

**MINUTES
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
JULY 6, 2023
6:30 P.M.
RECORDED
<https://www.lakewoodoh.gov/videos-2/>**

The meeting was called to order at 6:30 p.m.

1. Roll Call

Members Present

Kyle Krewson, Chair
Sean McDermott, Vice Chair
Kyle Reisz
William Sanderson

Staff Present

Shawn Leininger, P&D Director
Jeffrey Crossman, First Assistant Law Director

A motion was made by Mr. McDermott, seconded by Mr. Reisz to **EXCUSE** the absence of Nicholas LaPointe. All the members voted yea; the motion passed.

2. APPROVE THE MINUTES OF THE MAY 4, 2023 MEETING

A motion was made by Mr. Krewson, seconded by Mr. McDermott to **APPROVE** the May 4, 2023 meeting minutes. All the members voted yea; the motion passed.

3. OPENING REMARKS

Staff read Opening Remarks into record.

NEW BUSINESS

CONDITIONAL USE

**4. Docket No. 07-12-23
12401 Detroit Ave.
Peppers Italian Restaurant**

Andy Lechman, Peppers Italian Restaurant, applicant requests the review and approval for a conditional use permit to operate seasonal outdoor sidewalk dining, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. Property is in a C3 – Commercial, Business District. (Page 3)

Andy Lechman, Peppers Italian Restaurant, applicant was present to explain the request. Staff provided a summary of the proposal. Regarding ADA accessibility, the southernmost planter placement was less than the allowable 36 inches; clearance was 32 inches. Approval was recommended with three conditions. Public comment was closed as no one addressed the item. Discussion ensued about the three

recommended conditions, and the structural integrity of the sunshades. Mr. Krewson said he was in favor of the proposal.

A motion was made by Mr. McDermott, seconded by Mr. Krewson to **APPROVE the request with the following conditions:**

- **The planters must be repositioned in a manner that allows for a minimum clearance of 36 inches to the parking meter while maintaining all required pathways within the outdoor dining area.**
- **At no time shall the occupancy of the combined indoor and outdoor space exceed the capacity established by the Building Commissioner and Fire Marshall.**
- **The tables shall be located in a manner so as not to block any required ingress/egress to the building, and ADA accessibility shall always be maintained.**
- **The canopy awning and exterior lighting is to be reviewed by the Division of Housing and Building (“H&B”).**

All the members voted yea; the motion passed.

**5. Docket No. 07-13-23
15319 Detroit Ave.
Ohio TeaHouse**

Chris Nunnari, Ohio TeaHouse, applicant requests the review and approval for a conditional use permit to operate seasonal outdoor sidewalk dining, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. Property is in a C2 – Commercial, Retail District. (Page 24)

Chris Nunnari, Ohio TeaHouse, applicant was present to explain the request for two tables and four chairs. Staff provided a summary of the proposal and recommended approval with three conditions. Public comment was closed as no one addressed the item. Mr. McDermott stated he was pleased to see the long term plan to have outdoor dining in that specific area come into fruition (the angled parking was removed).

A motion was made by Mr. Krewson, seconded by Mr. Reisz to **APPROVE the request with the following conditions:**

- **The window signage must be modified to comply with the signage plan approved by the Architectural Board of Review (“ABR”), or a revised plan is submitted and approved.**
- **At no time shall the occupancy of the combined indoor and outdoor space exceed the capacity established by the Building Commissioner and Fire Marshall.**
- **The tables shall be located in a manner so as not to block any required ingress/egress to the building, and ADA accessibility shall always be maintained.**

All the members voted yea; the motion passed.

**6. Docket No. 07-14-23
13749 Madison Ave.
McGinty’s Pub**

Patrick McGinty, McGinty’s Pub, applicant requests the review and approval for a conditional use permit to operate outdoor sidewalk dining, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. Property is in a C3 – Commercial, Business District. (Page 30)

Patrick McGinty, McGinty’s Pub, applicant was present to explain the request for a total of nine tables and 26 chairs (five tables and 13 chairs on the public right-of-way). Staff provided a summary of the proposal

and recommended approval with two conditions. Public comment was closed as no one addressed the item. Discussion ensued about ADA accessibility and use of a drink rail in lieu of the patio to the west.

