

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

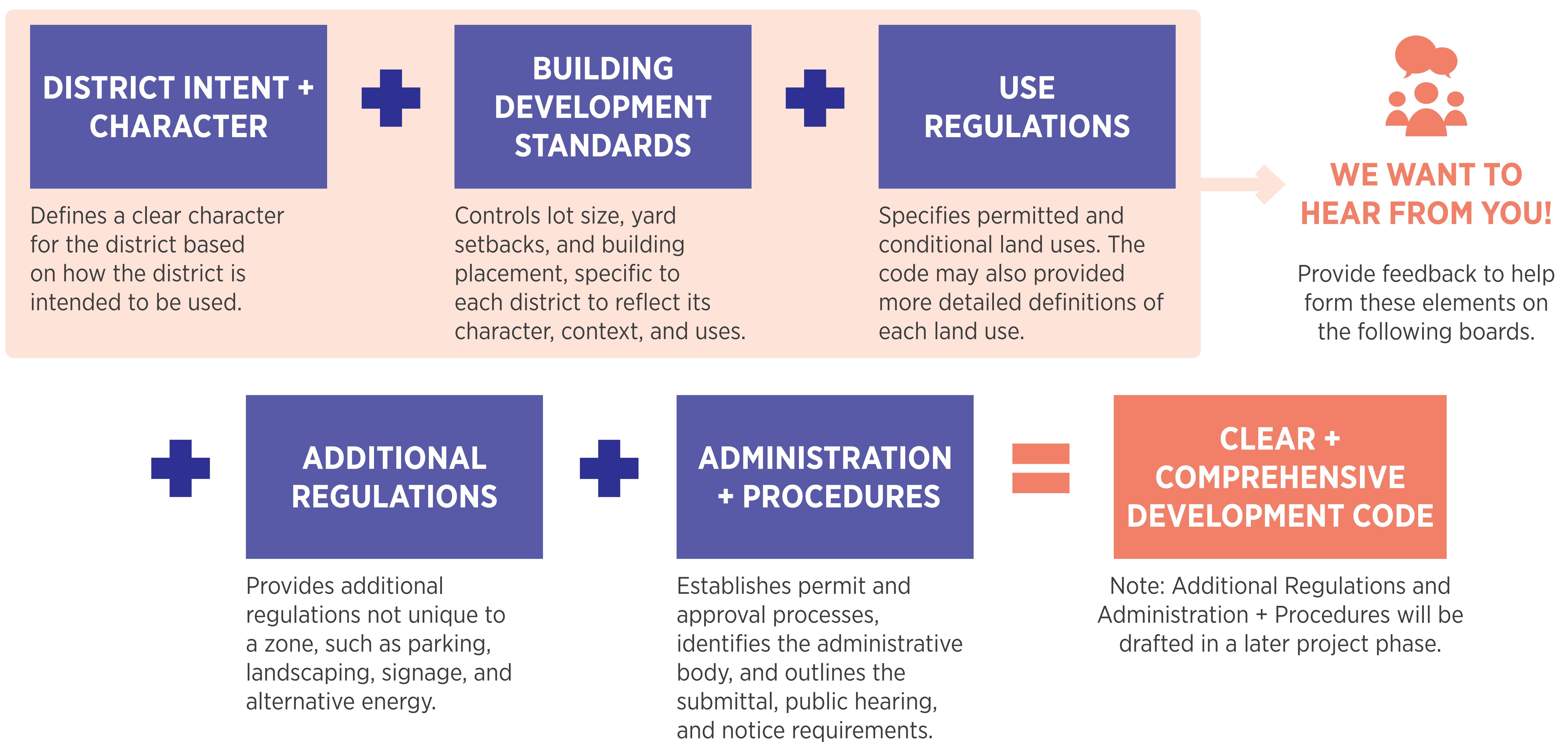
A zoning code translates a community's vision into rules and regulations that shape growth and development. The main purposes are:

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

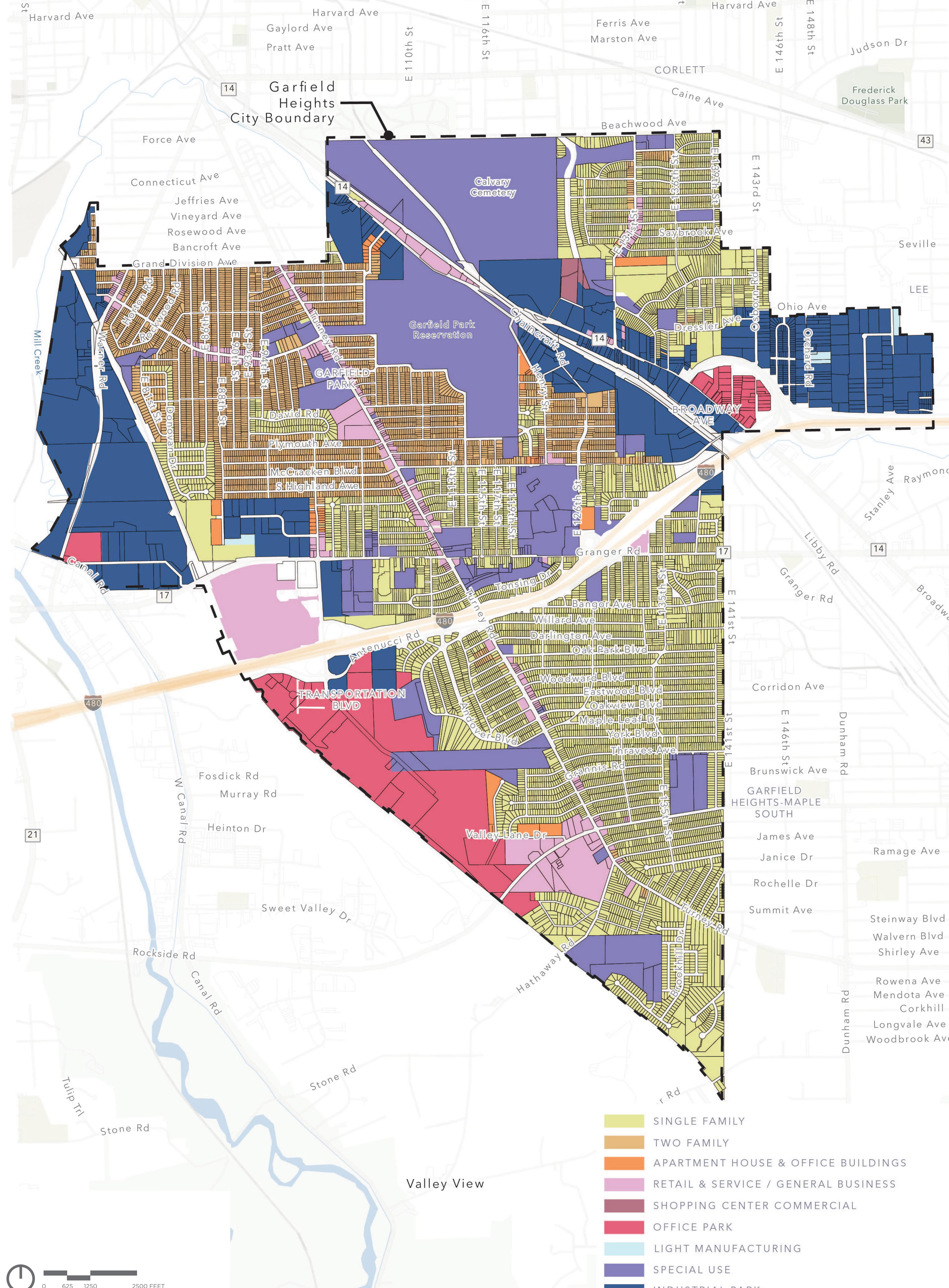
OBJECTIVES

- » 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

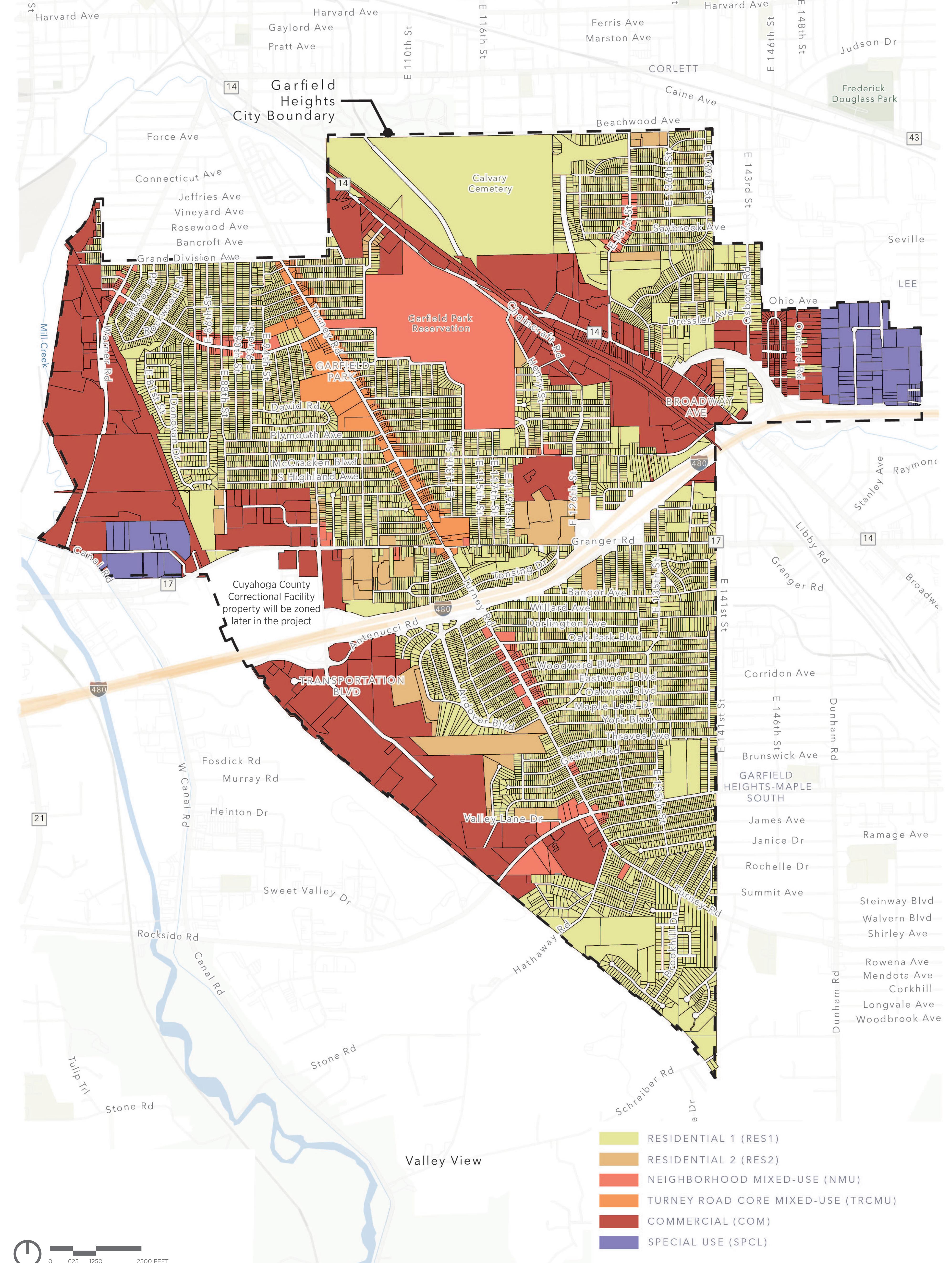
TYPICAL ELEMENTS



EXISTING ZONING



PROPOSED ZONING



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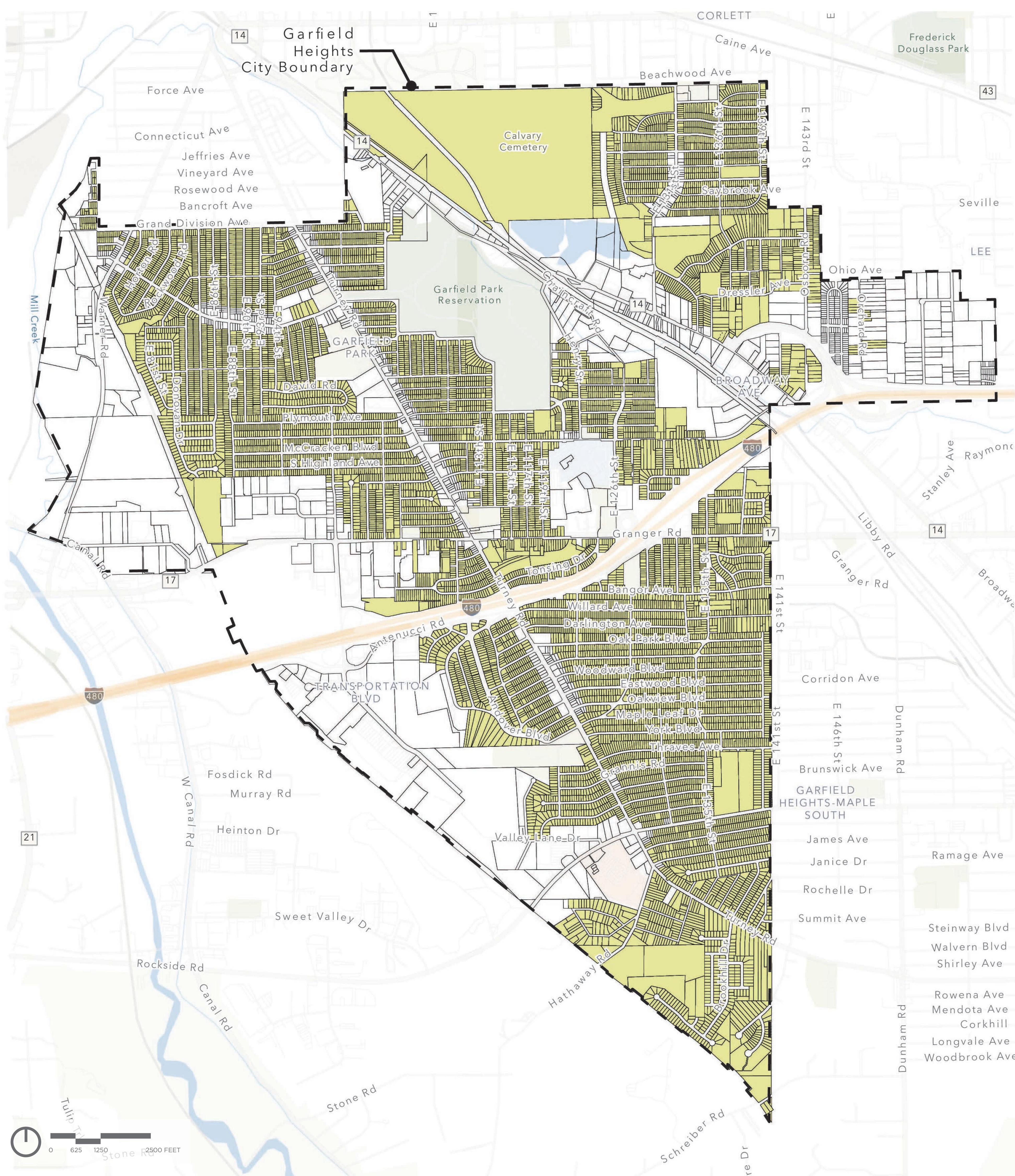
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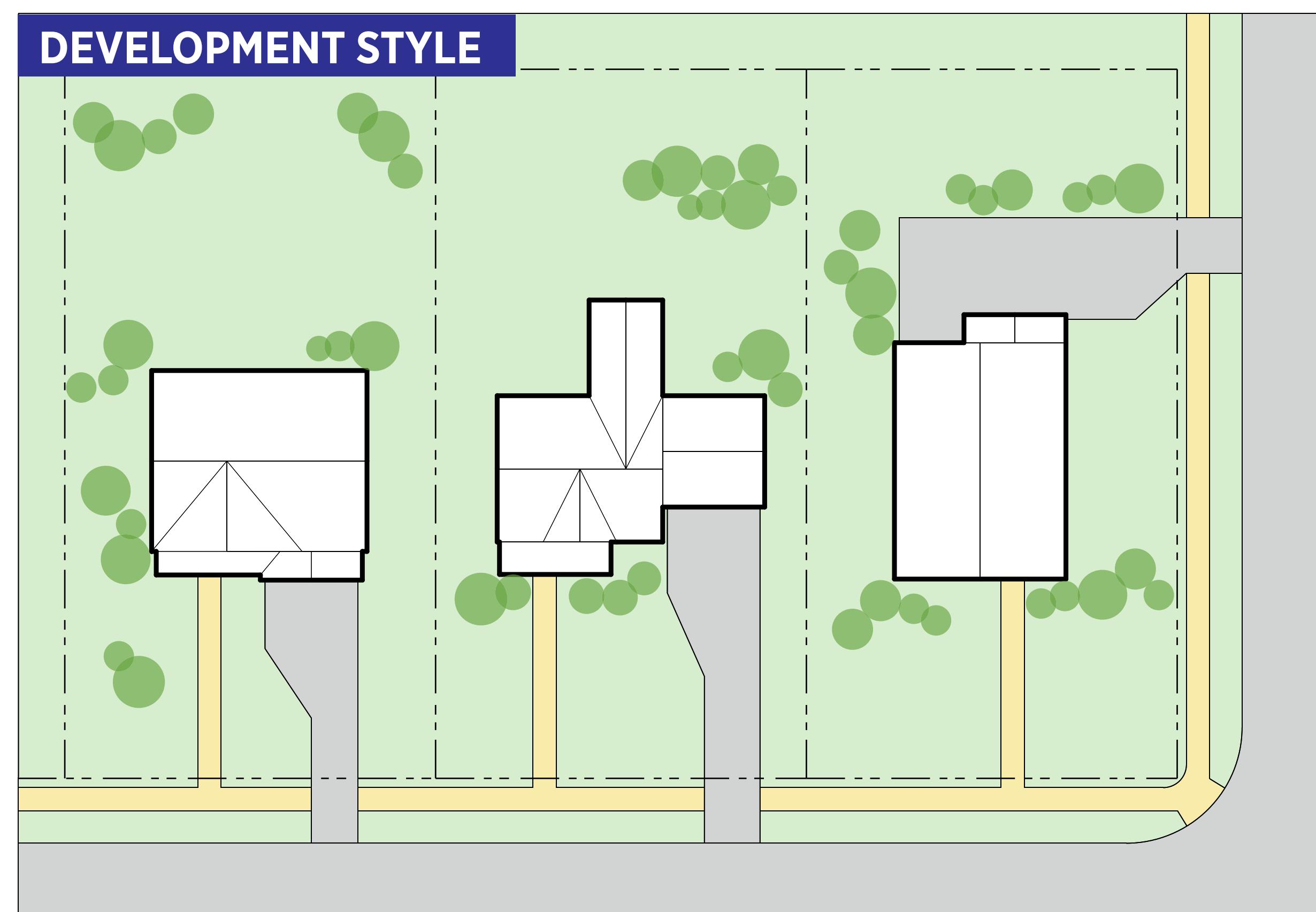
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Residential 1 (RES1)

