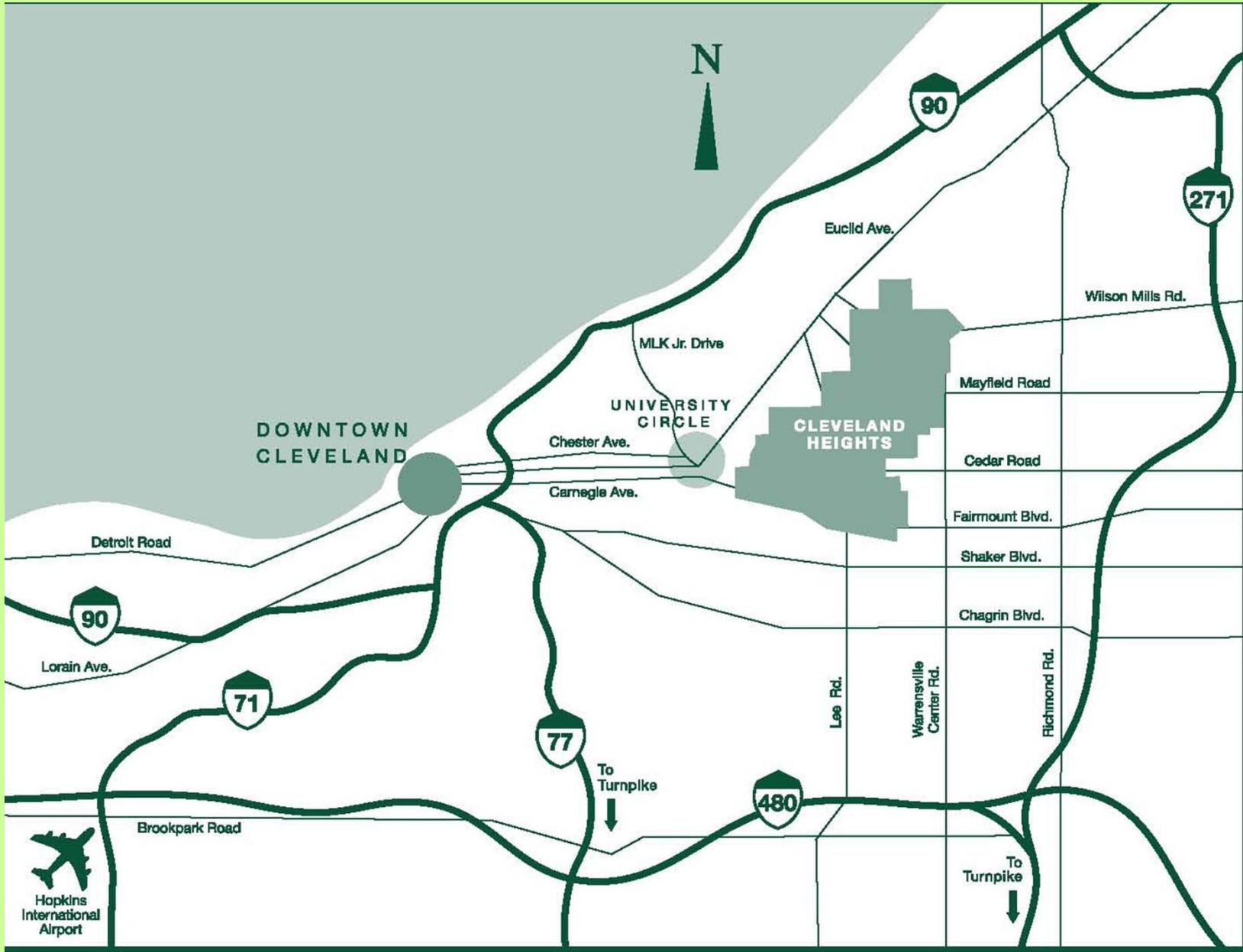




Cleveland Heights

Sustainability

Zoning Amendments





GARAGE

LUNCH

THE FISHER BROS. CO.

THE STAMBERG CO.