A motion was made by Mr. McDermott, seconded by Mr. Reisz to **APPROVE the request with the following conditions:**

- **At no time shall the occupancy of the combined indoor and outdoor space exceed the capacity established by the Building Commissioner and Fire Marshall.**
- **The tables shall be located in a manner so as not to block any required ingress/egress to the building, and ADA accessibility shall always be maintained.**
- **ADA access is evaluated to the outdoor dining facility.**
- **The applicant works with staff to evaluate to have a drink rail at the western end of the western bay.**

All the members voted yea; the motion passed.

COMMUNICATION

7. Docket No. 07-15-23

NOACA 5310 Specialized Transportation Program Funding Public Meeting

Presentation by the Human Services Department and opportunity for public input regarding application for NOACA 5310 funds to replace a light transit vehicle to support senior transportation in the 44107 zip code. (Page 35)

Chad Berry, Director for the City of Lakewood's Human Services Department presented the communication. Staff encouraged the members to open the session for public comment. Public comment was closed as no one addressed the item. The members asked what the dollar amount would be. Mr. Berry said it was unknown as three quotes were required, and the current cost for an 18 passenger vehicle was over \$100,000.00; 20% of the cost would come from the city's General Fund, and 80% would come from NOACA. Money from the sale of old vehicles would be returned to the General Fund. The department provided an important service to the senior community.

A motion was made by Mr. McDermott, seconded by Mr. Reisz to **SUPPORT** the application. All of the members voted yea; the motion passed.

OLD BUSINESS

ORDINANCE AMENDMENT

8. Docket No. 05-11-23

Amendments to Chapters 1121, 1123, and 1133 of the Zoning Ordinance to Support Additional Dwelling Units and Principal Building Lot Coverage

Administrative staff will present the proposed amendments. On March 20, 2023, City Council referred Ordinance No. 07-2023 and the associated communication to the Housing, Planning, and Development Committee and the Planning Commission for deliberation and recommendation. (Page 37)

Staff summarized the May meeting and presented updated analyses. Discussion ensued about the effect that out-of-state investors had on the current market, residential parcels by zoning district, number of units

versus structures, the conversion of a single-family home into a two-family in the R-2 district might not achieve the desired effect. Public comment was taken on dwelling units.

- Increased number of living units in existing structure by out-of-town landlords/investors.
- Lack of parking.
- There was housing need for shared living / aging-in-place suites.

Discussion continued about lot coverage, and the number of variances granted through the Board of Zoning Appeals ("BZA") from January 2020 to present, removal of barriers for ADU approval. There was support for the increase of lot coverage from 25% to 35% with the current setback requirements remaining. Paving of a rear lot required serious consideration because of stormwater issues, the need to retain greenspace was paramount. Public comment was closed as no one addressed the issue of lot coverage. The members expressed much concern about the repeal of section 1133.06 – conversion of a single-family structure to a two-family; an addition to the primary structure was of less concern as there would be more city oversight. Population density was a desirable thing as well as the retention of a neighborhood's character. The members' consensus was the allowance for construction of an ADU separate from the primary structure.

A motion was made by Mr. Krewson, seconded by Mr. Reisz to **DEFER the request to allow staff the time to obtain the following data points:**

- **Owner occupancy census data by year for the past 10 years.**
- **Of the 6,000 single-family homes in an R-2, how many are rental properties.**
- **Filter the search by removing apartment buildings from the structures to obtain a more accurate unit count.**

All the members voted yea; the motion passed.

ADDITIONAL ADMINISTRATIVE ITEM:

Request to select one Commission member to serve on Residential Standards Working Group.


Staff had been tasked to assist Jeff Crossman, Attorney, Law Department, to work through the residential design standards contextually. In addition to an ABR member, a member of the Planning Commission would be selected for the internal committee, and the team will meet once a month, maybe twice a month. The Planning Commission would have the final vote. An external discussion would be conducted to select the representative, and the result would be communicated to Mr. Leininger. A change of the Planning Commission pre-review and review meeting times would also be discussed separately

ADJOURN

A motion was made by Mr. Krewson, seconded by Mr. Reisz to **ADJOURN** the meeting at 7:30 p.m. All the members voted yea; the motion passed.



