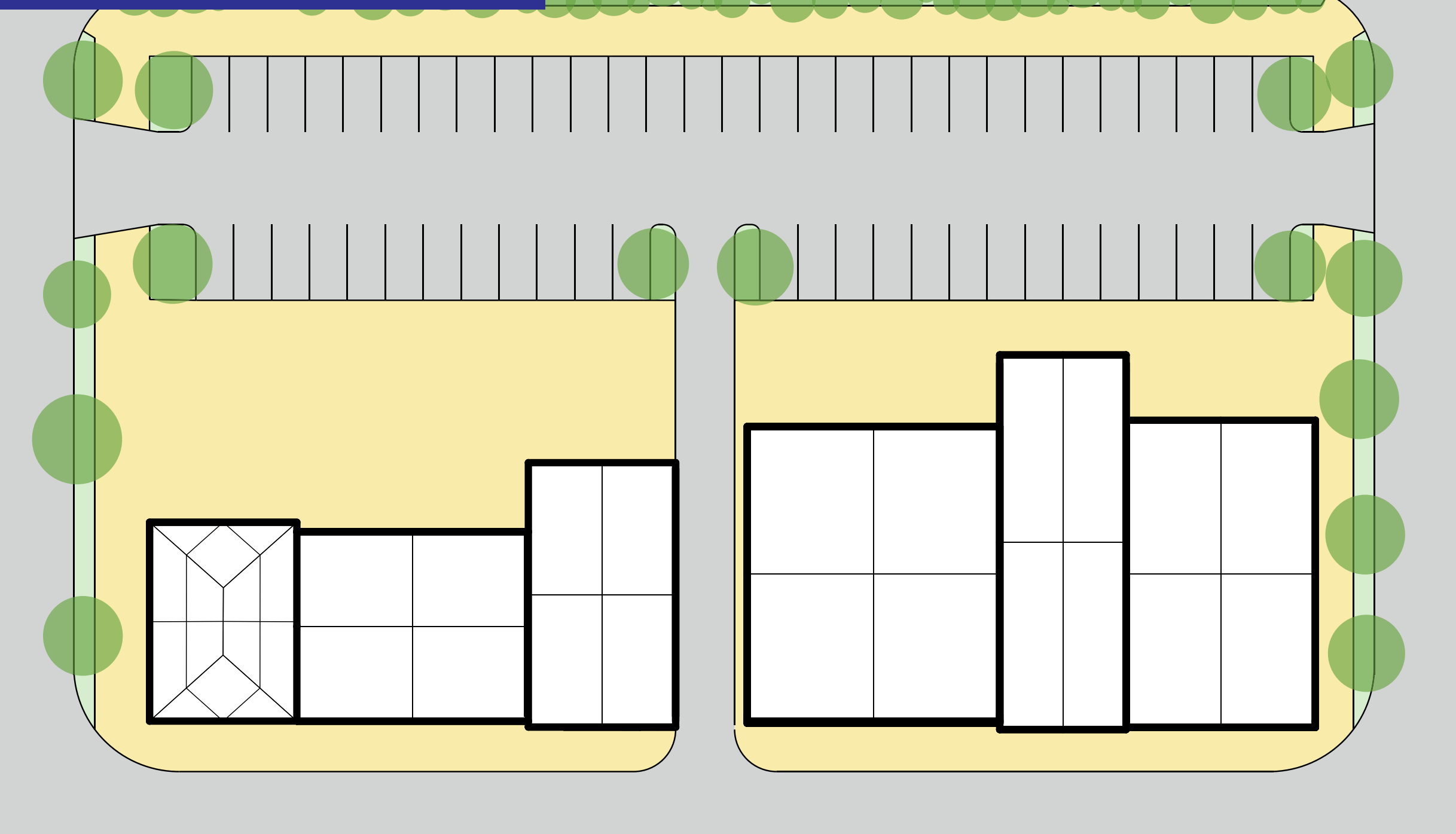


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DISTRICT MAP



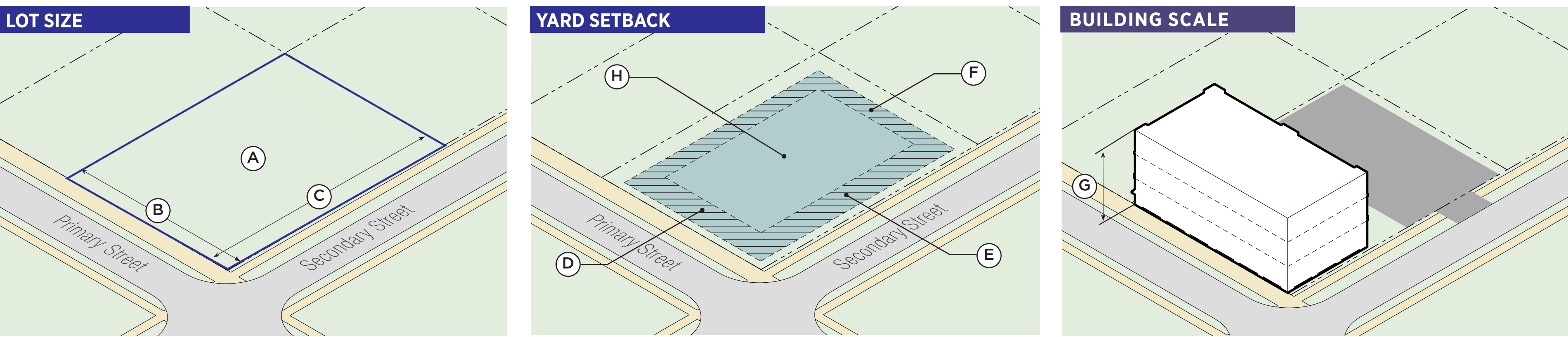
DEVELOPMENT STYLE



INTENT

The Neighborhood Mixed-Use District intends to promote a diversity of pedestrian-scaled land uses compatible with and within walking distance of Garfield Heights' housing areas.