DISTRICT MAP



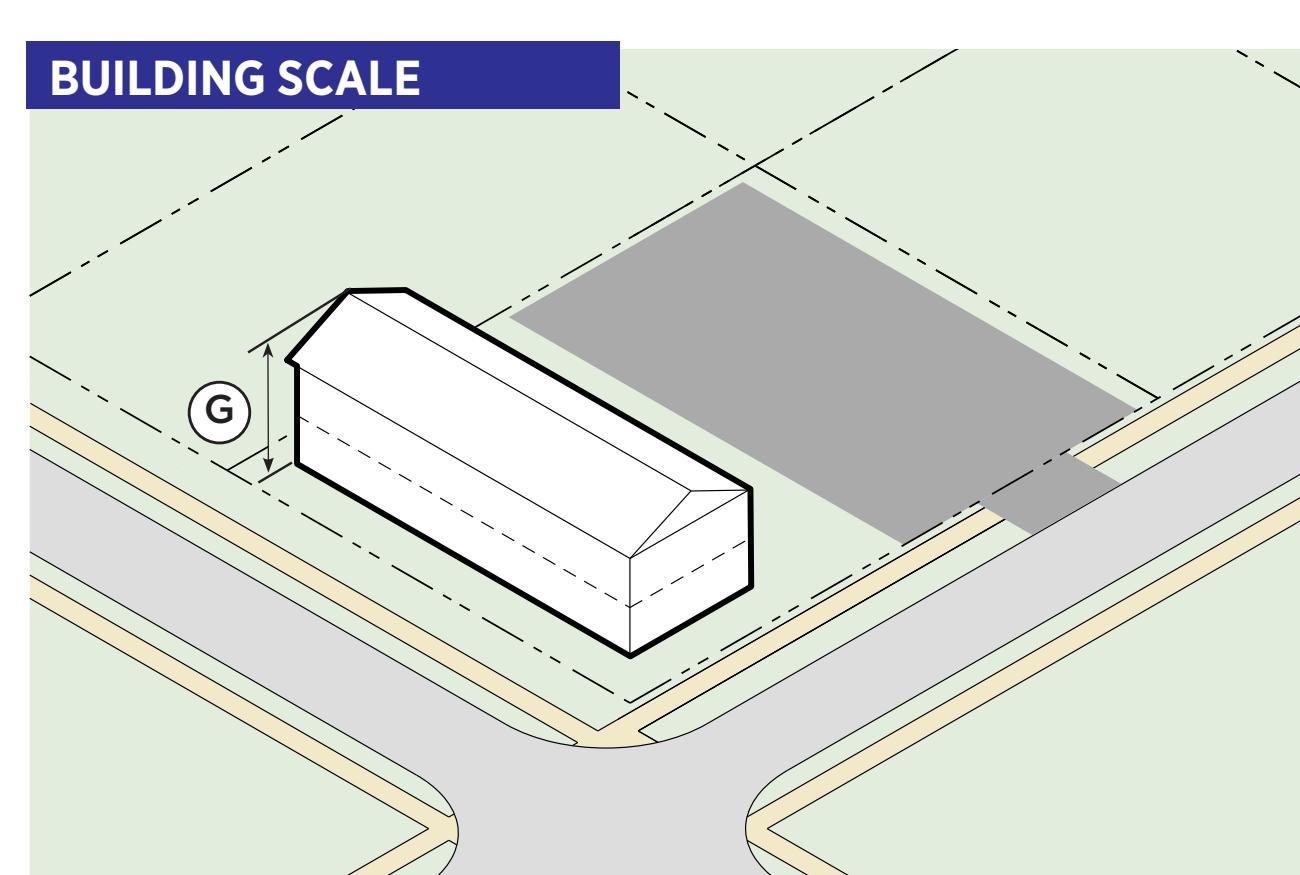
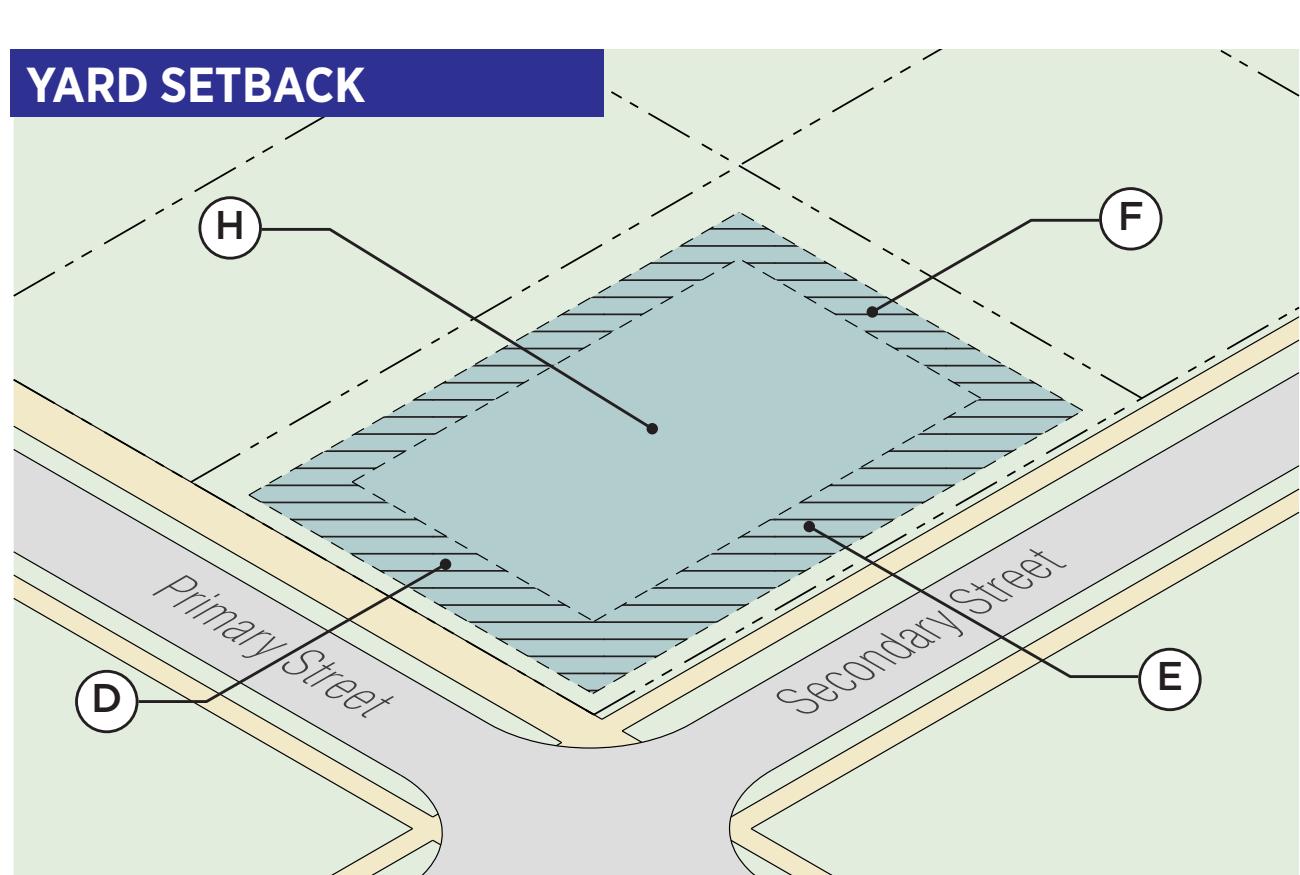
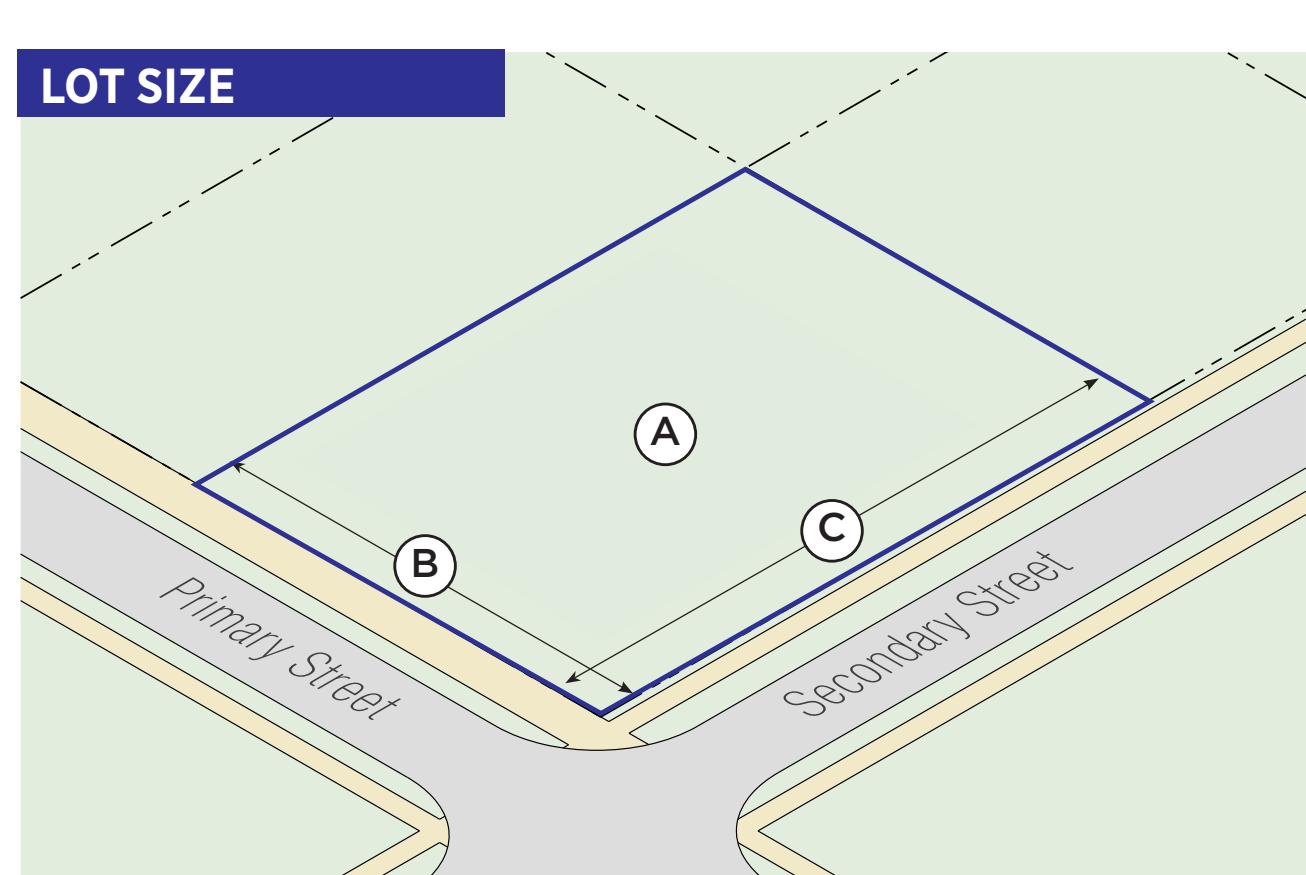
DEVELOPMENT STYLE



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.*
Lot Width	39 ft. min. for minor subdivisions*; 45 ft. min. for major subdivisions*
Lot Depth	100 ft. min.*

YARD SETBACK STANDARDS	
Front Yard Setback	20 ft. min.*
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)
Rear Yard Setback	25 ft. min.*

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

ALLOWED USES

(C) = Requires Conditional Use Review

RESIDENTIAL USES	
One-Unit Residential	
Two-Unit Residential	
3-8 Unit Residential (C)	
Townhouse Residential (C)	
Cottage Court Residential (C)	
Residential Care Housing (C)	

INSTITUTIONAL USES	
Indoor Recreation Centers (C)	
Libraries, Museums, Playhouses, and Places of Worship (C)	
Schools (C)	
OPEN SPACE USES	