Signature



Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

- 1. Andy Leckman
- 2. CHRIS NUNNAR
- 3. Patrick McGinty
- 4. RALPH PIVINS
- 5. Tasen Strachan
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____

- Andy Leckman
- Chris Nunnar
- Patrick McGinty
- Ralph Pivins
- Tasen Strachan
- _____
- _____
- _____
- _____
- _____
- _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, July 6, 2023

Planning Commission

July 6, 2023



Agenda

1. Roll Call
2. Adoption of Minutes – May 4, 2023
3. Opening Remarks
4. Conditional Use Permit: 12401 Detroit – Peppers Italian
5. Conditional Use Permit: 15319 Detroit – Ohio TeaHouse
6. Conditional Use Permit: 13749 Madison – McGinty’s Pub
7. Public Meeting: NOACA 5310 Specialized Transportation Program Funding
8. Zoning Code Amendment: Ordinance 07-2023 – Additional Dwellings & Lot Coverage
9. Appointment to ABR Design Guideline Working Group
10. Adjourn





Docket No. 07-12-23
12401 Detroit Avenue

CONDITIONAL USE
PEPPERS ITALIAN OUTDOOR DINING

Request

The review and approval for an outdoor dining facility, pursuant to Section 1129.13 – Supplemental Regulations for Outdoor Dining Facility. Property is in a C2, Commercial – Retail District.

13333 Madison Avenue

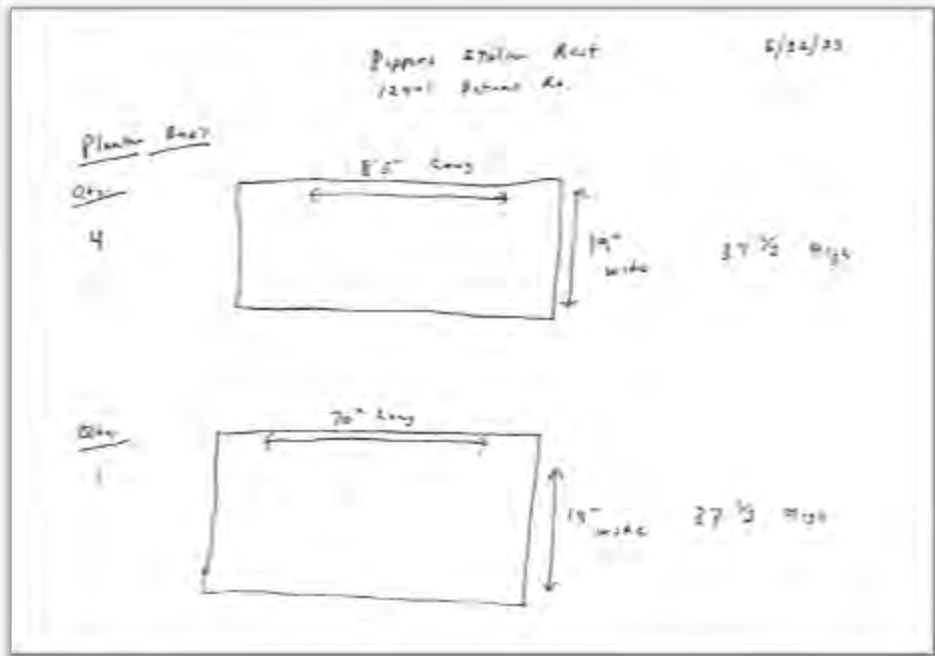
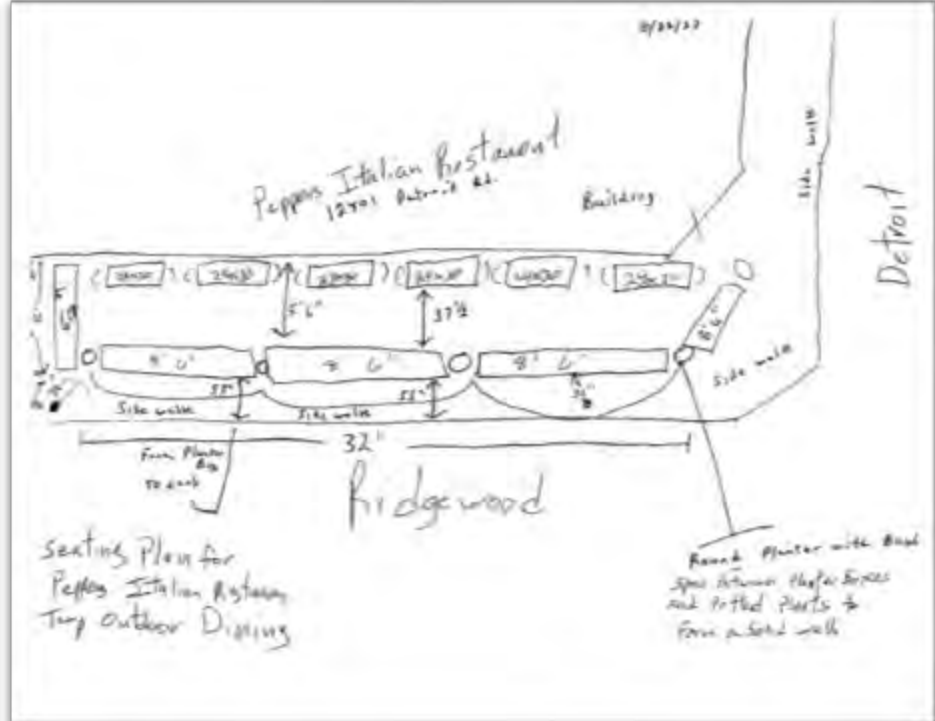
Detroit Avenue