BUILDING DEVELOPMENT STANDARDS



LOT SIZE STANDARDS		
Lot Area	2,000 sq. ft. min.*	A
Lot Width	15 ft. min.*	B
Lot Depth	80 ft. min.*	C

YARD SETBACK STANDARDS		
Front Yard Setback	0 ft. min.	D
Side Yard Setback	0 ft. min. per side**	E
Rear Yard Setback	15 ft. min.*	F

BUILDING SCALE STANDARDS		
Building Height	40 ft. min.	G
Building Footprint	20,000 sq. ft. max.	
Lot Coverage	TBD	H

ALLOWED USES

(C) = Requires Conditional Use Review
(D) = Requires Outdoor Dining Permit Review

RESIDENTIAL USES	COMMERCIAL USES	OPEN SPACE USES
One-Unit Residential	Craft and Art Industrial	Community Agriculture
Two-Unit Residential	Day Care Facility	Preserves
3-8 Unit Residential	Indoor Dining, Drinking, and Entertainment	Sports Fields and Outdoor Recreation
Townhouse Residential	Indoor Sales and Services	MISCELLANEOUS USES
Residential Care Housing	Lodging	Accessory Uses
	Outdoor Dining, Drinking, and Entertainment (D)	Temporary Uses
	INSTITUTIONAL USES	
	Indoor Recreation Centers	
	Libraries, Museums, Playhouses, and Places of Worship	
	Schools (C)	

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DRAFT ZONING DISTRICTS

GARFIELD HEIGHTS ZONING CODE | PUBLIC MEETING 09.17.2024



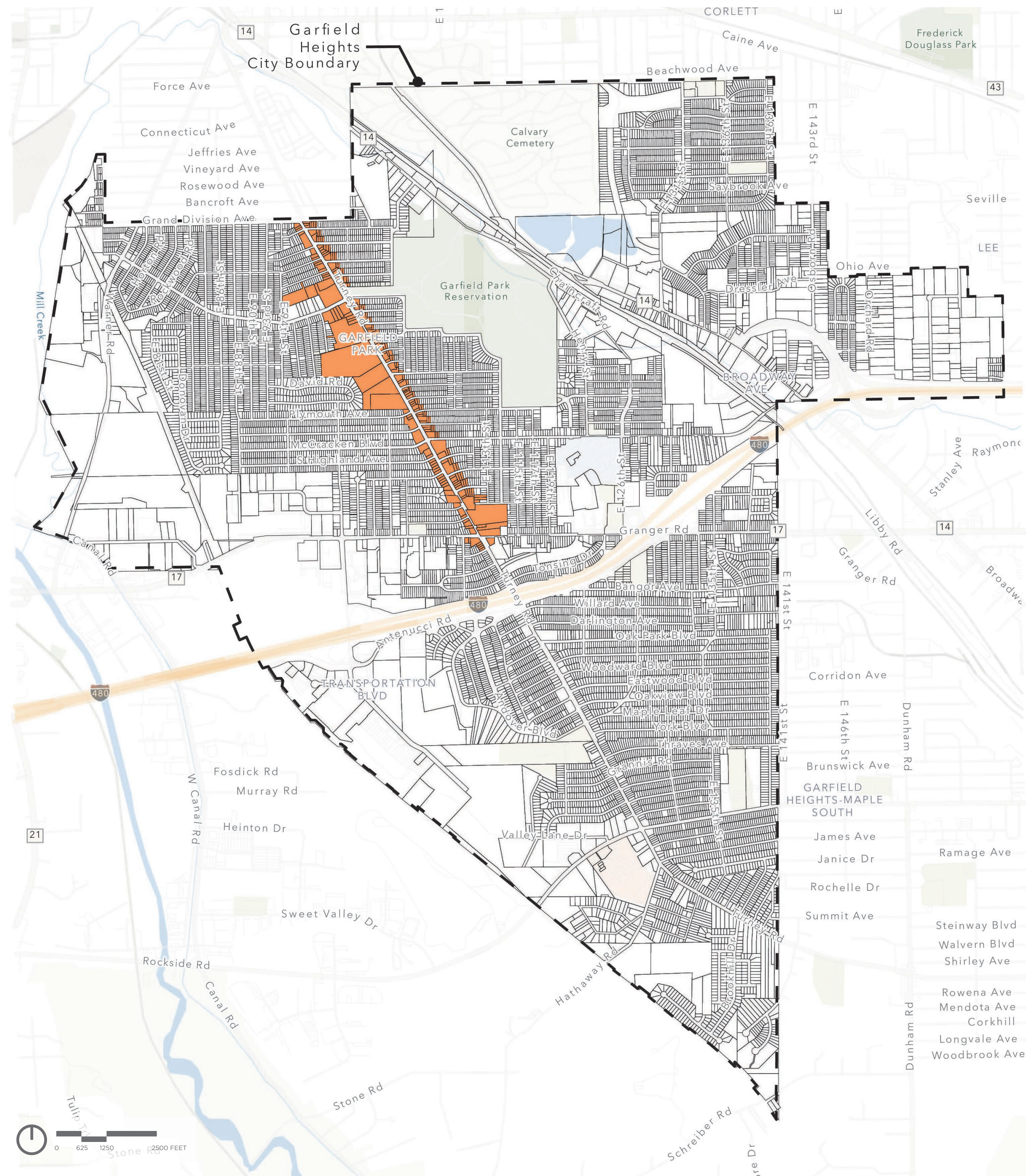
Turney Road Core Mixed-Use (TRCMU)