MAWBY'S

TEA

COFFEES

ES

TINCHER

SHOES

SHOES

136-302

















STARBUCKS
COFFEE



ANY
TIME

REGOLD BROS
Fine Meats

Person sitting at an outdoor table reading a book.

Person sitting at an outdoor table drinking coffee.

Person walking past the store.

Person sitting on a bench.

Person standing near the entrance.



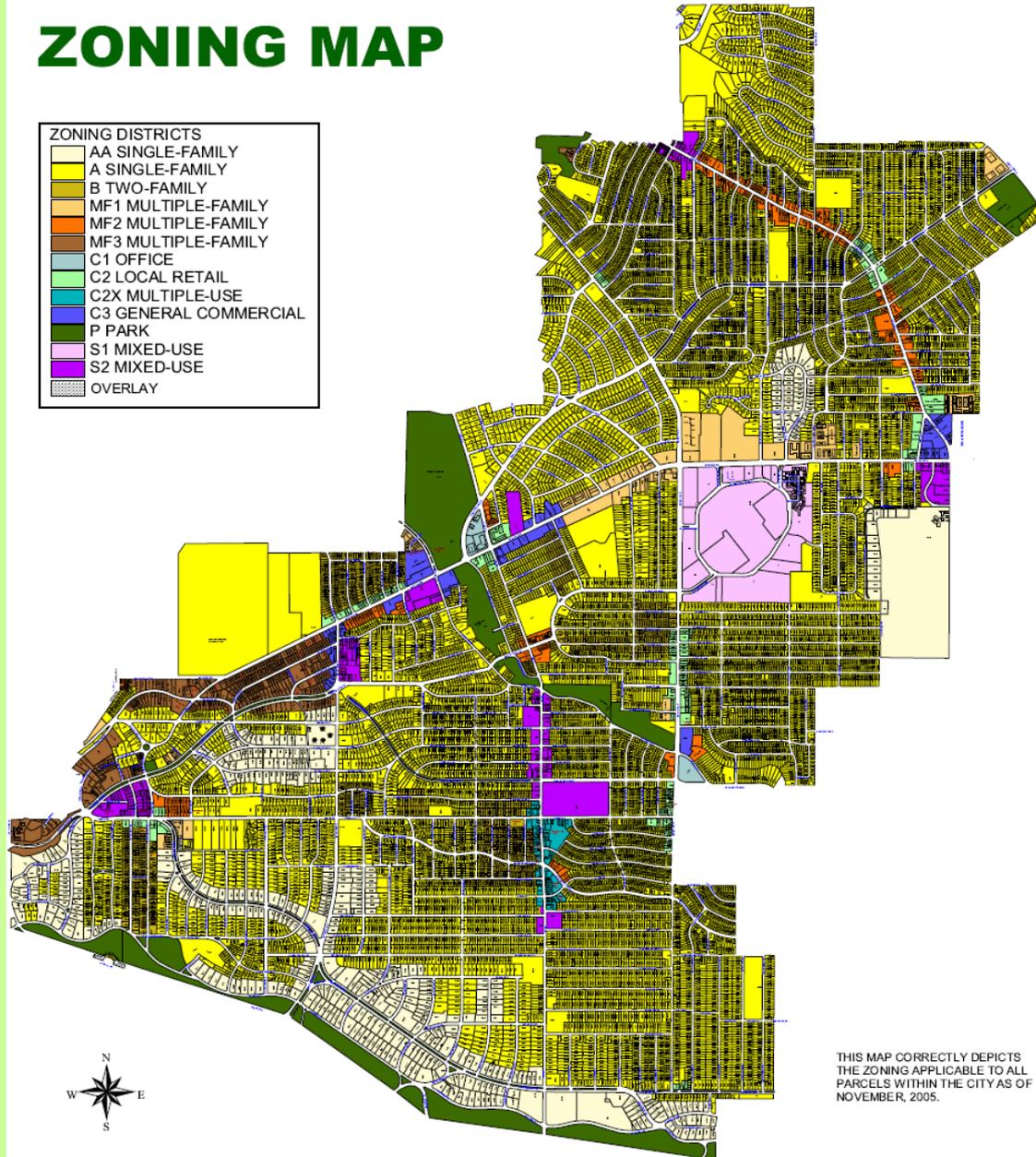
CITY OF CLEVELAND HEIGHTS

Department of Planning and Development



ZONING MAP

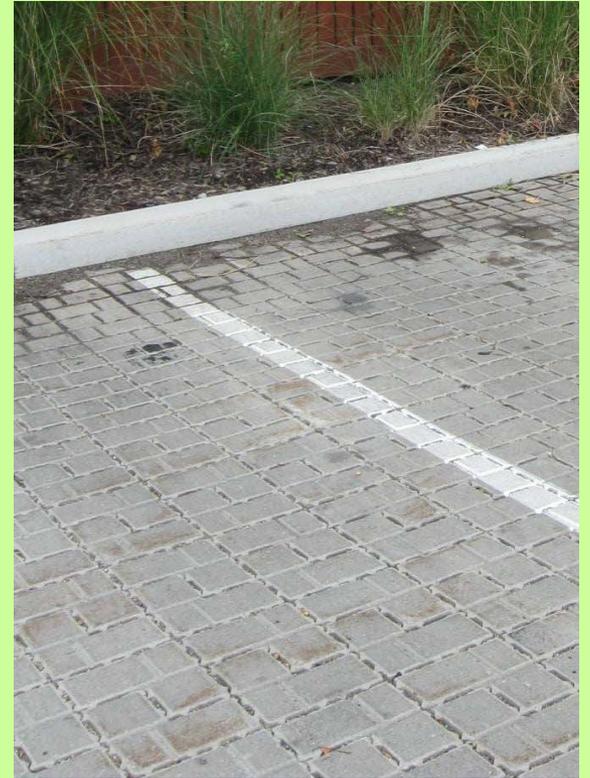
ZONING DISTRICTS	
	AA SINGLE-FAMILY
	A SINGLE-FAMILY
	B TWO-FAMILY
	MF1 MULTIPLE-FAMILY
	MF2 MULTIPLE-FAMILY
	MF3 MULTIPLE-FAMILY
	C1 OFFICE
	C2 LOCAL RETAIL
	C2X MULTIPLE-USE
	C3 GENERAL COMMERCIAL
	P PARK
	S1 MIXED-USE
	S2 MIXED-USE
	OVERLAY





