

File Number 240997. A substitute ordinance relating to creation of the RT5 zoning district.

Existing Small Multi-family Homes



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Table 295-505-2 PRINCIPAL BUILDING DESIGN STANDARDS												
Single-family Districts								Two-family Districts				
		RS1	RS2	RS3	RS4	RS5	RS6	RT1	RT2	RT3	RT4	>>-RT5<<
Lot	Lot area, minimum (sq. ft.) <i>detached housing</i>	20,000	12,000	9,000	7,200	6,000	3,600	7,200	4,800	3,000	2,400	>> <u>2,400</u> <<
	Lot area, minimum (sq. ft.)	not applicable						3,600	3,000	1,800	1,800	>> <u>1,800</u> <<
	Lot area, maximum (sq. ft.)	none	none	none	none	none	none	none	none	none	none	>> <u>none</u> <<
	Lot width, minimum (ft.) <i>detached housing</i>	100	100	75	60	50	30	60	40	30	24	>> <u>24</u> <<
	Lot width, minimum (ft.) <i>attached housing</i>	not applicable						30	25	18	18	>> <u>18</u> <<
	Lot width, maximum (ft.)	none	none	none	none	none	none	none	none	none	none	>> <u>80</u> <<
Density	Lot area per dwelling unit, minimum (sq. ft.)	none	none	none	none	none	3,600	3,600	2,400	1,800	1,200	>> <u>800</u> <<
	Lot area per roomer or transitional housing client, minimum (sq. ft.)	NA	NA	NA	NA	NA	NA	NA	NA	NA	600	>> <u>600</u> <<
	Lot coverage, minimum <i>interior lot</i>	none	none	none	none	none	*	none	none	*	*	>> <u>*</u> <<
	Lot coverage, maximum <i>interior lot</i>	15%	30%	30%	30%	30%	60%	30%	30%	50%	70%	>> <u>70%</u> <<
	Lot coverage, minimum <i>corner lot</i>	none	none	none	none	none	*	none	none	*	*	>> <u>*</u> <<
	Lot coverage, maximum <i>corner lot</i>	15%	30%	30%	30%	40%	70%	40%	40%	60%	85%	>> <u>85%</u> <<
	Floor area, minimum (sq. ft.) <i>one-story structure</i>	1,500	1,500	1,300	1,200	900	none	none	none	none	none	>> <u>none</u> <<
	Floor area, minimum (sq. ft.) <i>split-level or taller</i>	1,900	1,900	1,700	1,450	1,200	none	none	none	none	none	>> <u>none</u> <<
Height	Height, minimum (ft.)	none	none	none	none	none	**	none	none	*	*	>> <u>*</u> <<
	Height, maximum (ft.)	45	45	45	45	45	45	45	45	45	48	>> <u>48</u> <<

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Single-family Districts								Two-family Districts				
		RS1	RS2	RS3	RS4	RS5	RS6	RT1	RT2	RT3	RT4	>>RT5<<
Primary Frontage	Front setback, minimum (ft.) (see s. 295-505-2-b)	average or 25 ft., whichever is less	average or 25 ft., whichever is less	average	average	average	average	average	average	average	average	>>average<<
	Front setback, maximum (ft.) (see s. 295-505-2-b)	none	none	none	none	average	average	none	none	average but never more than 20 ft.		
	Side street setback, minimum (ft.)	20% of lot width but never more than 20 ft.		10% of lot width but never more than 15 ft.		10% of lot width but never more than 8 ft.		20% of lot width but never more than 20 ft.		10% of lot width but never more than 8 ft.	3	>>3<<
	Side street setback, maximum (ft.)	none	none	none	none	none	none	none	none	none	15	>>15<<
Side Setback	North or west side setback, minimum (ft.)	3	3	3	3	3	1.5	3	3	1.5	1.5	>>3<<
	South or east side setback, minimum (ft.)	6	6	6	6	6	3	6	6	3	3	>>3<<
	Combined side setback, minimum (ft.)	12	12	12	12	12	4.5	12	12	4.5	4.5	>>6<<
	Maximum depth of building without side setback adjustment	50	50	50	50	50	75	50	50	75	100	>>100<<
	Max. no. of stories without side or rear setback adjustment	2	2	2	3	3	3	2	2	3	4	>>4<<
Rear Setback	Rear setback, minimum (ft.) interior lot	25	25	25	20	15	15	25	25	15	15	>>15<<
	Rear setback, minimum (ft.) corner lot	25	25	25	15	10	10	20	20	10	10	>>10<<
	Rear street setback, minimum (ft.) (see s. 295-505-2-e)	average	average	average	average	average	average	average	average	average	average	>>average<<
	Rear street setback, maximum (ft.)	none	none	none	none	none	none	none	none	none	none	>>none<<
Multiple principal residential buildings permitted?		no	no	no	no	no	same as RT4	no	no	no	yes, if in existence on Nov. 12, 2003; otherwise, special use	>>yes<<

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c. Access Drives.

c-3. Width. >>The width of the access drive serving a parcel containing 8 or fewer dwelling units shall not exceed 18 feet where the access drive intersects with the public right-of-way.<< An access drive traversing the side yard to a permitted parking area of a residential building shall not exceed 18 feet in width. An access drive leading to an overhead garage door facing the street shall be not more than 2 feet wider, on each side, than the door being served.