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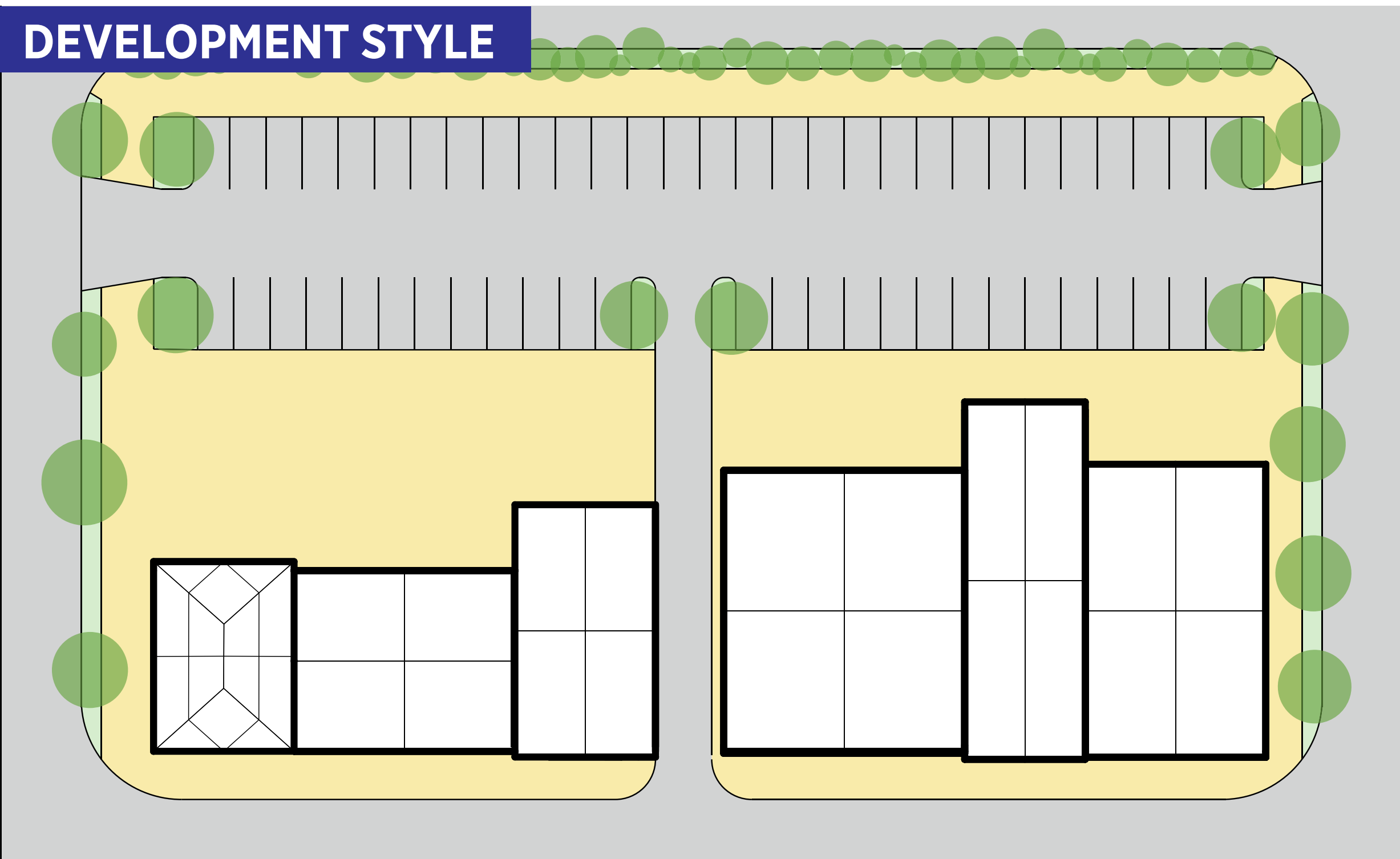