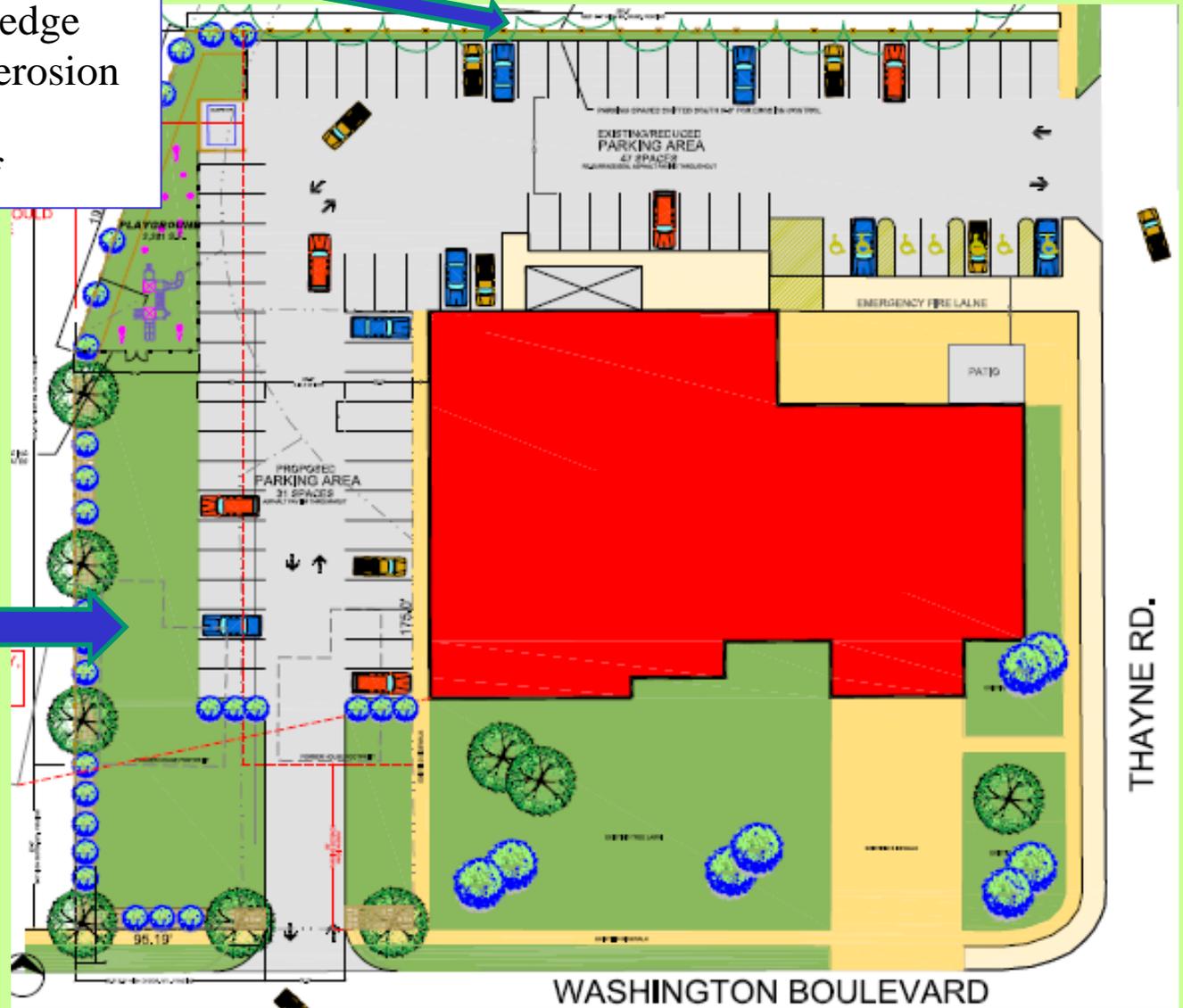






Pulled parking away from ravine edge
Addressing erosion caused by storm runoff

Green space to hold storm runoff from new side parking







RFP for Sustainable Zoning Regulation Amendments

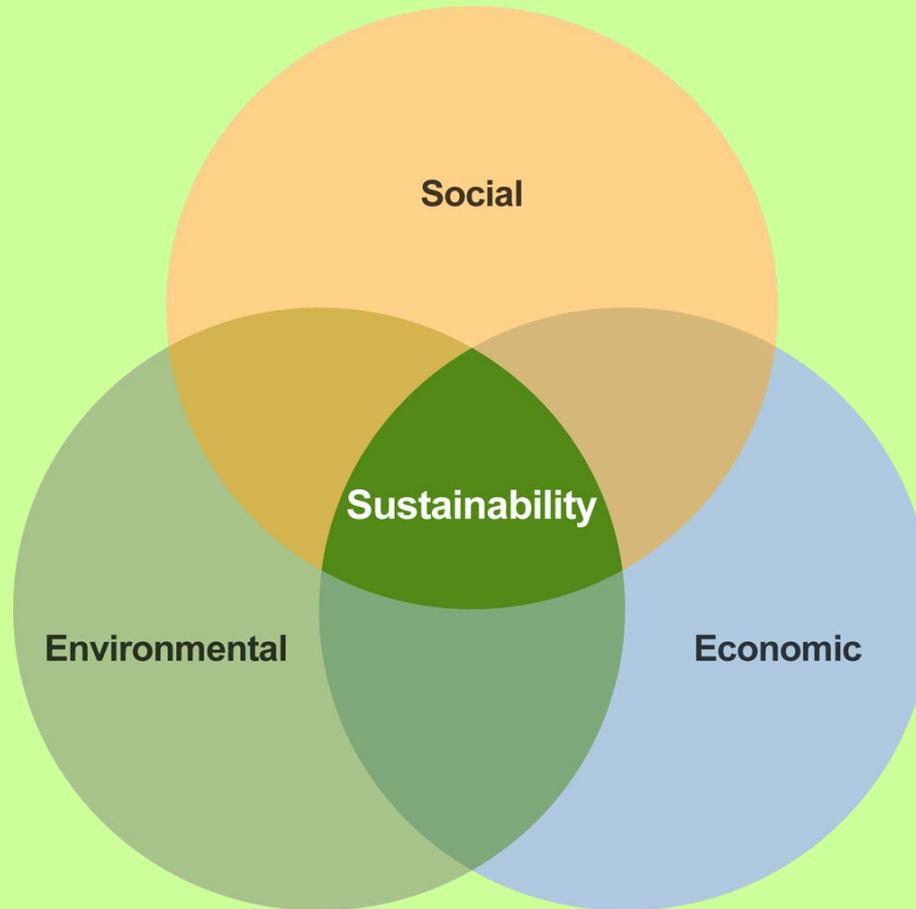
Posted Mar 12 2010

This announcement was posted by:
*Cleveland Heights Department of Planning &
Development*

Cleveland Heights, Ohio Due Date: Monday, April 26, 2010