Part 13. Section 295-505-4-c-5 of the code is created to read:

c-5. Limit on Number of Drives. For a parcel with 8 or fewer dwelling units, not more than one access drive shall be permitted along any street frontage of the parcel.



Image: Cleveland.com

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Impacts on Emerging and Local Developers

“Scale makes all the difference. The small-scale developer is limited by their size to a certain scope of project. They don’t have the team or the resources for mega-developments; they need to stick with small, simple buildings in a fairly concentrated area so they can easily keep an eye on things... Small developers are more likely to build duplexes, triplexes, quadplexes, live-work buildings, backyard cottages etc. Small developers depend on economies of resourcefulness and relationships, and that economic model is what makes small developers so adaptable in times of trouble... We are working toward a more generative real estate model, where local people can invest in their own neighborhoods and in that process, create new life and value that benefits their community. The kind of places we want to live in are built and maintained by people who really love them.”

-Incremental Development Alliance



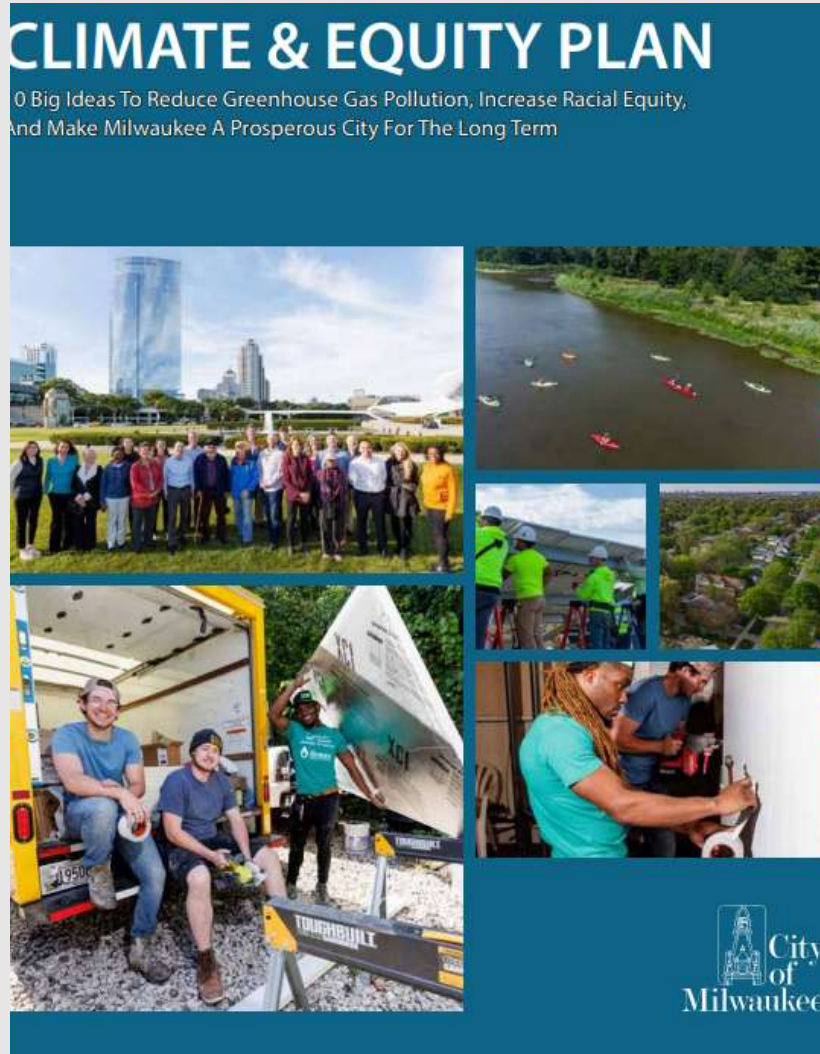
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Citywide Policy Plan

- Adopted in 2010.
- Improve the quality, diversity, and affordability of housing stock within the City.
- Identify and promote opportunities to integrate new housing, mixed use, and a variety of housing options into existing neighborhoods
- Guide policy and development to assure a mix of housing options to meet the need of all residents, regardless of age or ability

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Climate and Equity Plan

- Adopted in 2023.
- Update the Zoning Code to Expand Housing Choice
- Support citywide, transit-oriented development and walkable neighborhoods
- Increase housing choice and diverse housing styles