Ridgewood Avenue



13333 Madison Avenue





Site & Amenity Plan

1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

In addition to any specific regulations required by this Code or the Ordinances, the Commission shall find:

- (a) That the conditional use will be consistent with the general objectives, or any specific objectives, for the zoning district in which it is located, as set forth in this Code and the Vision.
- (b) That the conditional use will be designed, constructed, operated and maintained so as not to be detrimental to or endanger the public health, safety, or general welfare.
- (c) That the conditional use will not change the essential character of the general vicinity in which it is located.
- (d) That the conditional use will not be injurious to the uses permitted by right in the immediate vicinity, nor substantially diminish or impair property values within said vicinity.
- (e) That establishment of the conditional use will not impede the normal and orderly development of uses permitted by right in the immediate vicinity.
- (f) That adequate utilities and public facilities and services, such as streets and sewer and water services, are or will be provided; and that establishment of the conditional use will not require expenditures of public funds for such public facilities or services.
- (g) That adequate measures have been taken to minimize traffic congestion on public streets.
- (h) That the conditional use will not suffer substantial hardship in the future due to the conditional use being surrounded by uses permitted by right, which are incompatible with the conditional use.

1161.03(t) SUPPLEMENTAL REGULATIONS FOR SPECIFIC USES.

In addition to the general standards established in Section 1161.02, the following specific conditions shall apply to each use or class of uses listed in this Section 1161.03. Nothing in this Section shall prohibit the Commission from prescribing supplementary conditions and safeguards in addition to these requirements, or where no specific conditions are stated:

https://codelibrary.amlegal.com/codes/lakewood/latest/lakewood_oh/0-0-0-74832

Recommendation

City Staff have determined the requirements for approval of an outdoor dining facility, pursuant to Section 1129.13 – Supplemental Regulations for Outdoor Dining Facilities, have been met and recommend approval with the following conditions:

1. The planters must be repositioned in a manner that allows for a minimum clearance of 36 inches to the parking meter while maintaining all required pathways within the outdoor dining area.
2. At no time shall the occupancy of the combined indoor and outdoor space exceed the capacity established by the Building Commissioner and Fire Marshall.
3. The tables shall be located in a manner so as not to block any required ingress/egress to the building and ADA accessibility shall always be maintained.