The City of Cleveland Heights is seeking a consultant to review our zoning code and other regulations to remove barriers and encourage ecological practices in land development and in building construction. Send request for RFP to: Department of Planning & Development, 40 Severance Circle, Cleveland Heights, Ohio 44118 or email planning@clvhts.com

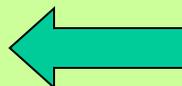
Sustainable Community



OVERVIEW OF PROCESS

PHASE 1

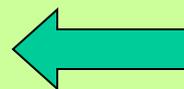
- Task 1-1: Kick-Off Meeting
- Task 1-2: Review of Existing Code
- Task 1-3: Key Stakeholder Interviews
- Task 1-4: Technical Review Memorandum



EMPHASIS ON
PUBLIC
PARTICIPATION &
STAKEHOLDER
INPUT

PHASE 2

- Task 2-1: Prepare Draft #1
- Task 2-2: Staff Review of First Draft
- Task 2-3: Prepare Public Draft
- Task 2-4: Public Meeting
- Task 2-5: City Council Presentation
- Task 2-6: Final Document



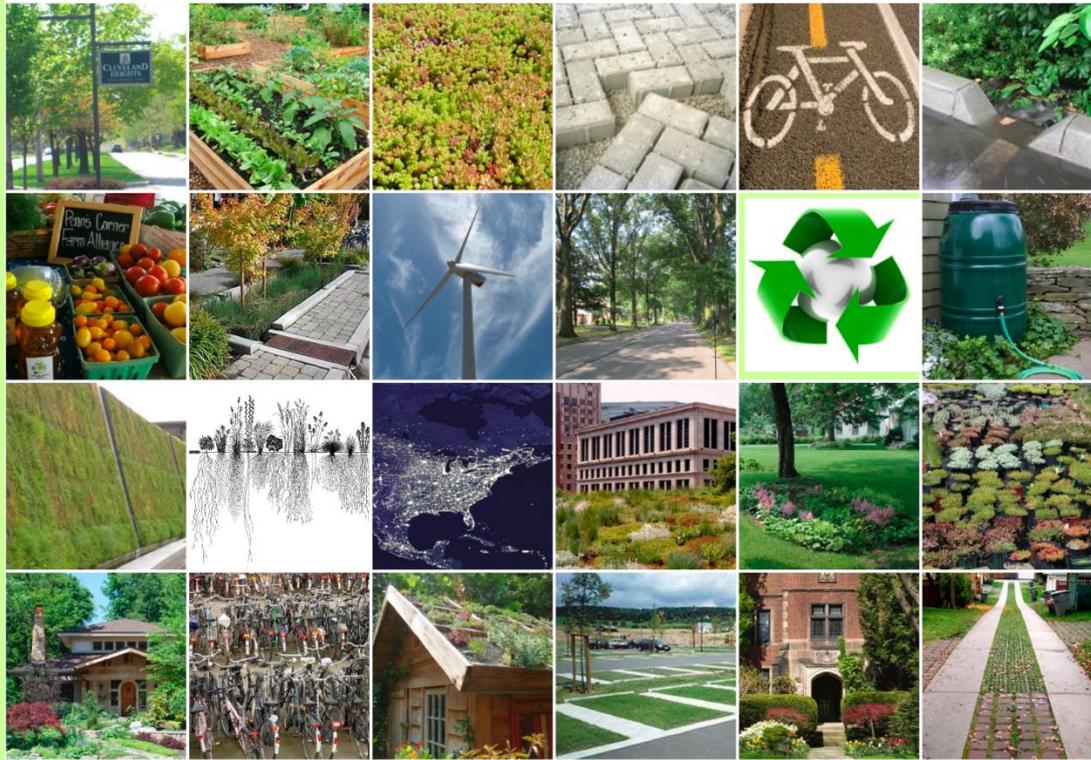
EMPHASIS ON
CRAFTING A
LEGALLY
SOUND, & EASILY
ADMINISTERED &
UNDERSTOOD
ORDINANCE