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DISTRICT MAP



DEVELOPMENT STYLE

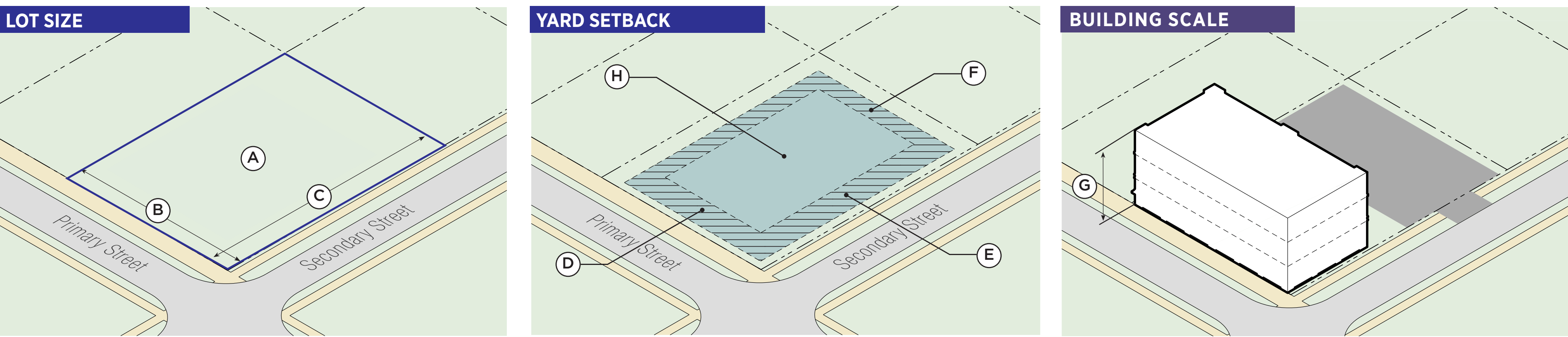


INTENT

The Turney Road Core Mixed-Use District intends to promote a walkable, transit-accessible, mixed-use district in the heart of Garfield Heights that serves local residents, employees, and visitors with a variety of main street-scaled land uses.

Design standards for transit-oriented development areas to be added

BUILDING DEVELOPMENT STANDARDS



LOT SIZE STANDARDS		
Lot Area	2,000 sq. ft. min.*	A
Lot Width	15 ft. min.*	B
Lot Depth	80 ft. min.*	C

YARD SETBACK STANDARDS		
Front Yard Setback	0 ft. min.	D
Side Yard Setback	0 ft. min. per side** where abutting another lot in the TRCMU District; 20 ft. min. per side where abutting any other district	E
Rear Yard Setback	5 ft. min.* where abutting another lot in the TRCMU District; 20 ft. min. per side where abutting any other district	F

BUILDING SCALE STANDARDS		
Building Height	22 ft. min. and 75 ft. max.; however, no portion of a building within 40 horizontal feet of a property in the RES1 District shall exceed 40 ft. in height	G
Building Footprint	35,000 sq. ft. max.; larger structures may be permitted through a variance process	
Lot Coverage	TBD	H
Building Frontage	At least 60% of lot width at front yard setback line must be occupied by building	

ALLOWED USES

(D) = Requires Outdoor Dining Permit Review

RESIDENTIAL USES	
One-Unit Residential	
Two-Unit Residential	
3-8 Unit Residential	
9-Plus-Unit Residential	
Townhouse Residential	
Residential Care Housing	
COMMERCIAL USES	
Craft and Art Industrial	
Indoor Dining, Drinking, and Entertainment	
Indoor Sales and Services	
Lodging	
Outdoor Dining, Drinking, and Entertainment (D)	

INSTITUTIONAL USES	
Indoor Recreation Centers	
Libraries, Museums, Playhouses, and Places of Worship	
Schools	
OPEN SPACE USES	
Community Agriculture	
Preserves	
Sports Fields and Outdoor Recreation	
MISCELLANEOUS USES	
Accessory Uses	
Temporary Uses	

NOTES

* (asterisk) indicates that special requirements may apply for townhouse development

** (double asterisk) indicates that special building code requirements may apply for adjacent structures; please see the City's building code regulations.