MISCELLANEOUS USES	
Accessory Uses	
Temporary Uses	

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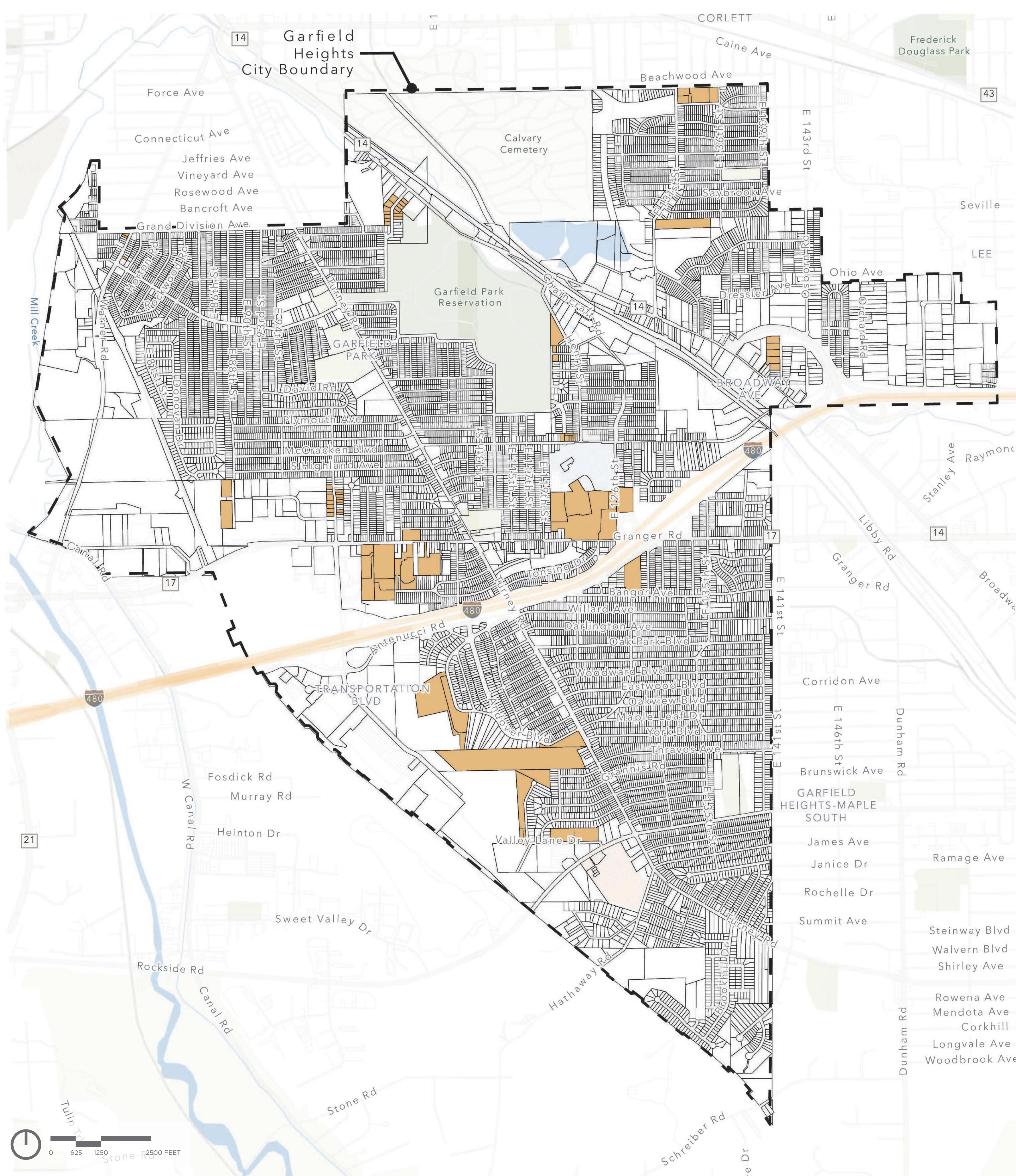
Residential 2 (RES2)

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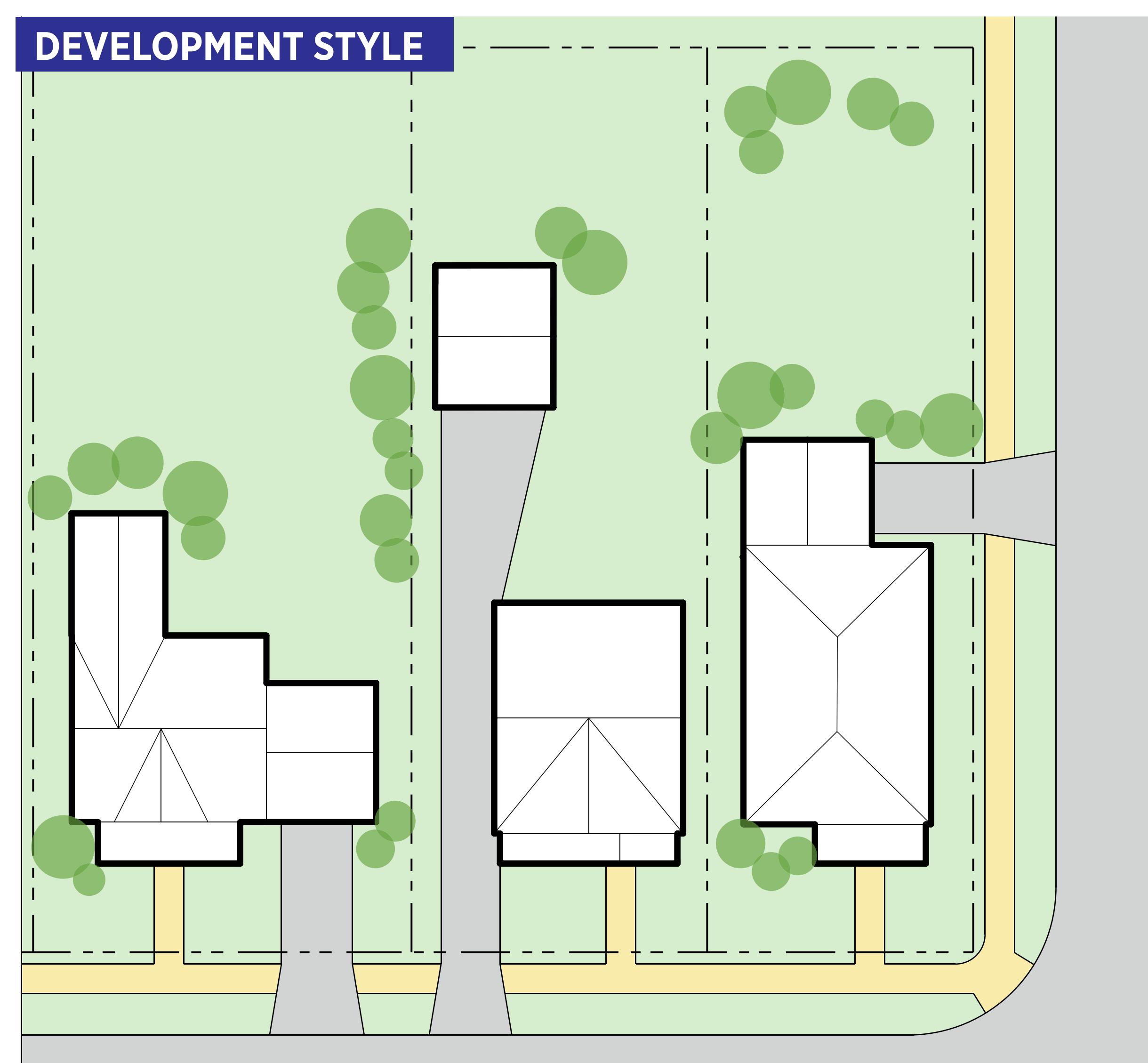


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DISTRICT MAP



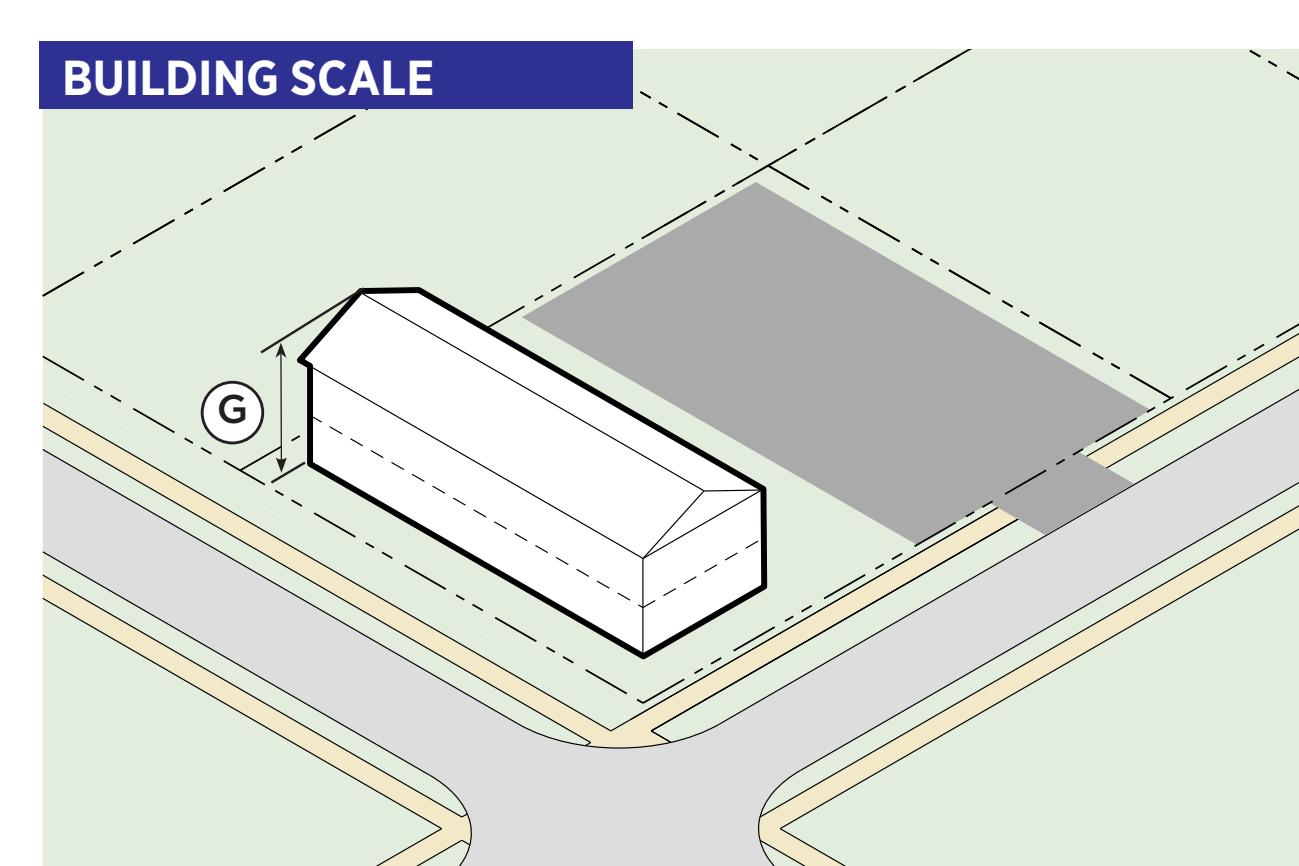
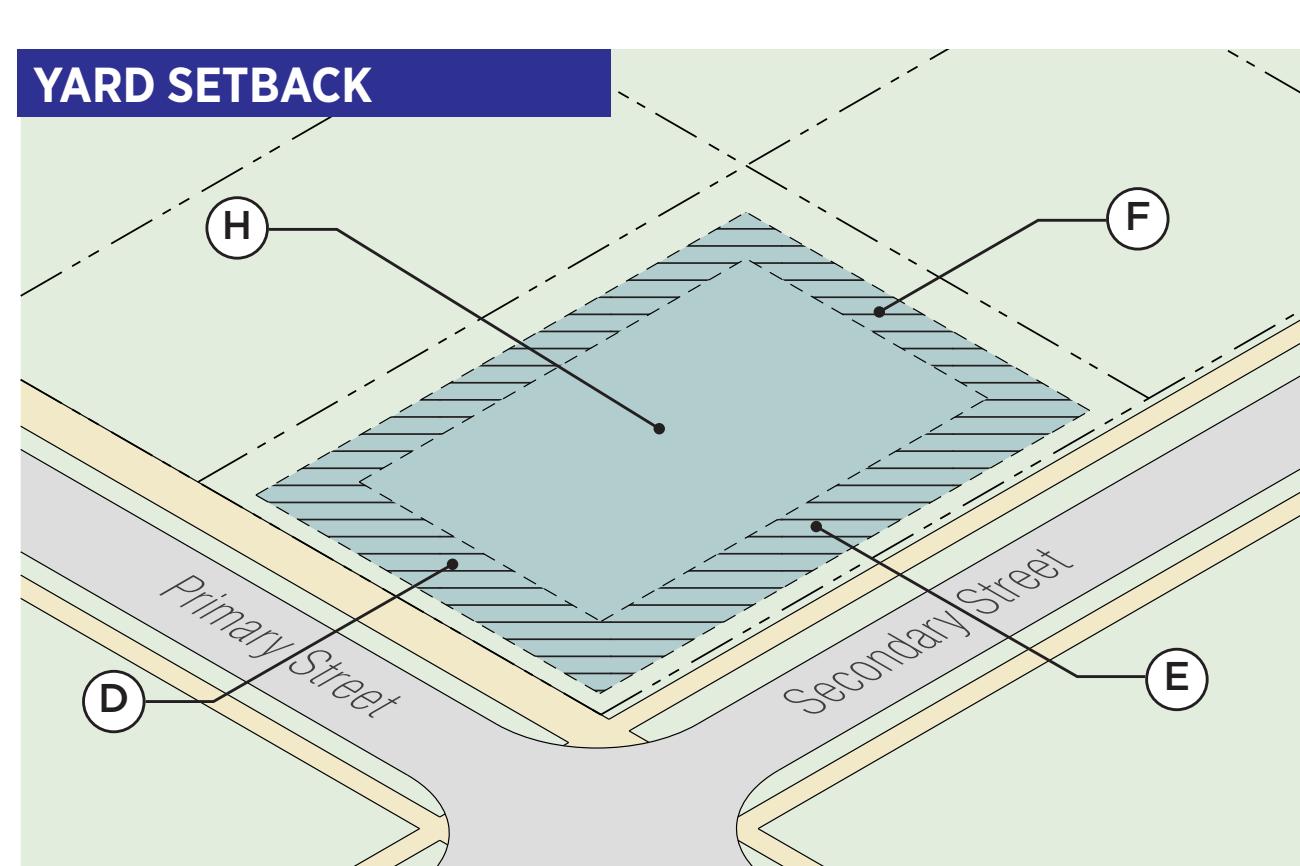
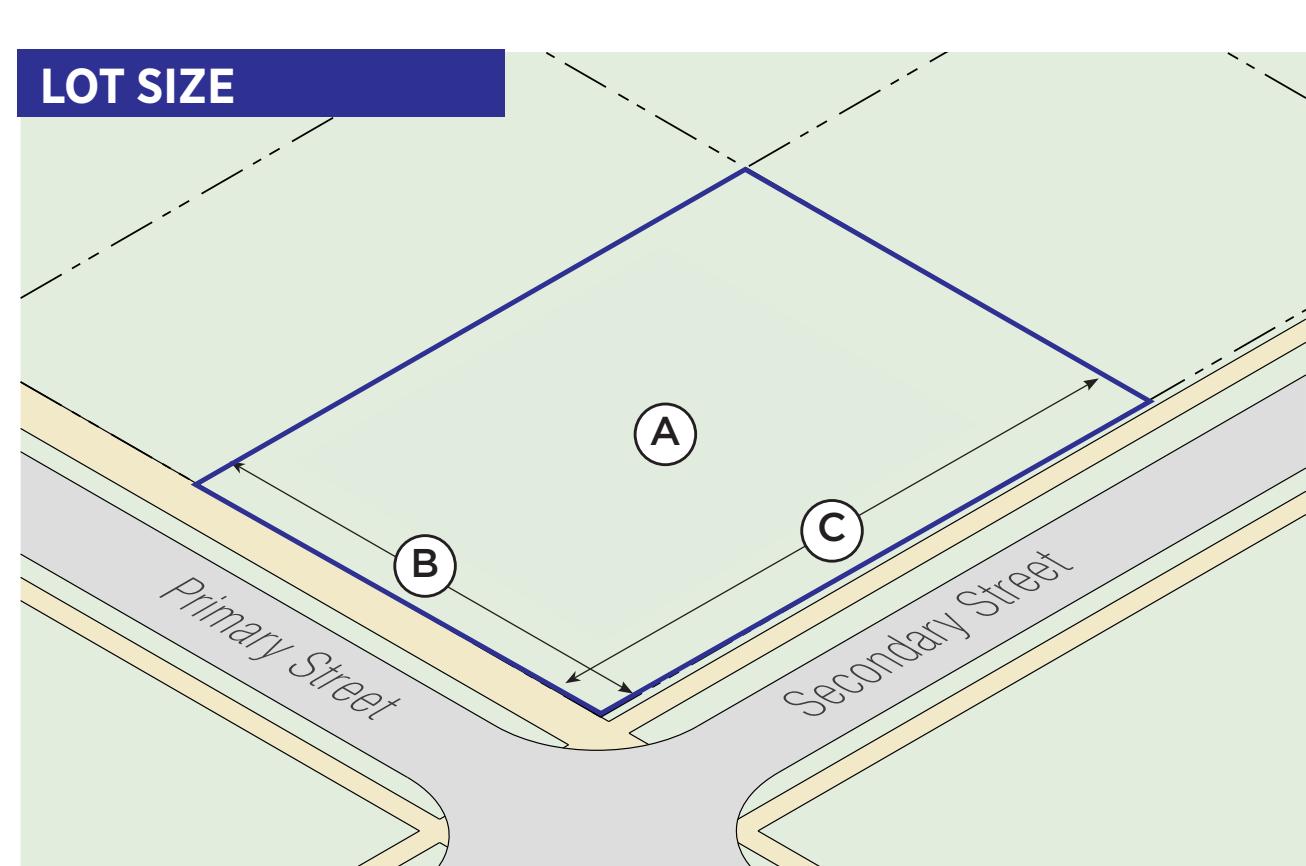
DEVELOPMENT STYLE