Sustainability Audit of Zoning Ordinance

The City of Cleveland Heights

Prepared by:
CAMIROS



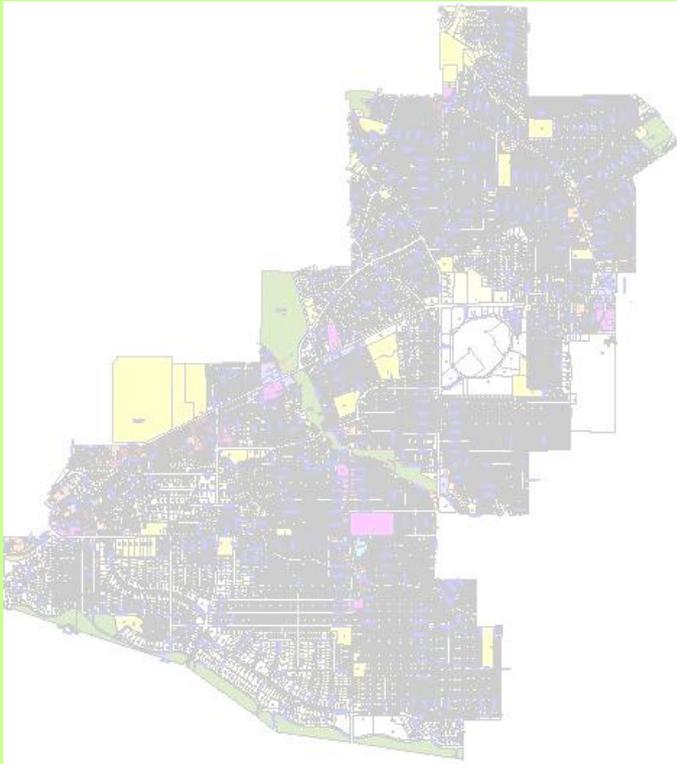
December, 2010

Goals for Sustainable Regulations



- Reduce Barriers
- Create Incentives
- Set Standards

Sustainability Audit Objectives



- Decrease water consumption
- Reduce impervious surfaces
- Increase tree and vegetation coverage and bio-diversity
- Encourage local food production
- Reduce landfill dumping
- Encourage energy efficiency and clean modes of transportation

SUSTAINABILITY AUDIT

Zoning review:

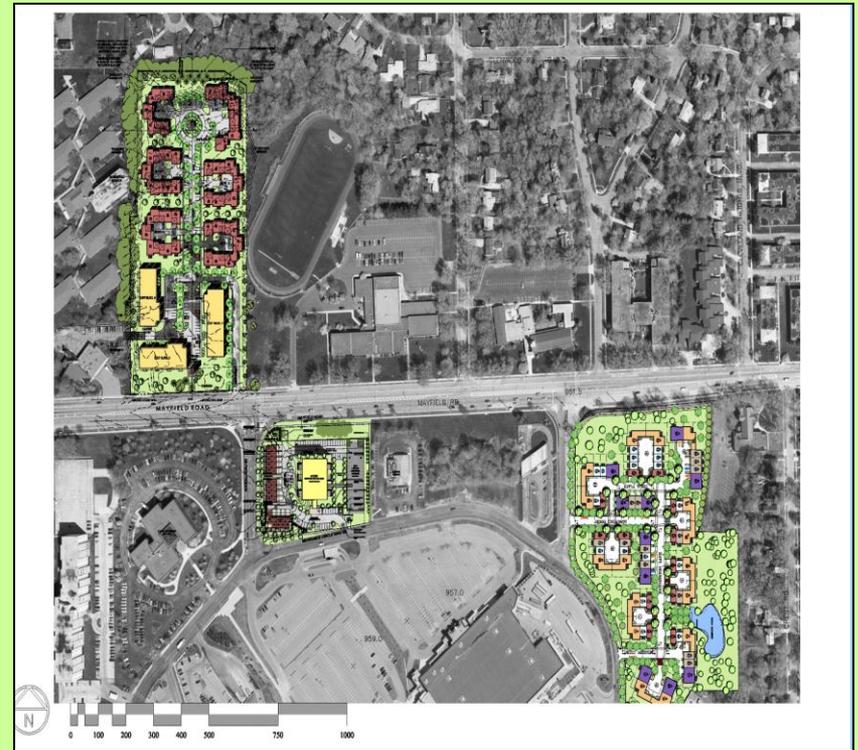
- General zoning provisions
- Large-scale development processes
- Residential districts
- Commercial districts
- Accessory structures & uses
- Principal uses
- Parking standards
- Landscape & water conservation



LARGE-SCALE DEVELOPMENT PROCESS

Expand planned development to include sustainable benefits:

- Energy efficient buildings
- Conservation easements
- Innovative water management
- Public infrastructure improvements: complete streets, bike lanes
- Public open space, public plazas & public art
- Accessible/ADA compliant units
- Proper solar orientation



RESIDENTIAL DISTRICTS

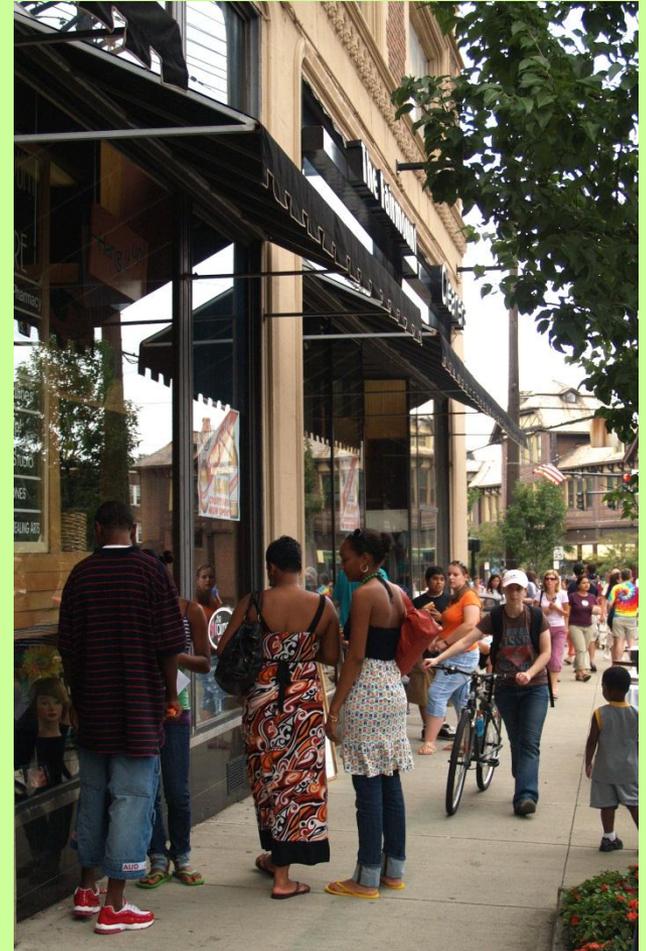
- Lot coverage and impervious surface
- Single-family year yard additions
- Single-family parking requirements