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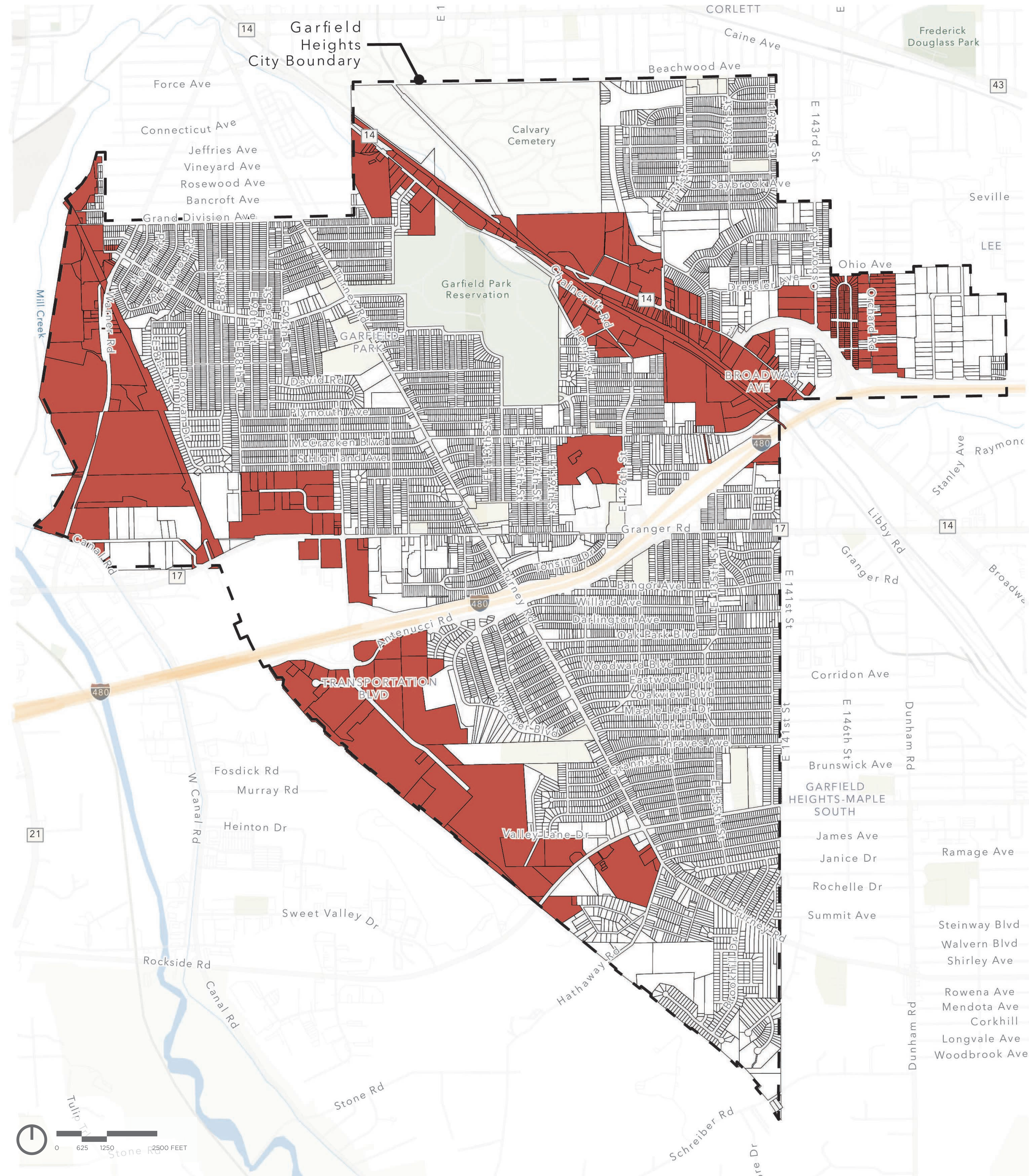
Commercial (COM)

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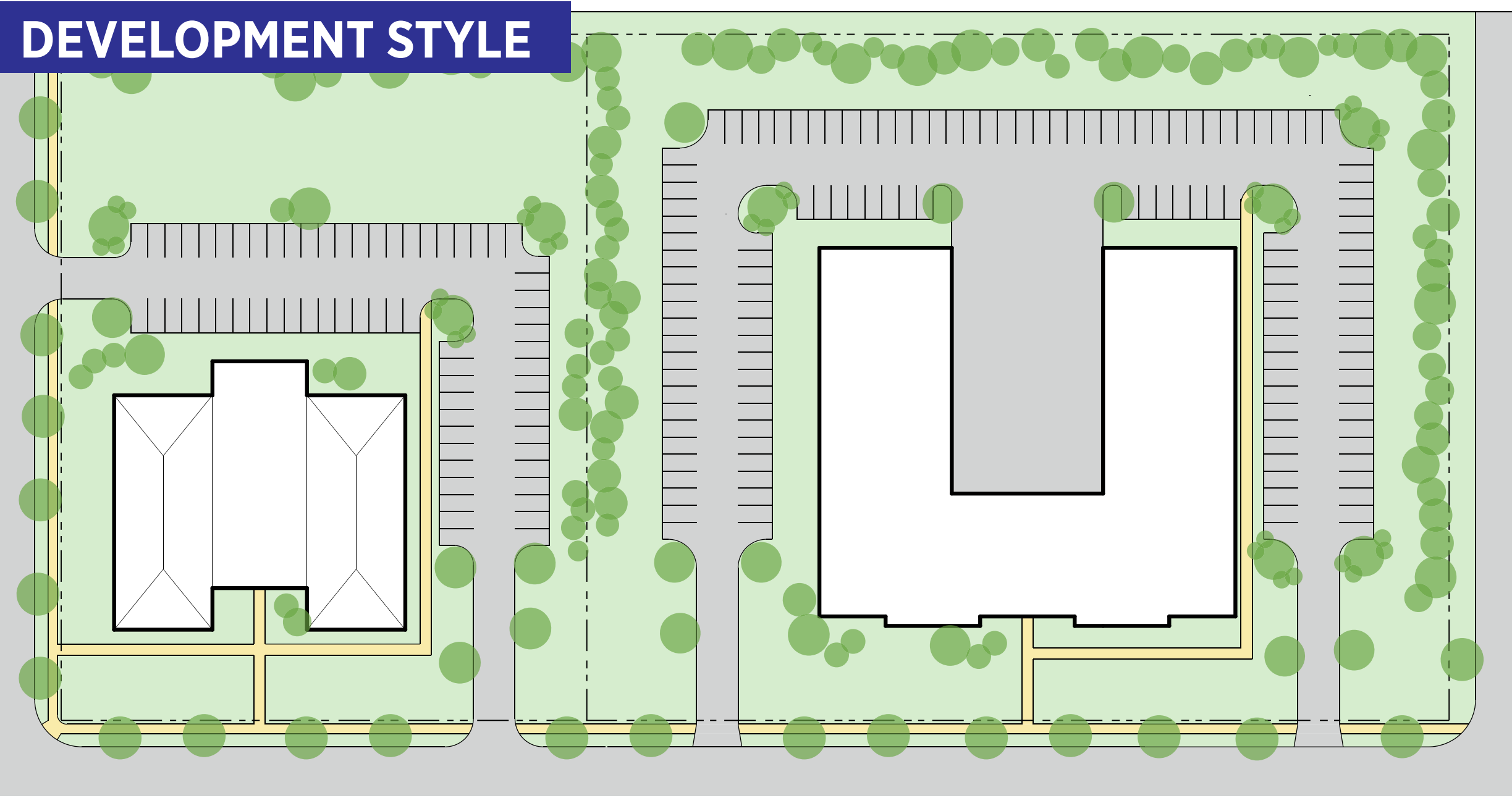