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	
One-Unit Residential (C)	
Two-Unit Residential (C)	
3-8 Unit Residential	
9-Plus-Unit Residential	
Townhouse Residential	
Cottage Court Residential	
Residential Care Housing	

INSTITUTIONAL USES	
Indoor Recreation Centers (C)	
Libraries, Museums, Playhouses, and Places of Worship (C)	
Schools (C)	
OPEN SPACE USES	
Community Agriculture	
Preserves	
Sports Fields and Outdoor Recreation (C)	

MISCELLANEOUS USES	
Accessory Uses	
Temporary Uses	

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DRAFT ZONING DISTRICTS

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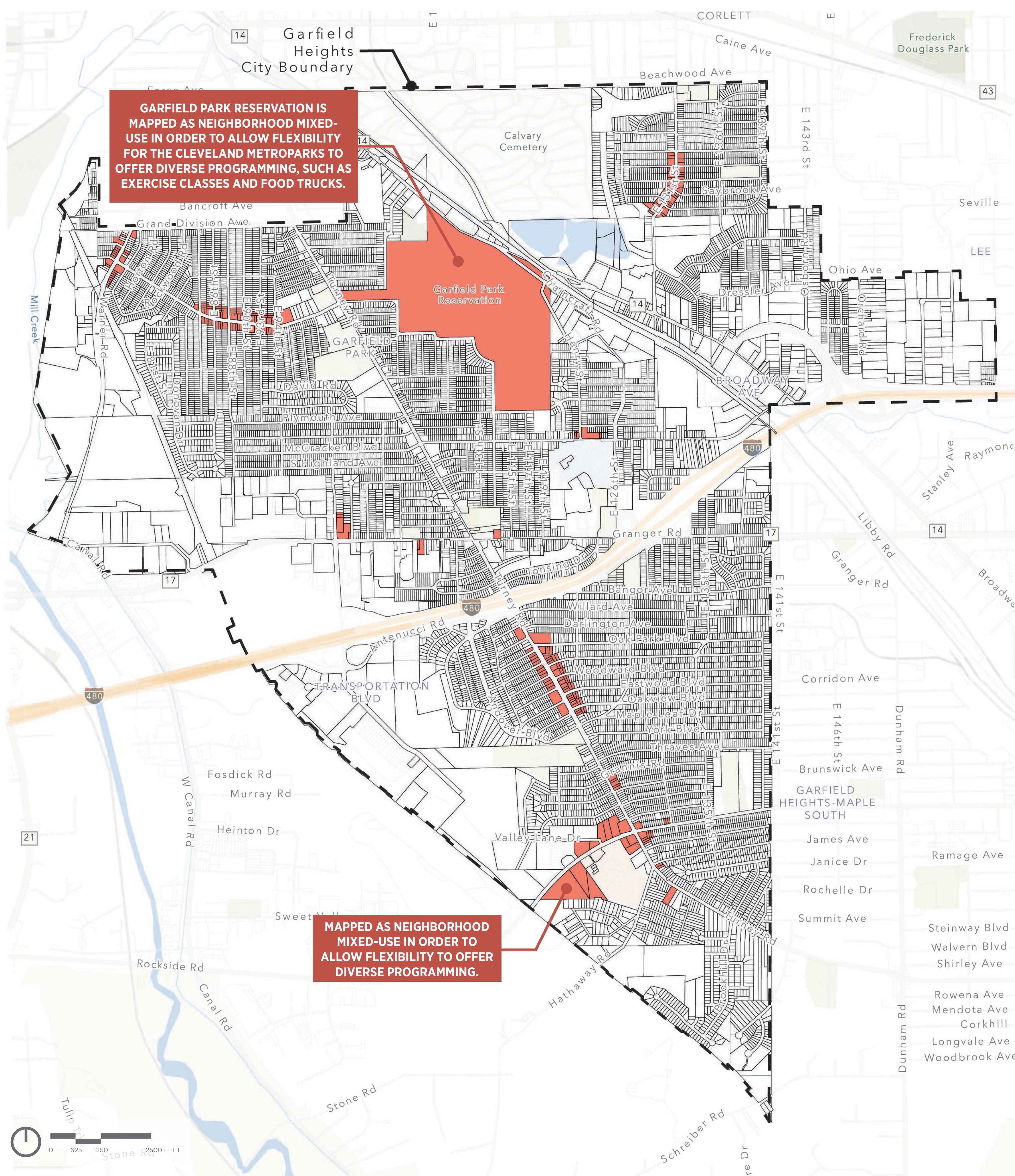
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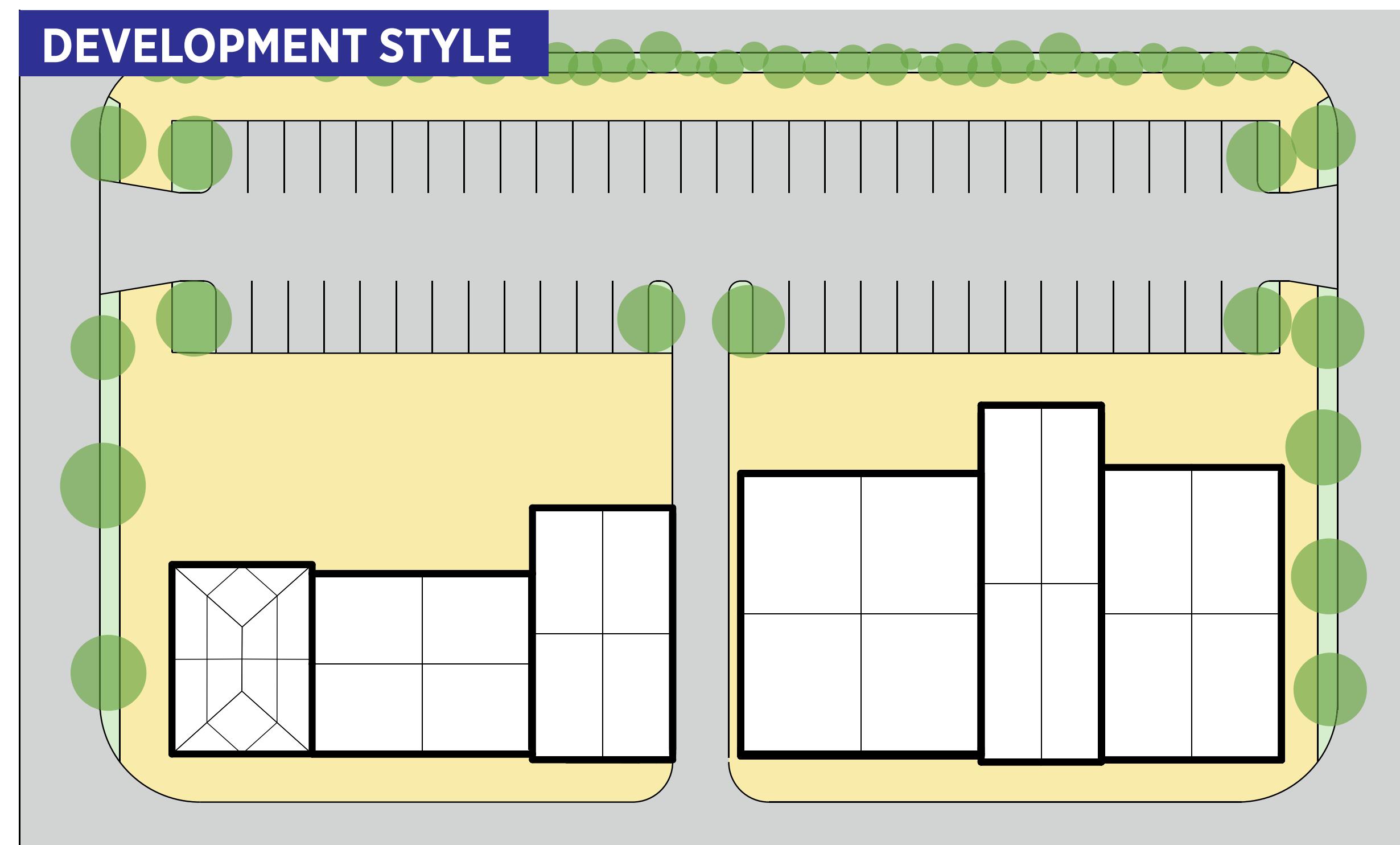
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Neighborhood Mixed-Use (NMU)