COMMERCIAL DISTRICTS

Sustainability as part of physical form

- pedestrian-oriented, compact design
- Transparency along street frontages
- Bike access & storage
- Connect to surrounding areas
- High quality, sustainable building materials
- Proper landscaping

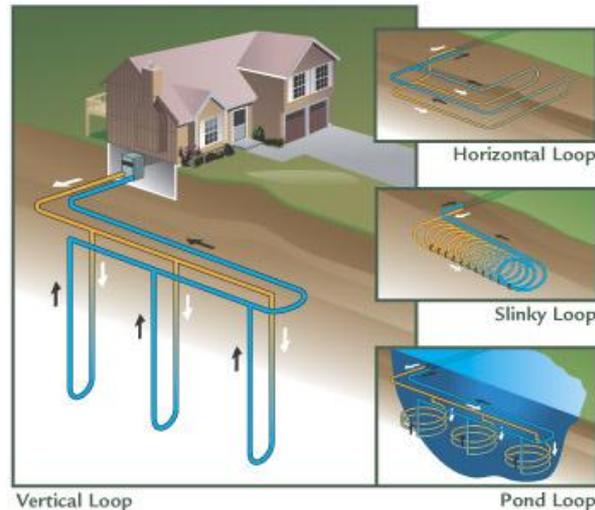


ACCESSORY STRUCTURES & USES

Alternative Energy Sources



Geothermal Energy for the Home



ACCESSORY STRUCTURES & USES

WATER AND ENERGY EFFICIENCIES



ACCESSORY STRUCTURES & USES

LOCAL FOOD PRODUCTION



PRINCIPAL USES

Adaptive Re-use of Institutional Structures in Residential Districts



Community Gardens



Research & Development,
Industrial Design



PARKING STANDARDS

- Adjust parking demand formulas
- Include maximum number of parking spaces
- Allow land banked parking
- Update shared parking flexibility
- Reduction in parking for car-sharing programs
- Allow car sharing in parking lots & structures
- Allow compact spaces
- Allow parking for charging of electric vehicles



PARKING STANDARDS

- Allow semi-pervious materials for paving
- Require parking lots over a certain size to use semi-pervious materials for a percentage of the parking lot
- Where parking lot exceeds minimum & meets maximum – pave excess with semi-pervious materials
- Landscape standards, encourage retention basins



PARKING STANDARDS

Require bike parking as part of new parking lots:

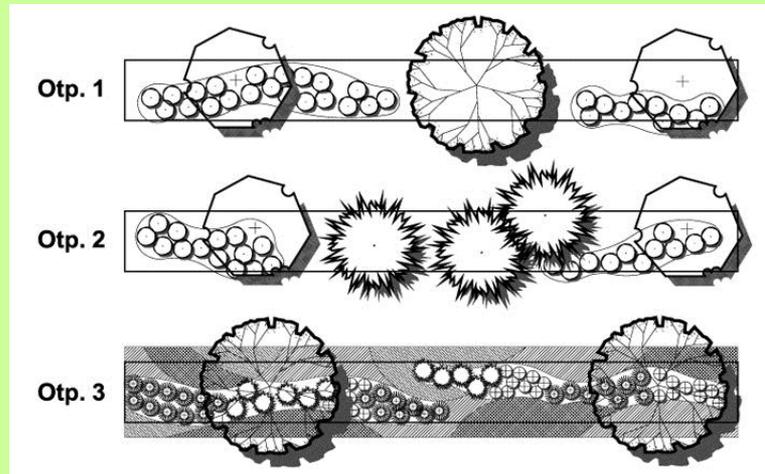
Design & siting requirements for bike parking

Flexibility allowing racks in the public right-of-way where space is available



LANDSCAPE & WATER CONSERVATION

- Minimum installation sizes for all plant types
- Allow for naturalized lawns, native landscapes & gardens
- A species diversity requirement
- Require native plant species
- establish Recommended & Prohibited plant lists





AEROPOSTALE

THANK YOU!

Karen Knittel

City of Cleveland Heights

kknittel@clvhts.com

216-291-4855

www.clevelandheights.com

Sustainability Audit:

http://www.clevelandheights.com/citydept_dev_sustainabledevelopmentpractices.asp