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DISTRICT MAP



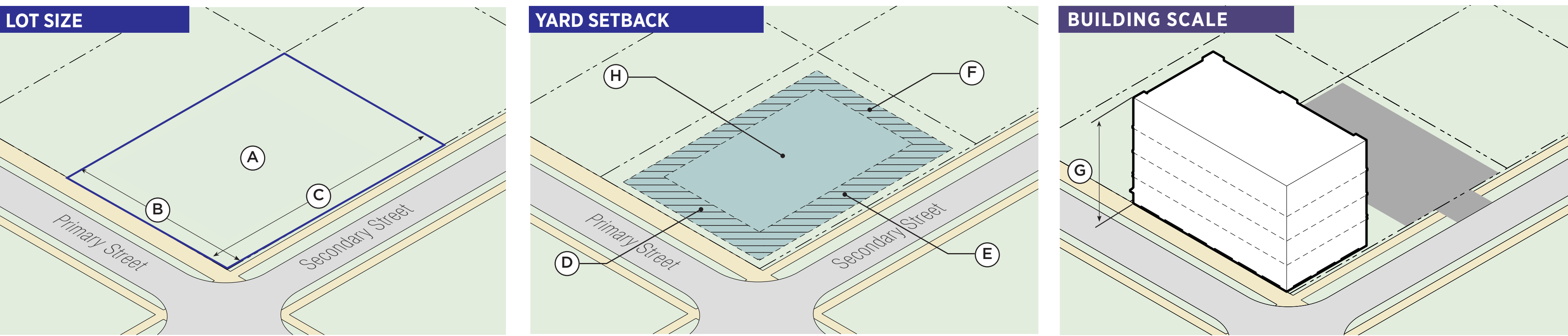
DEVELOPMENT STYLE



INTENT

The Commercial District intends to promote large-scale commercial operations that support employment, including offices, large retailers, and industrial users that may yield large volumes of passenger traffic; generate heavy truck traffic; produce noxious noise, vibrations, or air pollutants; or are otherwise incompatible with walkable residential or mixed-use neighborhoods. Certain special uses may be prohibited in the Commercial District but permitted in the Special Use District.

BUILDING DEVELOPMENT STANDARDS



LOT SIZE STANDARDS			YARD SETBACK STANDARDS			BUILDING SCALE STANDARDS		
Lot Area	20,000 sq. ft. min.	A	Front Yard Setback	35 ft. min.	D	Building Height	80 ft. max.; however, no portion of a building within 40 horizontal feet of a property in the RES1, RES2, or NMU District shall exceed 40 ft. in height	G
Lot Width	100 ft. min.	B	Side Yard Setback	35 ft. min. per side	E	Lot Coverage	TBD	H
Lot Depth	100 ft. min.	C	Rear Yard Setback	35 ft. min.	F	NOTES		
						N/A		

ALLOWED USES

(D) = Requires Outdoor Dining Permit Review

COMMERCIAL USES	COMMERCIAL USES CONT.	OPEN SPACE USES
Animal Boarding	Lodging	Community Agriculture
Craft and Art Industrial	Outdoor Dining, Drinking, and Entertainment (D)	Preserves
Emergency and In-Patient Medical Services	Outdoor Venues	Sports Fields and Outdoor Recreation
Indoor Dining, Drinking, and Entertainment	Vehicle Sales, Refueling, Repair, and Servicing	MISCELLANEOUS USES
Indoor Sales and Services	INSTITUTIONAL USES	Accessory Uses
Heavy Industrial	Indoor Recreation Centers	Temporary Uses
Large Utility	Libraries, Museums, Playhouses, and Places of Worship	
Light Industrial		