DISTRICT MAP



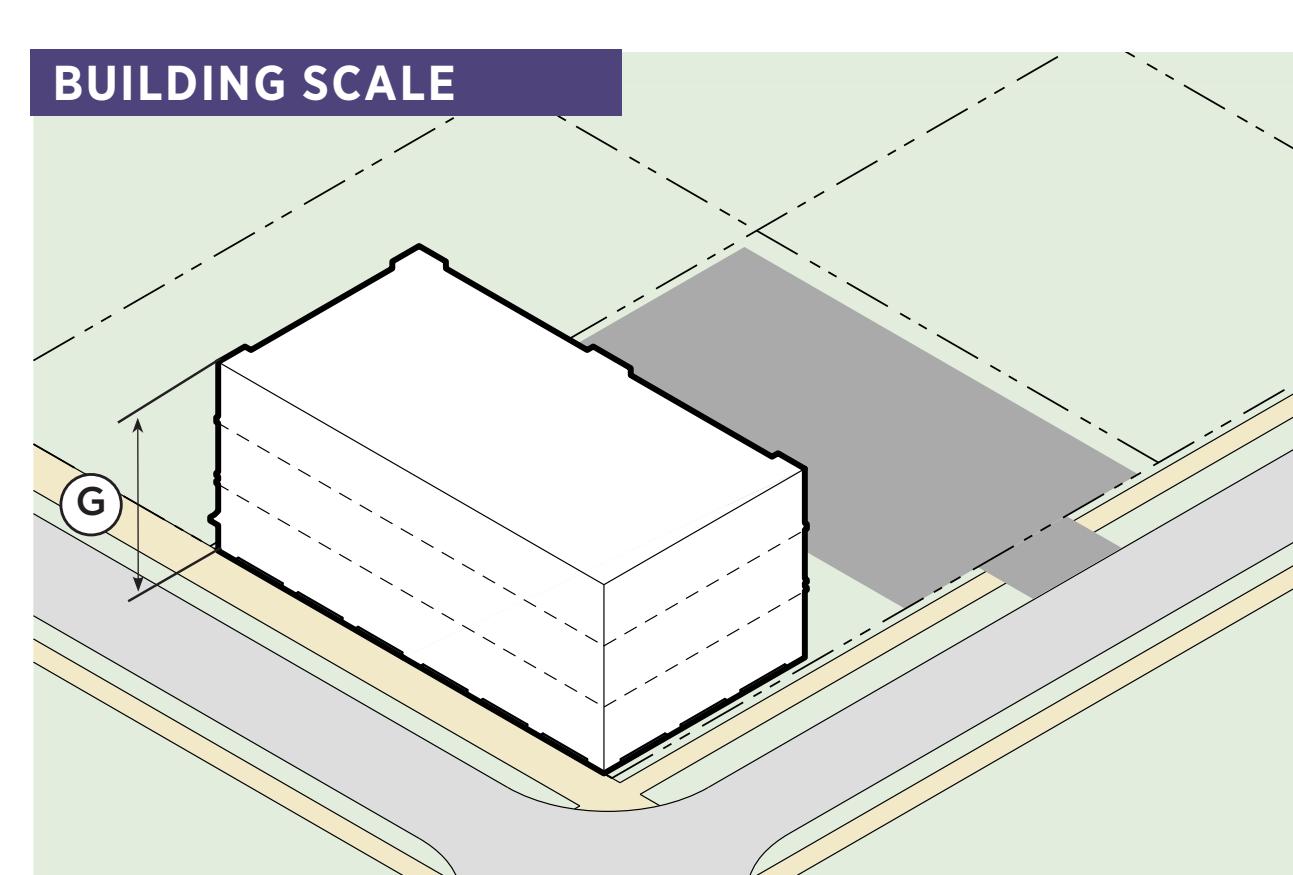
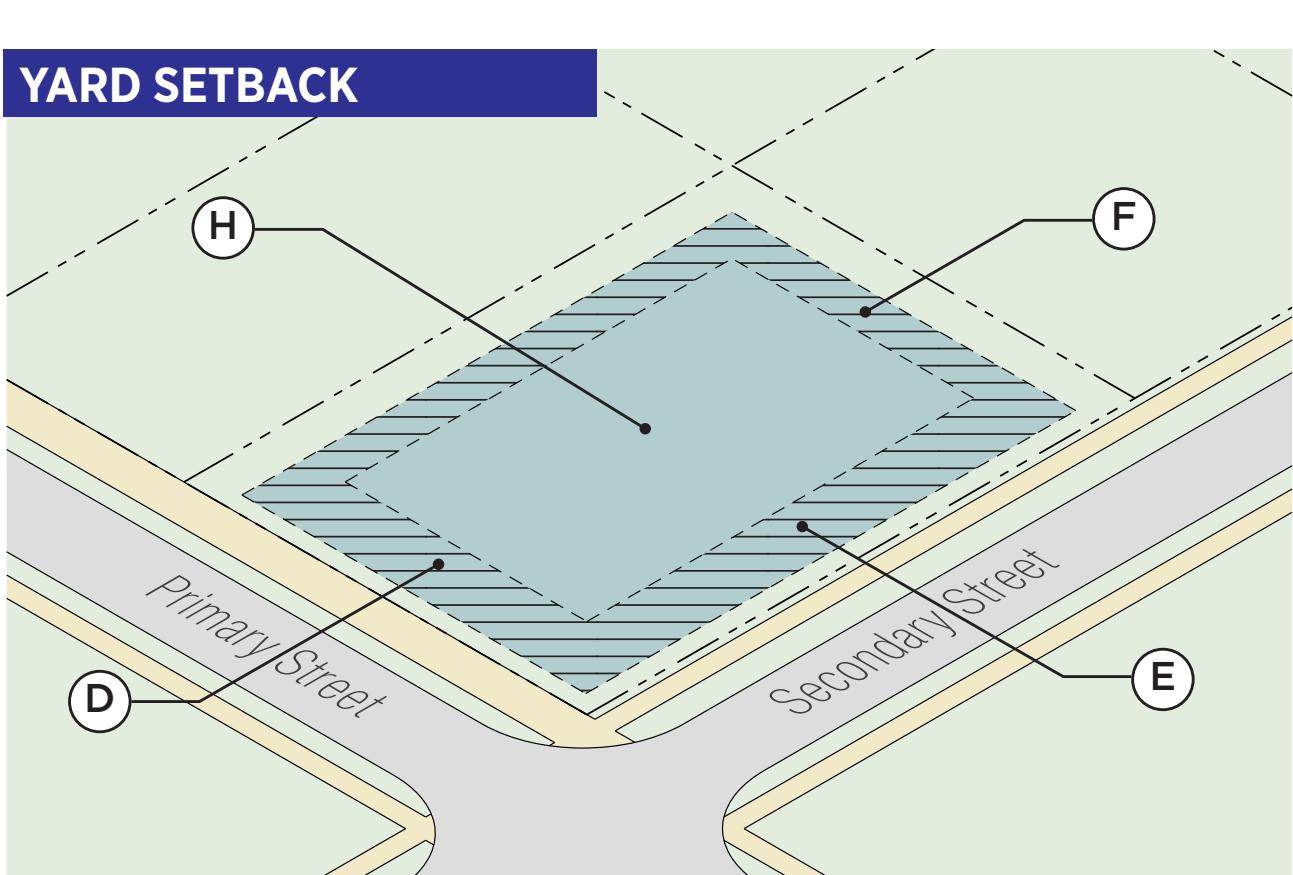
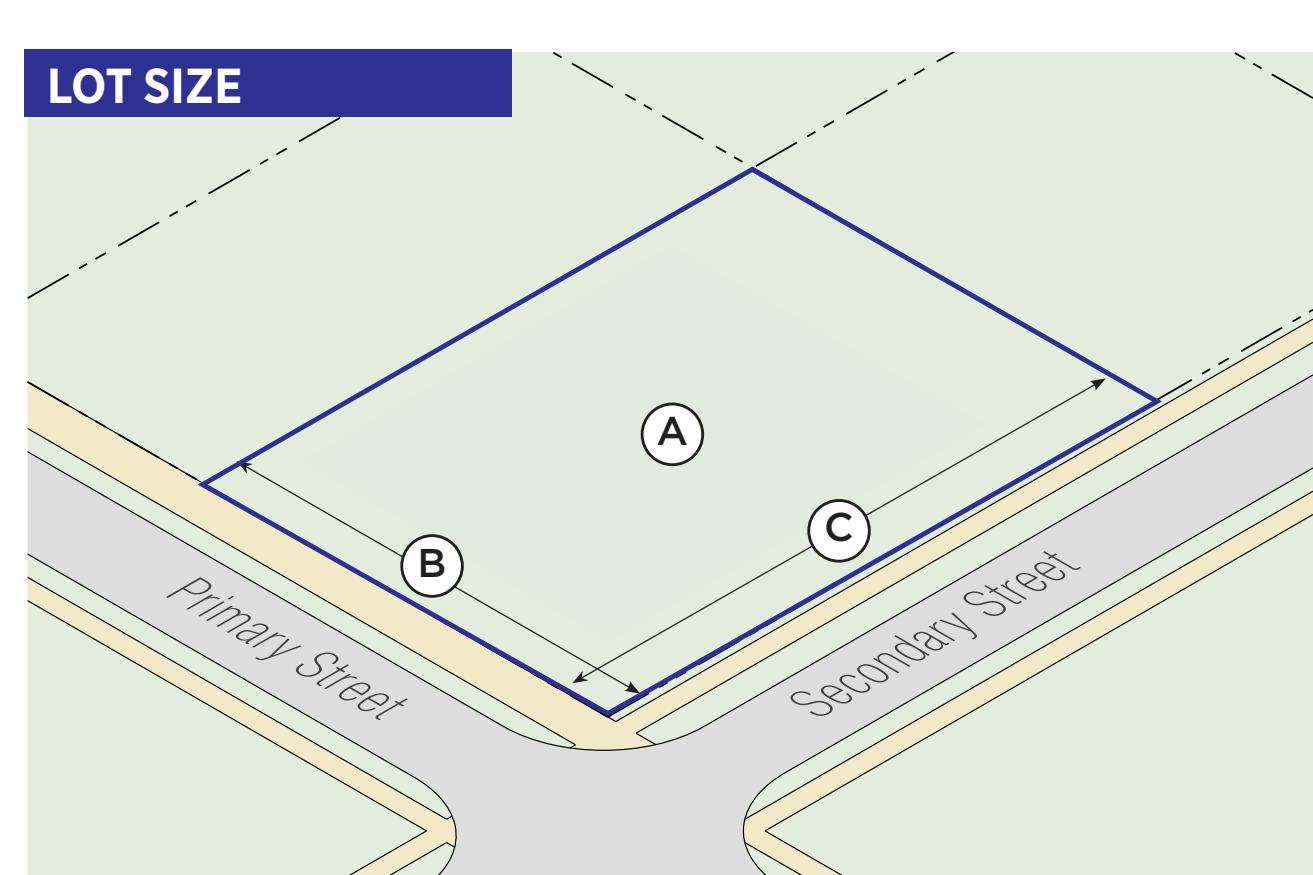
DEVELOPMENT STYLE



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

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.

ALLOWED USES

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

RESIDENTIAL USES
One-Unit Residential
Two-Unit Residential
3-8 Unit Residential
Townhouse Residential
Residential Care Housing

COMMERCIAL USES
Craft and Art Industrial
Day Care Facility
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 (C)

OPEN SPACE USES
Community Agriculture
Preserves
Sports Fields and Outdoor Recreation

MISCELLANEOUS USES
Accessory Uses
Temporary Uses

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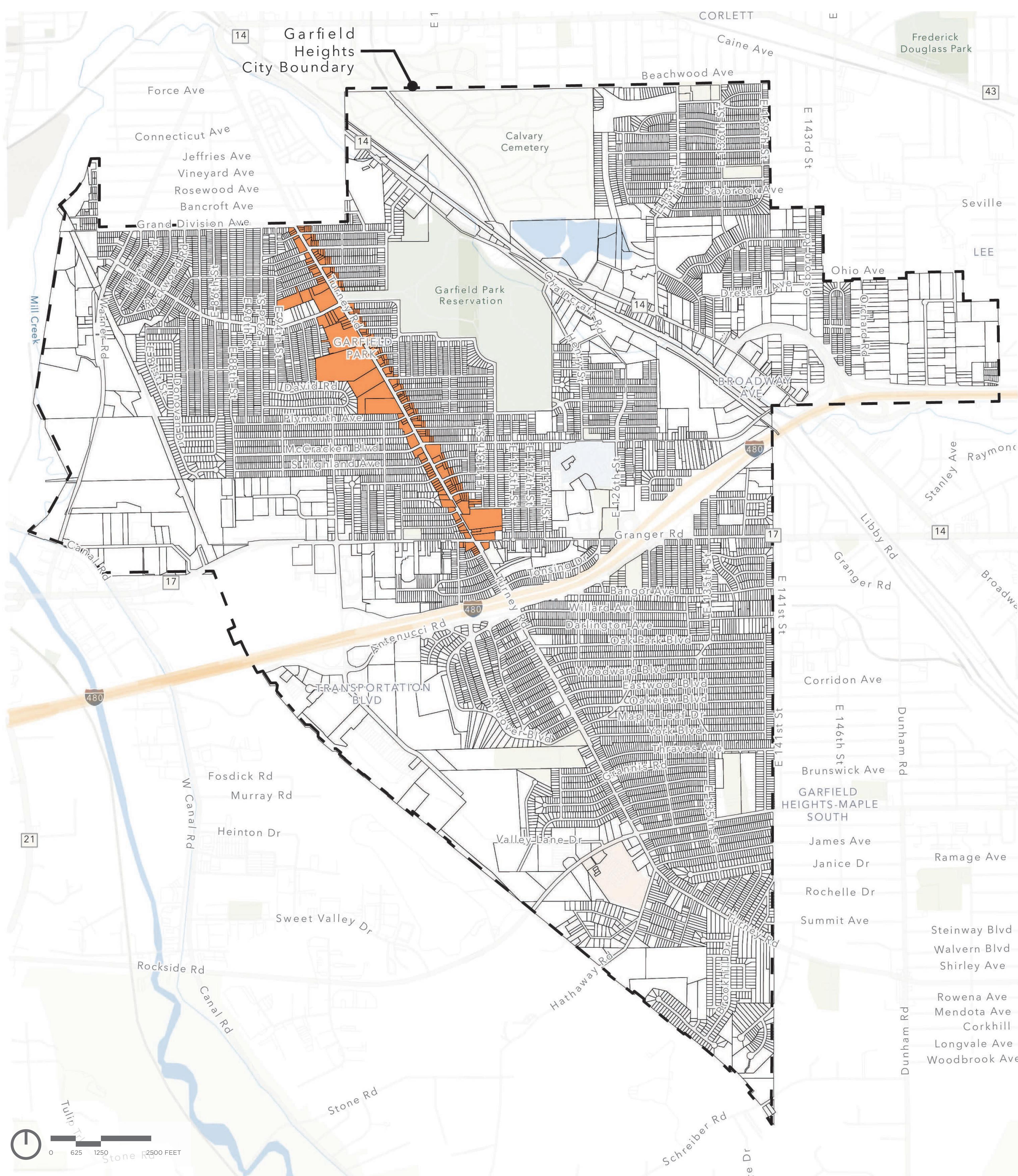
Turney Road Core Mixed-Use (TRCMU)

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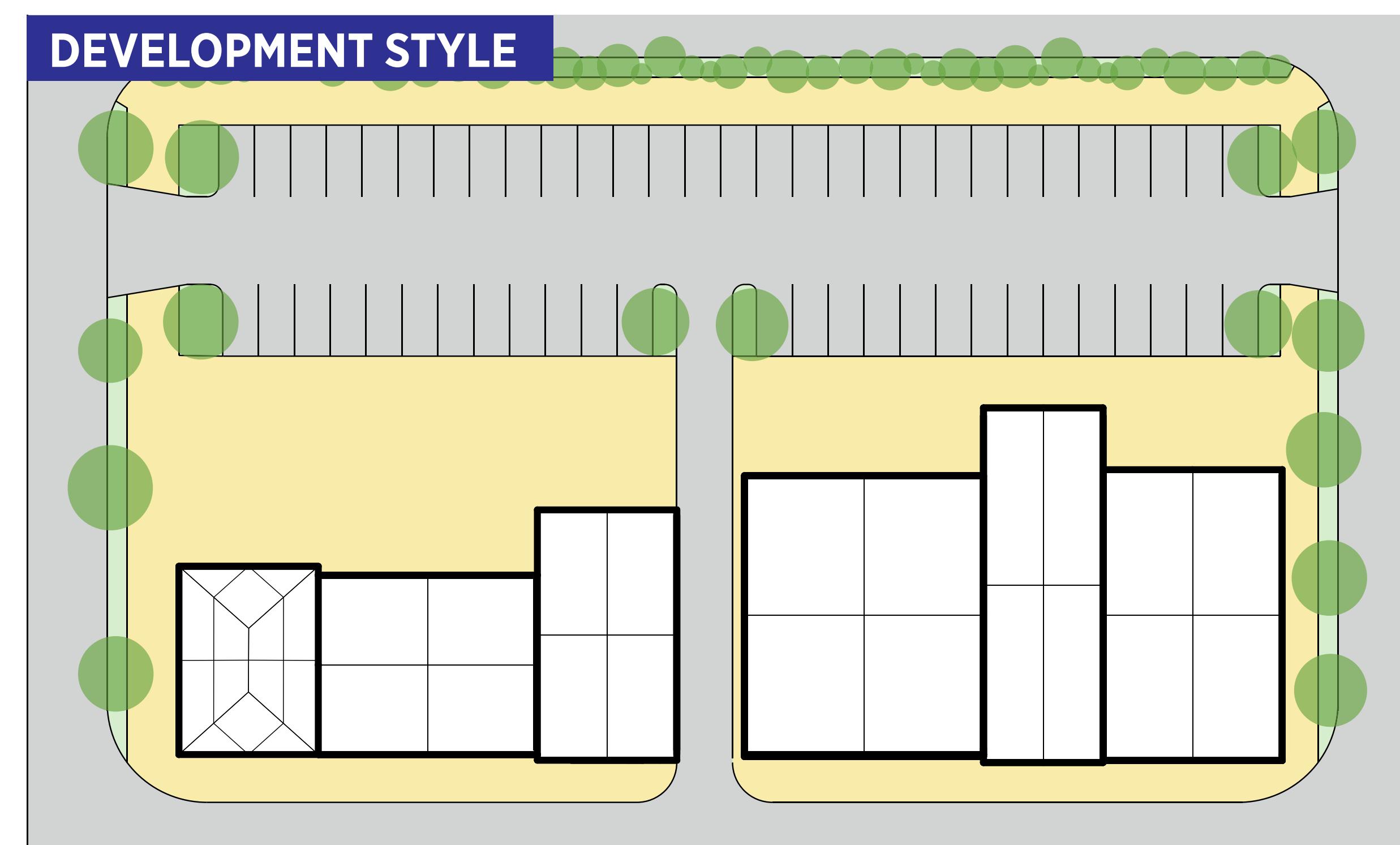