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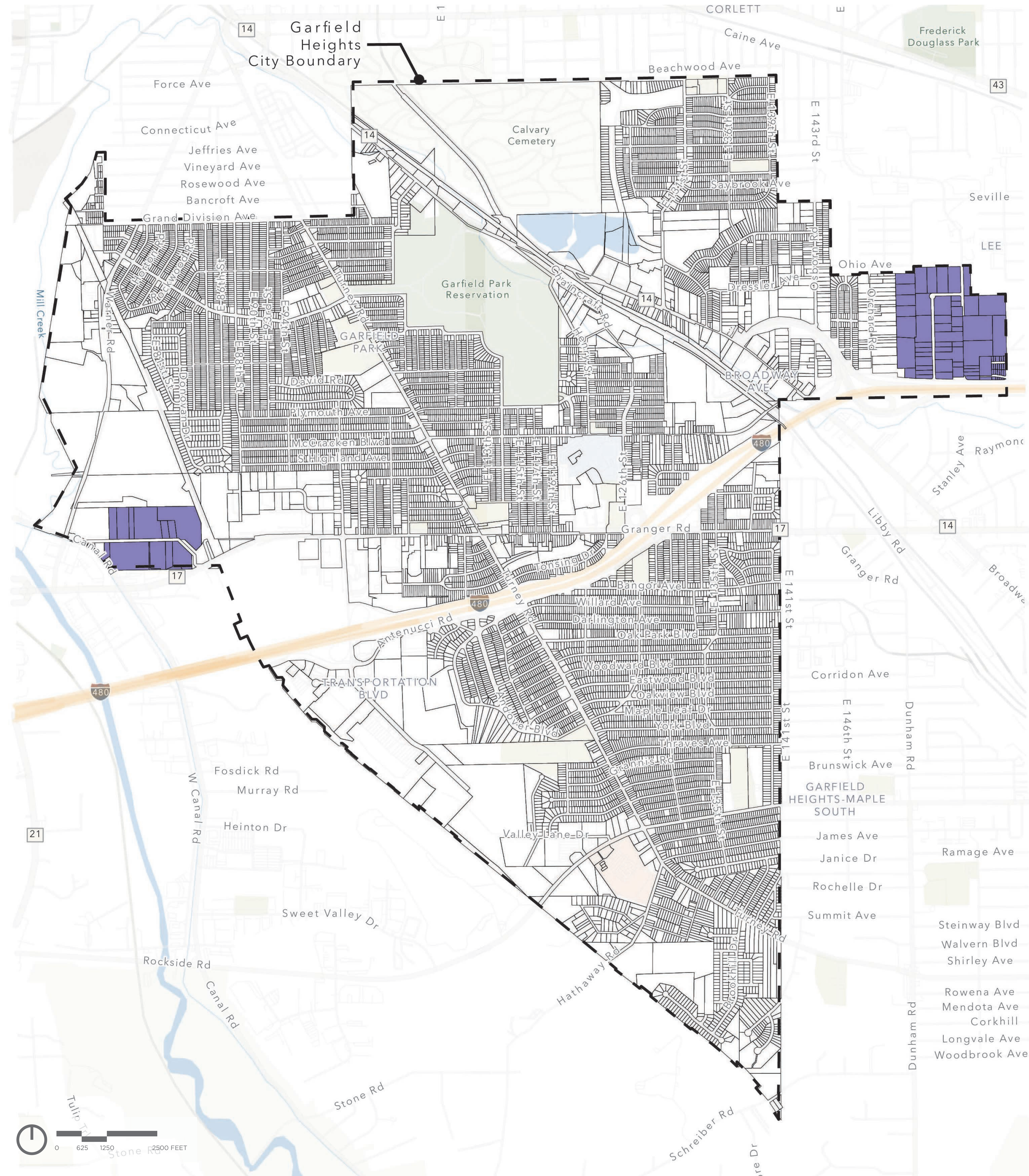
Special Use (SPCL)

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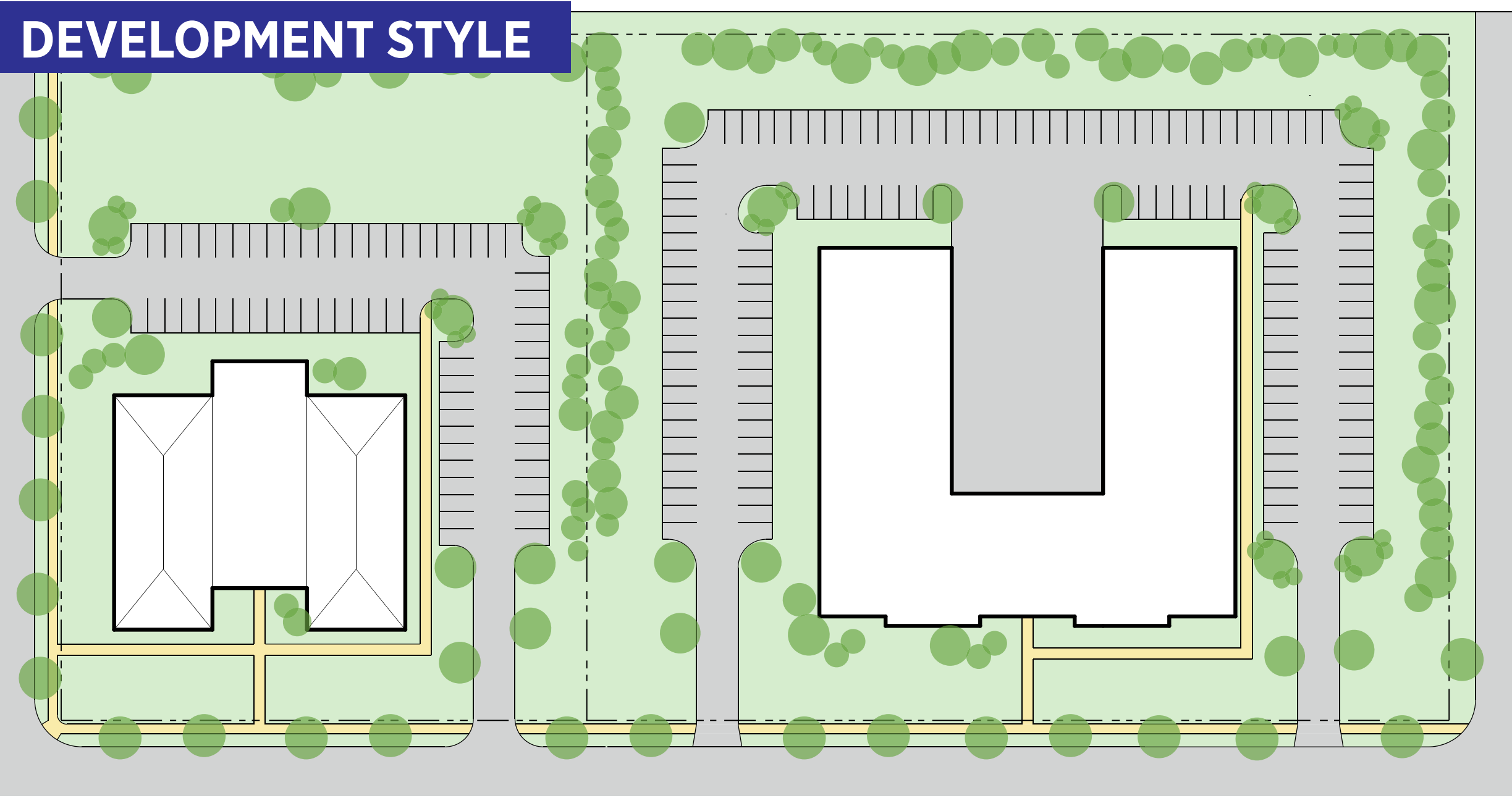


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DISTRICT MAP



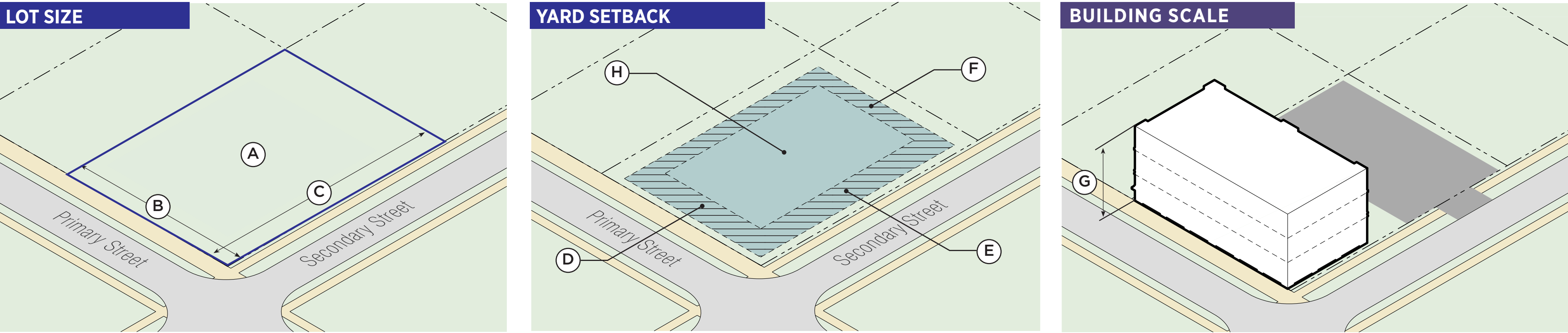
DEVELOPMENT STYLE



INTENT

The Special Use District intends to promote large-scale commercial operations that support employment, including offices, large retailers, and industrial users that may yield large volumes of passenger traffic; generate heavy truck traffic; produce noxious noise, vibrations, or air pollutants; or are otherwise incompatible with walkable residential or mixed-use neighborhoods. The Special Use District intends to provide opportunities for certain special uses where such uses have the potential to adversely impact the character of other districts.

BUILDING DEVELOPMENT STANDARDS



LOT SIZE STANDARDS		
Lot Area	20,000 sq. ft. min.	A
Lot Width	100 ft. min.	B
Lot Depth	100 ft. min.	C

YARD SETBACK STANDARDS		
Front Yard Setback	35 ft. min.	D
Side Yard Setback	35 ft. min. per side	E
Rear Yard Setback	35 ft. min.	F

BUILDING SCALE STANDARDS		
Building Height	80 ft. max.; however, no portion of a building within 40 horizontal feet of a property in the RES1, RES2, or NMU District shall exceed 40 ft. in height	G
Lot Coverage	TBD	H
NOTES		
N/A		

ALLOWED USES

(D) = Requires Outdoor Dining Permit Review

COMMERCIAL USES	COMMERCIAL USES CONT.	INSTITUTIONAL USES
Animal Boarding	Marijuana-, Vape-, or Smoke-Oriented Uses	Indoor Recreation Centers
Bail Bond Lending Uses	Outdoor Dining, Drinking, and Entertainment (D)	Libraries, Museums, Playhouses, and Places of Worship
Emergency and In-Patient Medical Services	Outdoor Venues	OPEN SPACE USES
Indoor Dining, Drinking, and Entertainment	Pawn Shops	Community Agriculture
Indoor Sales and Services	Sexually Oriented Uses	Preserves
Heavy Industrial	Vehicle Sales, Refueling, Repair, and Servicing	Sports Fields and Outdoor Recreation
Large Utility	Vehicle Storage	MISCELLANEOUS USES
Light Industrial	Weapons-Oriented Uses	Accessory Uses
		Temporary Uses

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