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DISTRICT MAP



DEVELOPMENT STYLE

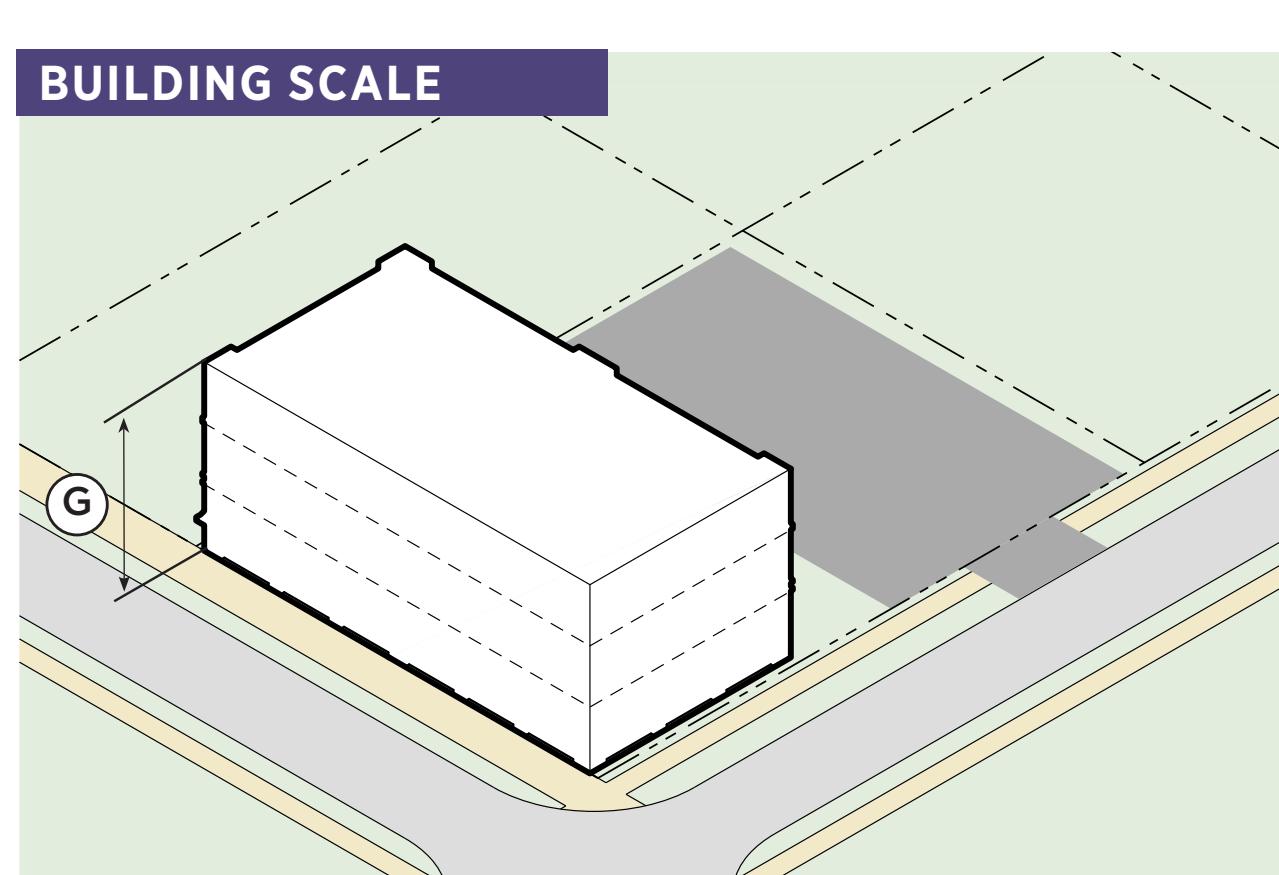
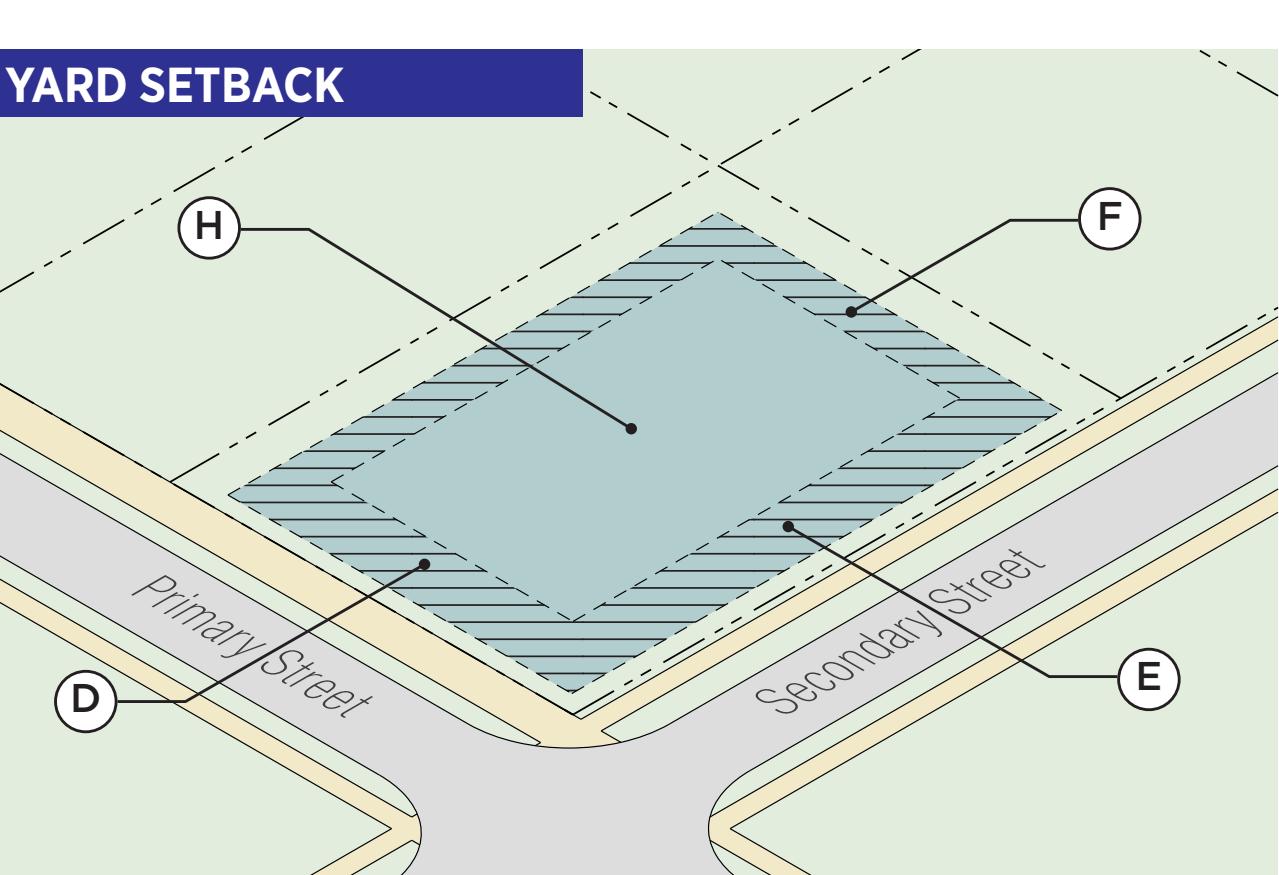
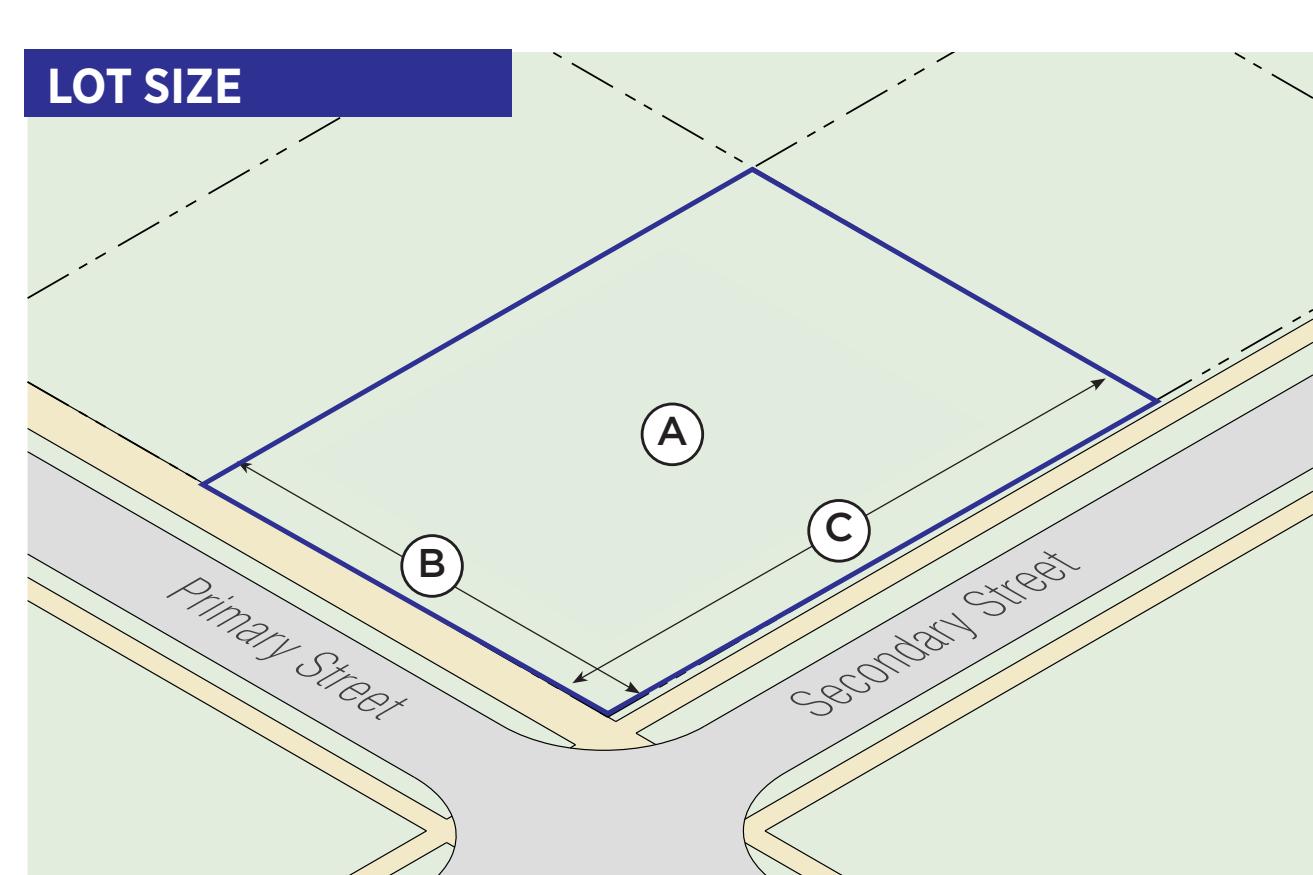


INTENT

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 RESI 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

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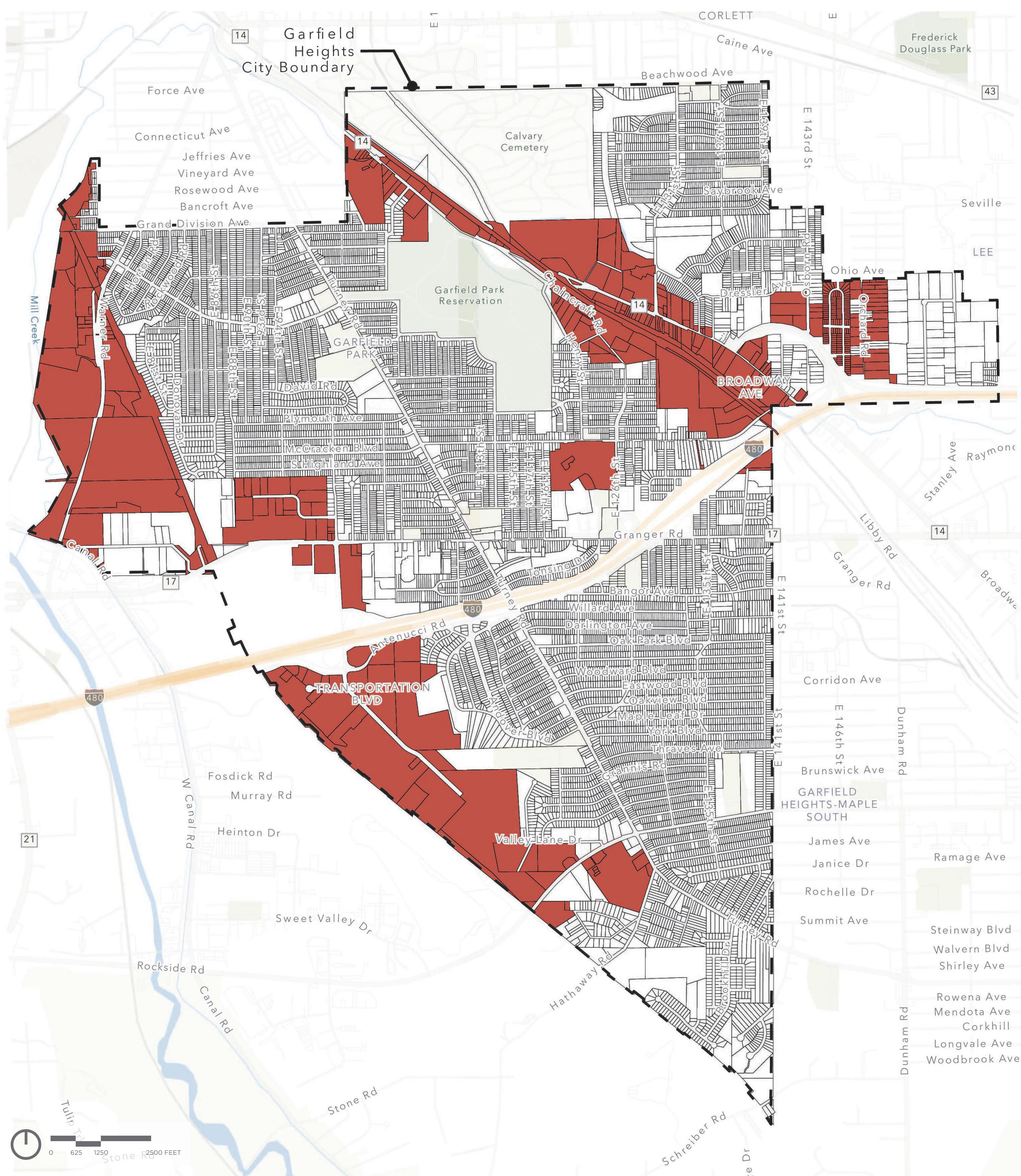
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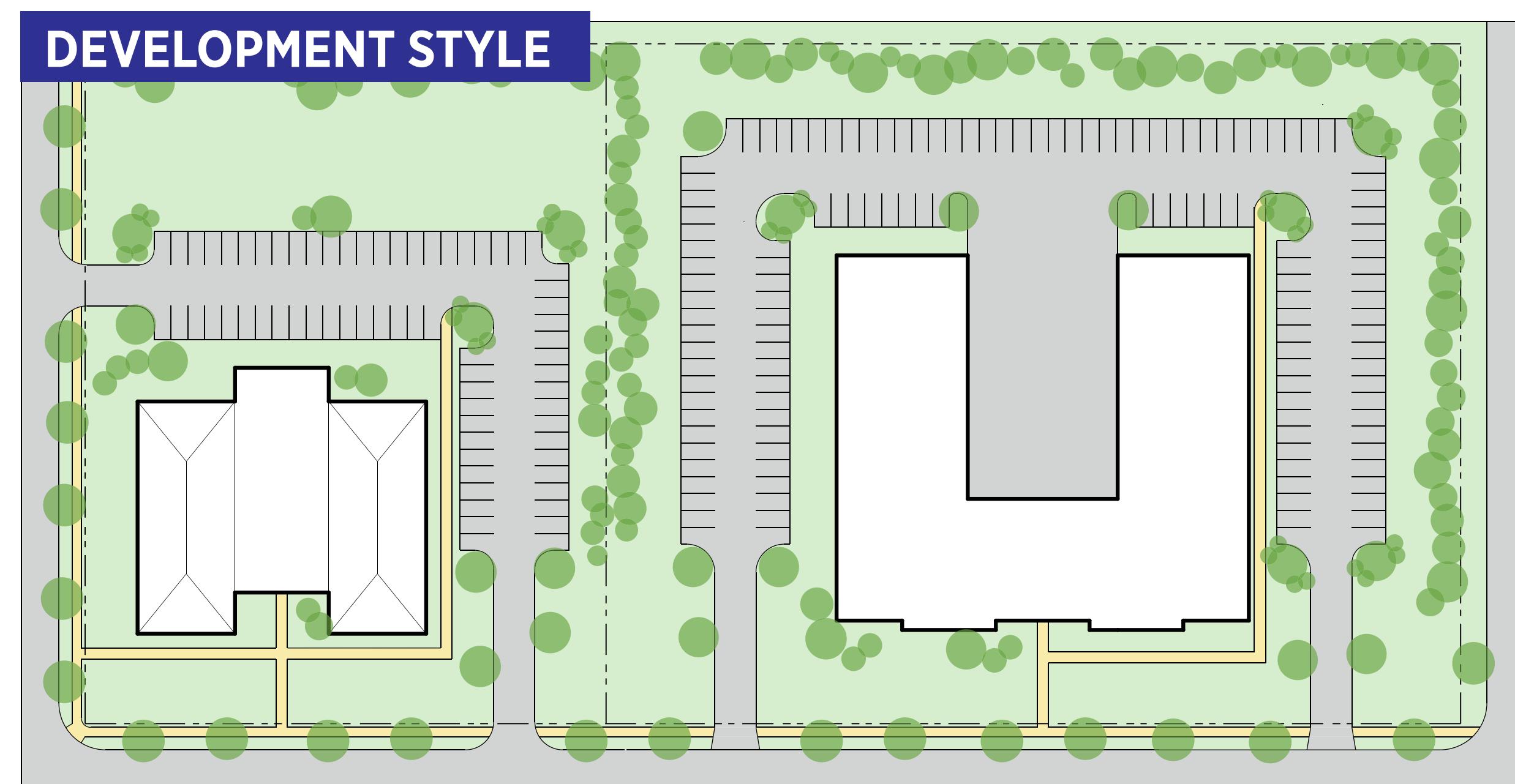
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Commercial (COM)

DISTRICT MAP



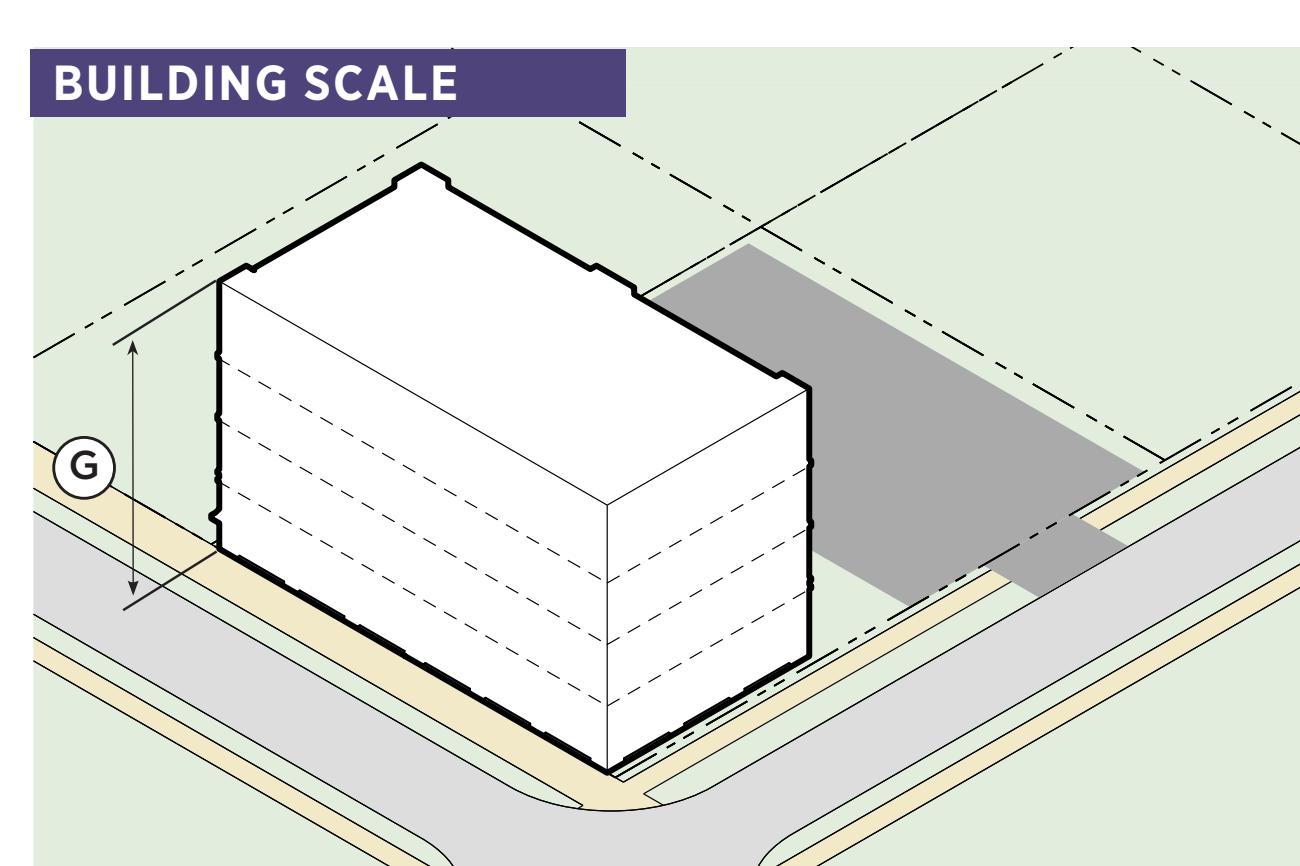
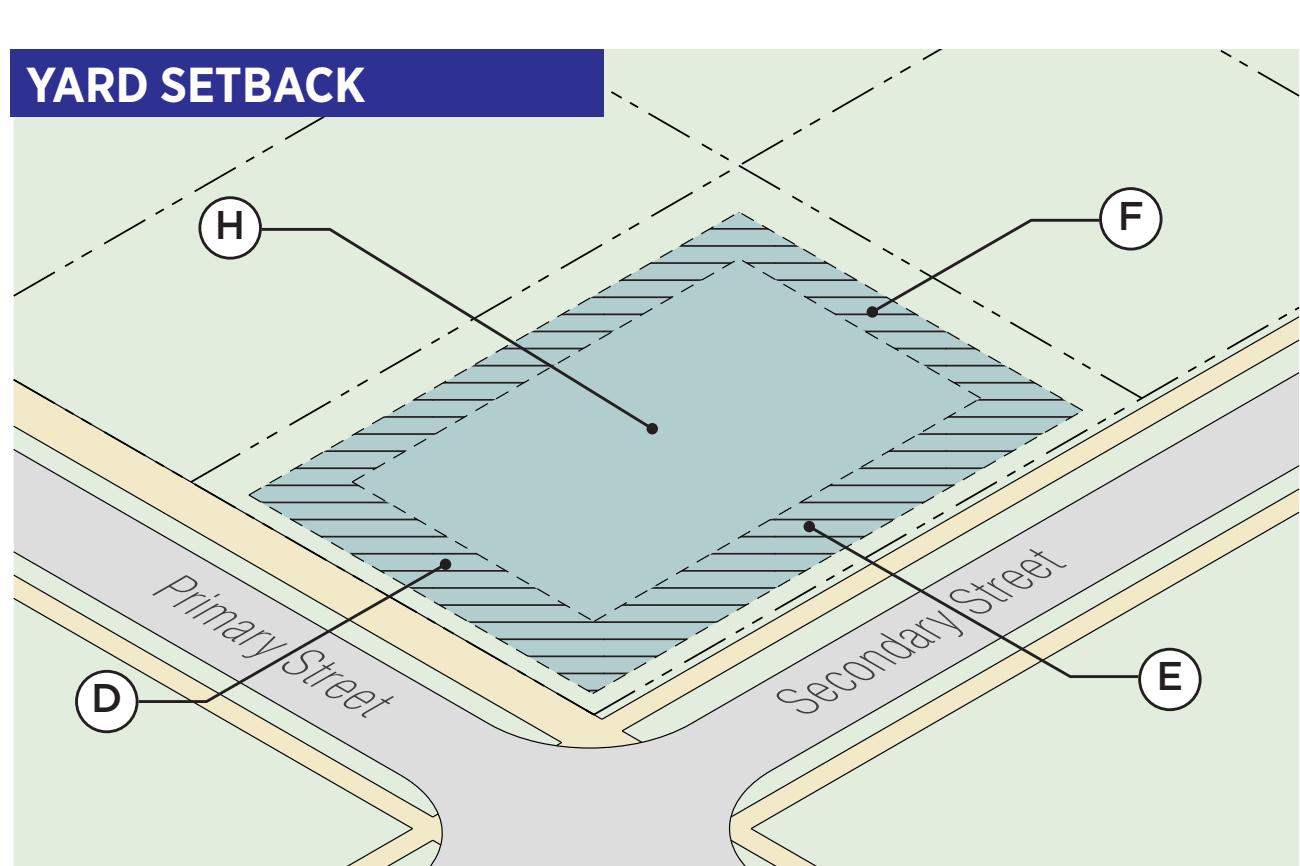
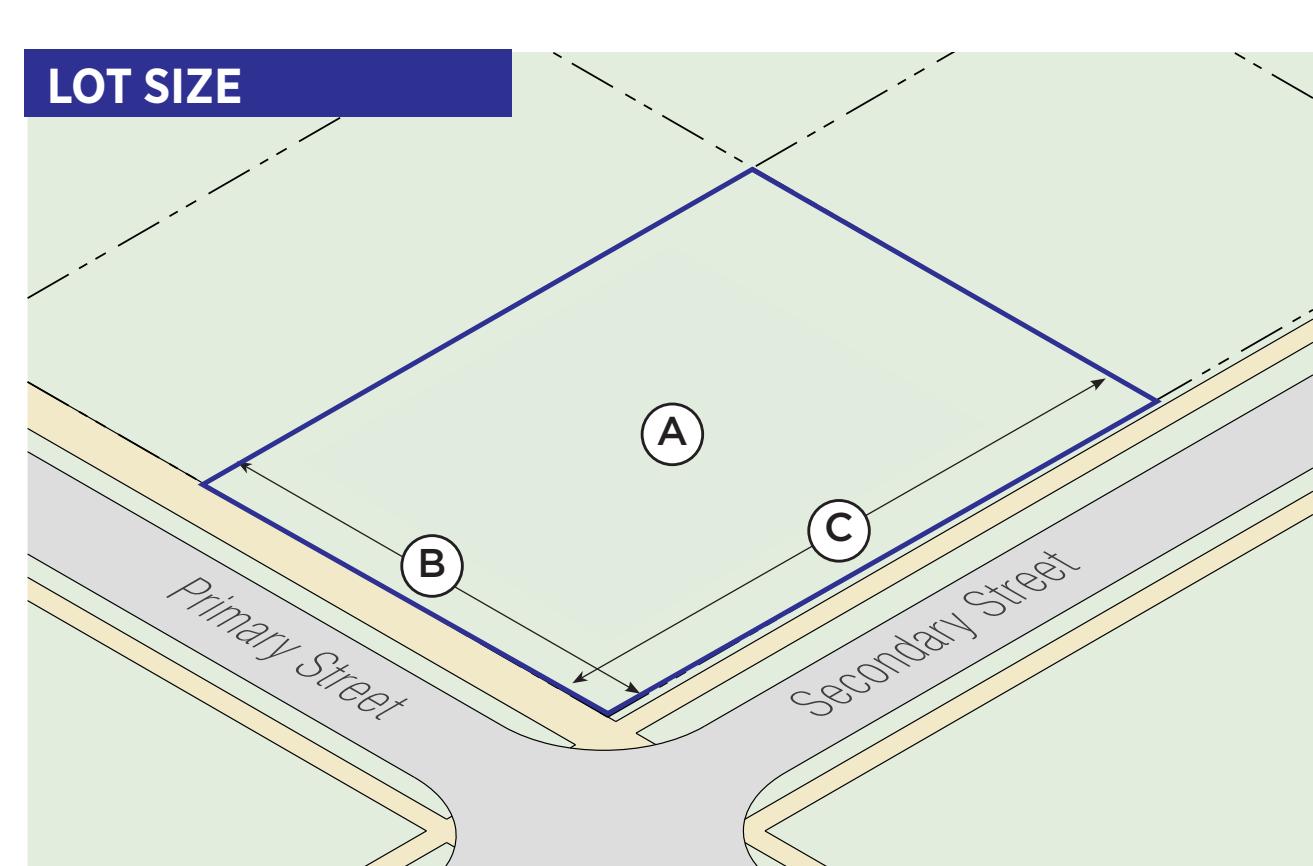
DEVELOPMENT STYLE



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

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

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ALLOWED USES

(D) = Requires Outdoor Dining Permit Review

COMMERCIAL USES	
Animal Boarding	
Craft and Art Industrial	
Emergency and In-Patient Medical Services	
Indoor Dining, Drinking, and Entertainment	
Indoor Sales and Services	
Heavy Industrial	
Large Utility	
Light Industrial	

COMMERCIAL USES CONT.	
Lodging	
Outdoor Dining, Drinking, and Entertainment (D)	
Outdoor Venues	
Vehicle Sales, Refueling, Repair, and Servicing	
INSTITUTIONAL USES	
Indoor Recreation Centers	
Libraries, Museums, Playhouses, and Places of Worship	

OPEN SPACE USES	
Community Agriculture	
Preserves	
Sports Fields and Outdoor Recreation	
MISCELLANEOUS USES	
Accessory Uses	
Temporary Uses	

DRAFT ZONING DISTRICTS

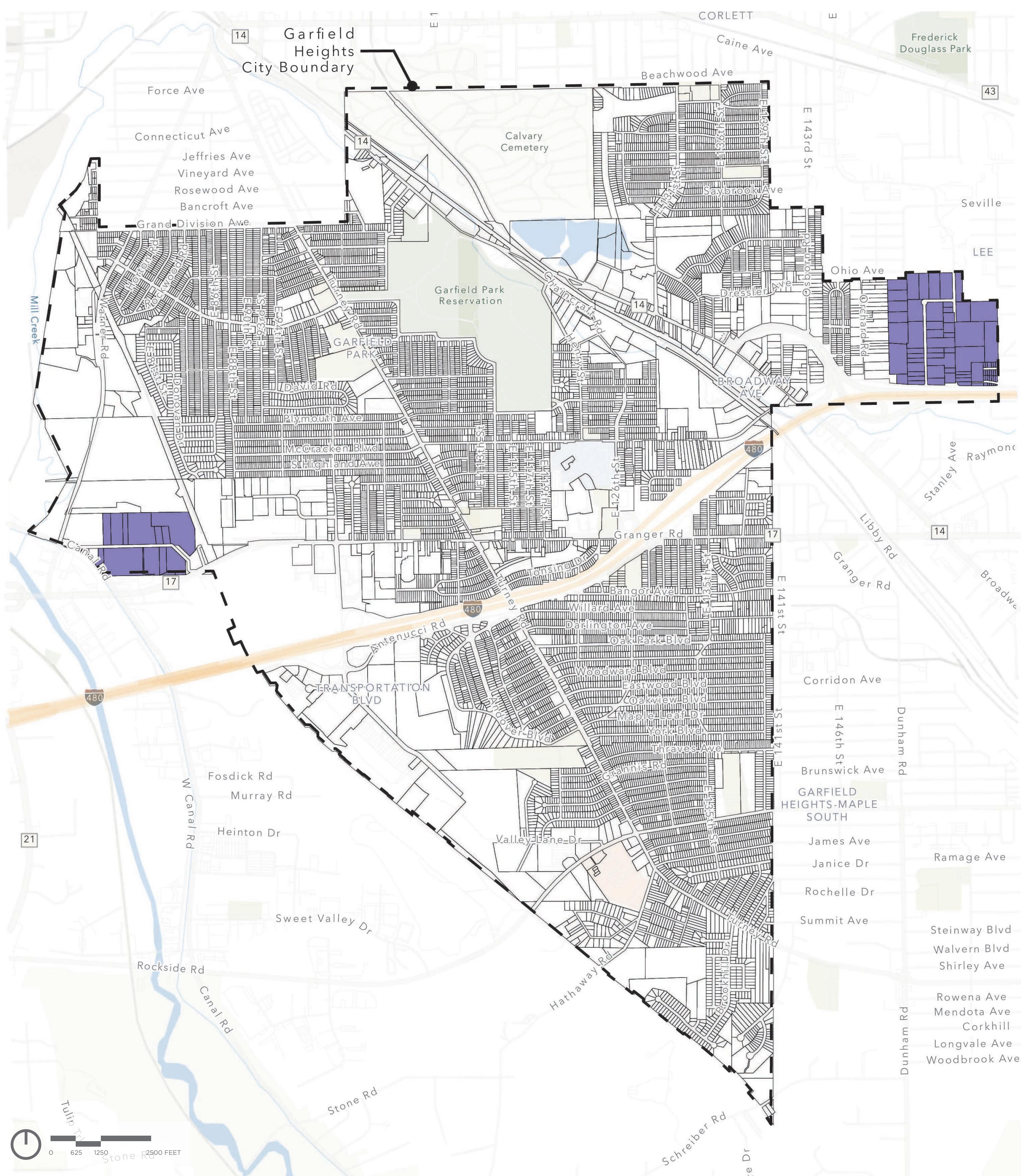
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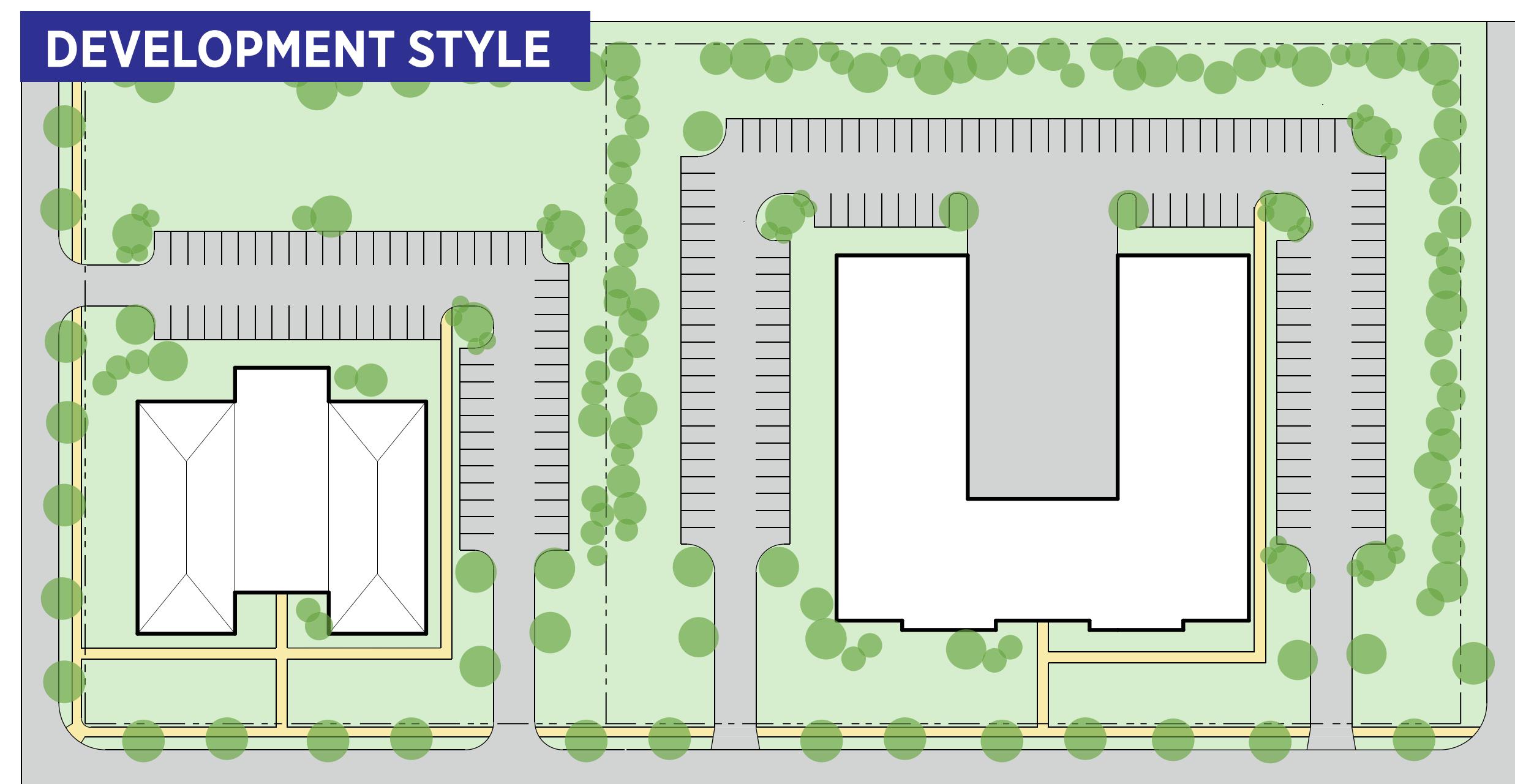
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Special Use (SPCL)

DISTRICT MAP



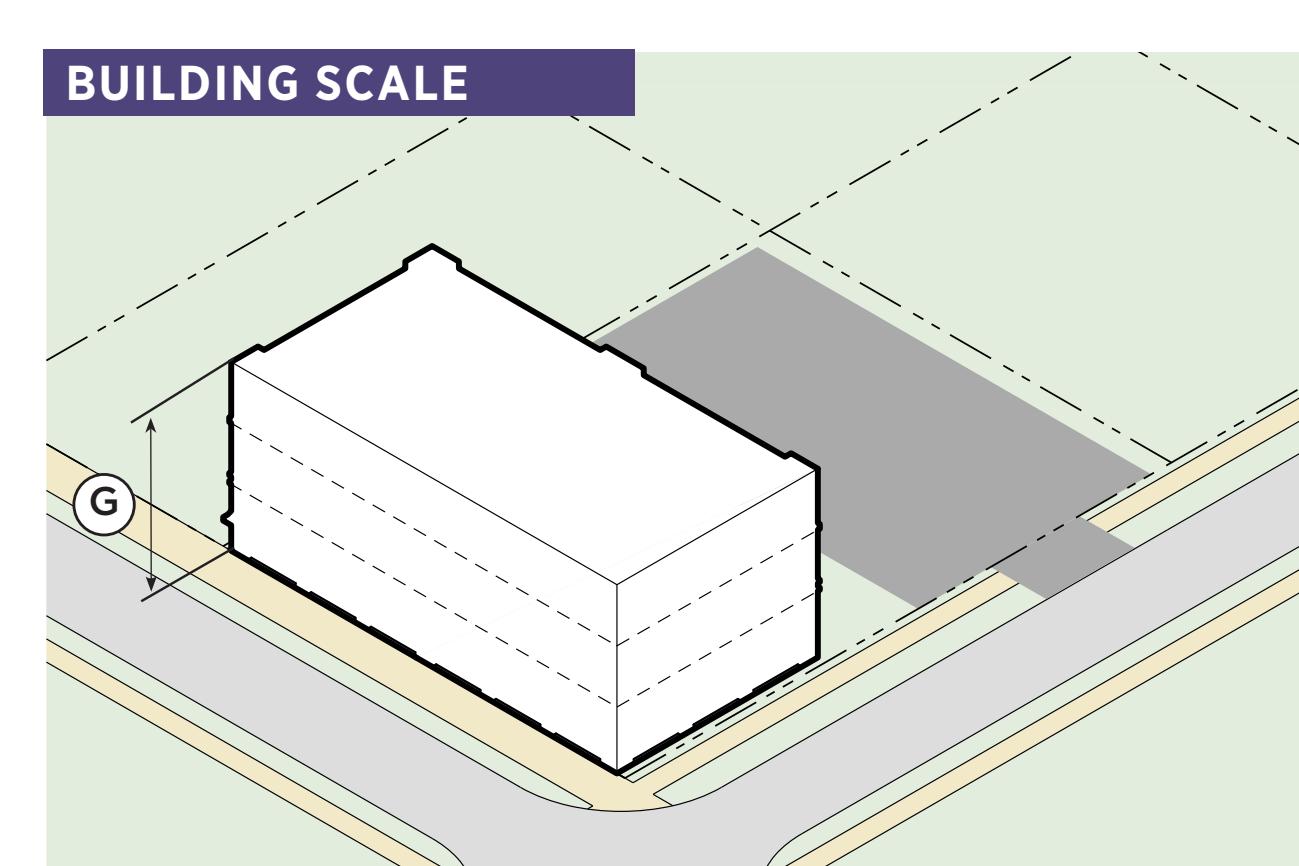
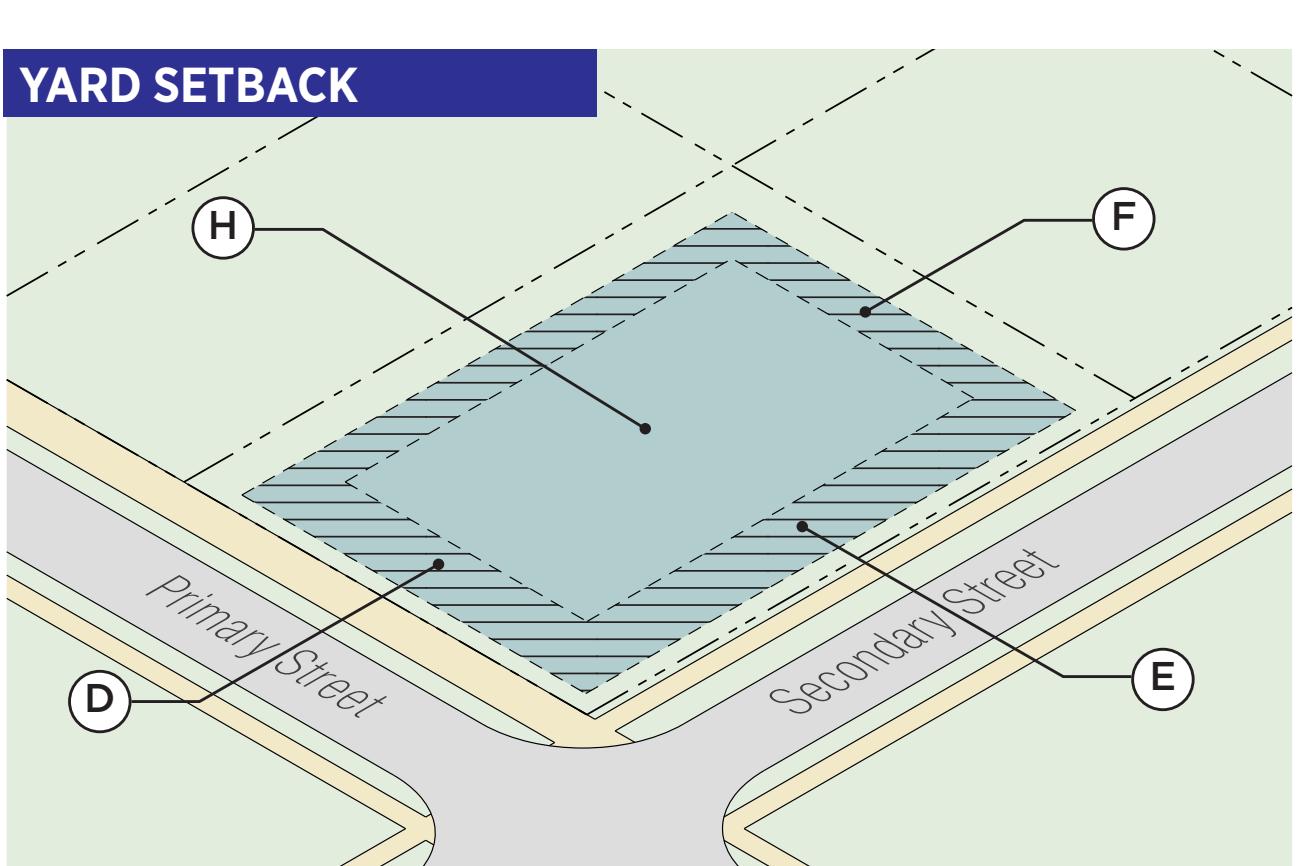
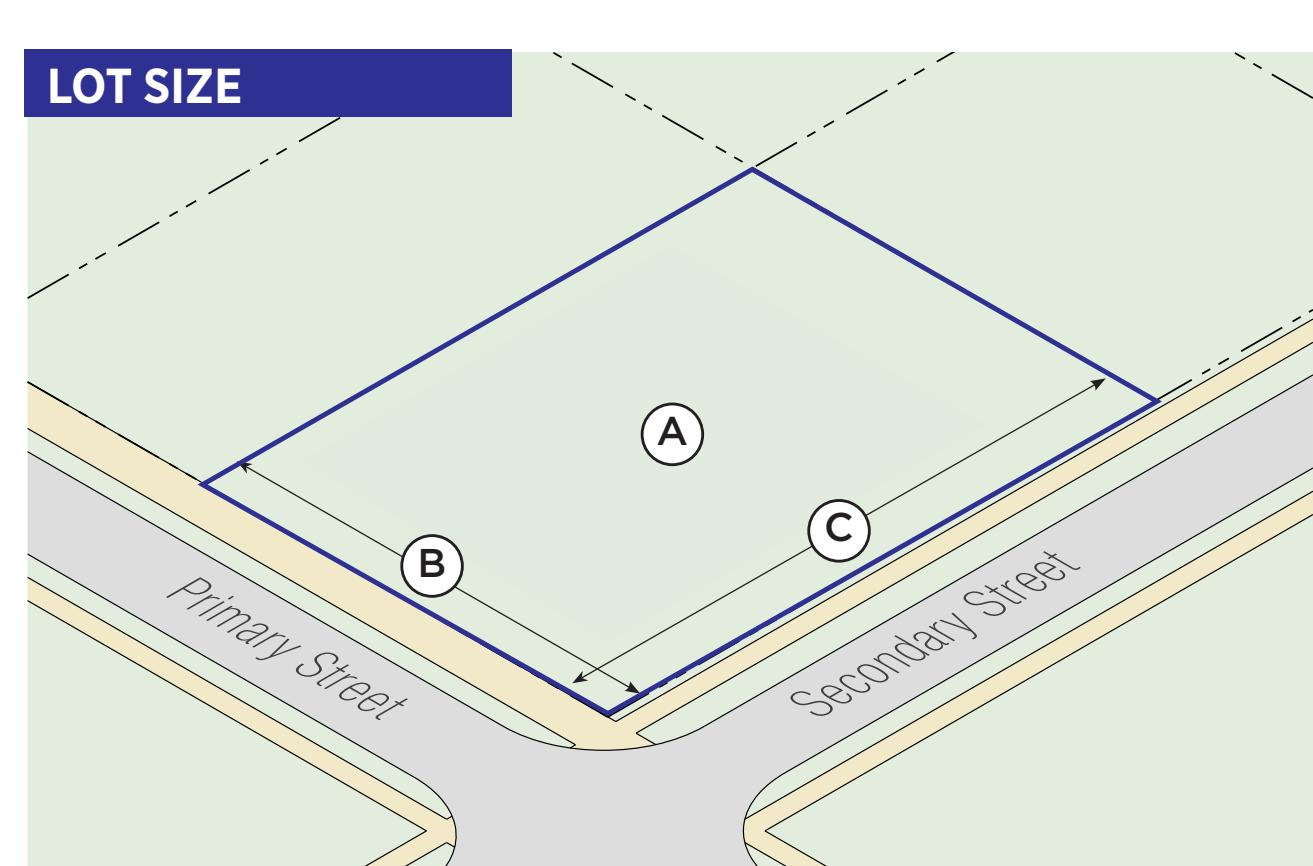
DEVELOPMENT STYLE



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	
Animal Boarding	
Bail Bond Lending Uses	
Emergency and In-Patient Medical Services	
Indoor Dining, Drinking, and Entertainment	
Indoor Sales and Services	
Heavy Industrial	
Large Utility	
Light Industrial	

COMMERCIAL USES CONT.	
Marijuana-, Vape-, or Smoke-Oriented Uses	
Outdoor Dining, Drinking, and Entertainment (D)	
Outdoor Venues	
Pawn Shops	
Sexually Oriented Uses	
Vehicle Sales, Refueling, Repair, and Servicing	
Vehicle Storage	
Weapons-Oriented Uses	

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

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