Docket No. 07-13-23
15319 Detroit Avenue

CONDITIONAL USE
OHIO TEAHOUSE OUTDOOR DINING

Request

The review and approval for an outdoor dining facility, pursuant to Section 1129.13 – Supplemental Regulations for Outdoor Dining Facility. Property is in a C2, Commercial – Retail District.

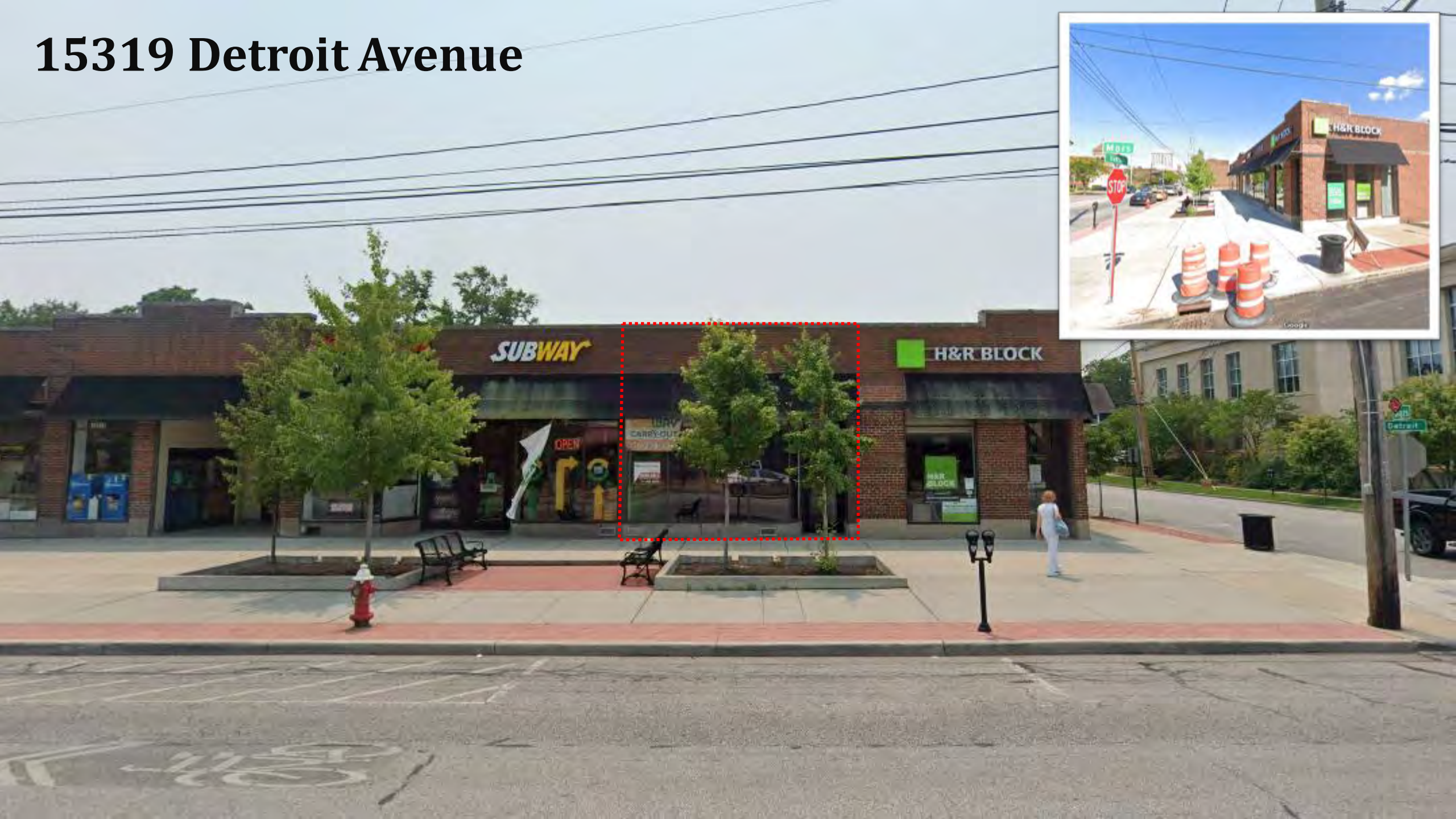
15319 Detroit Avenue

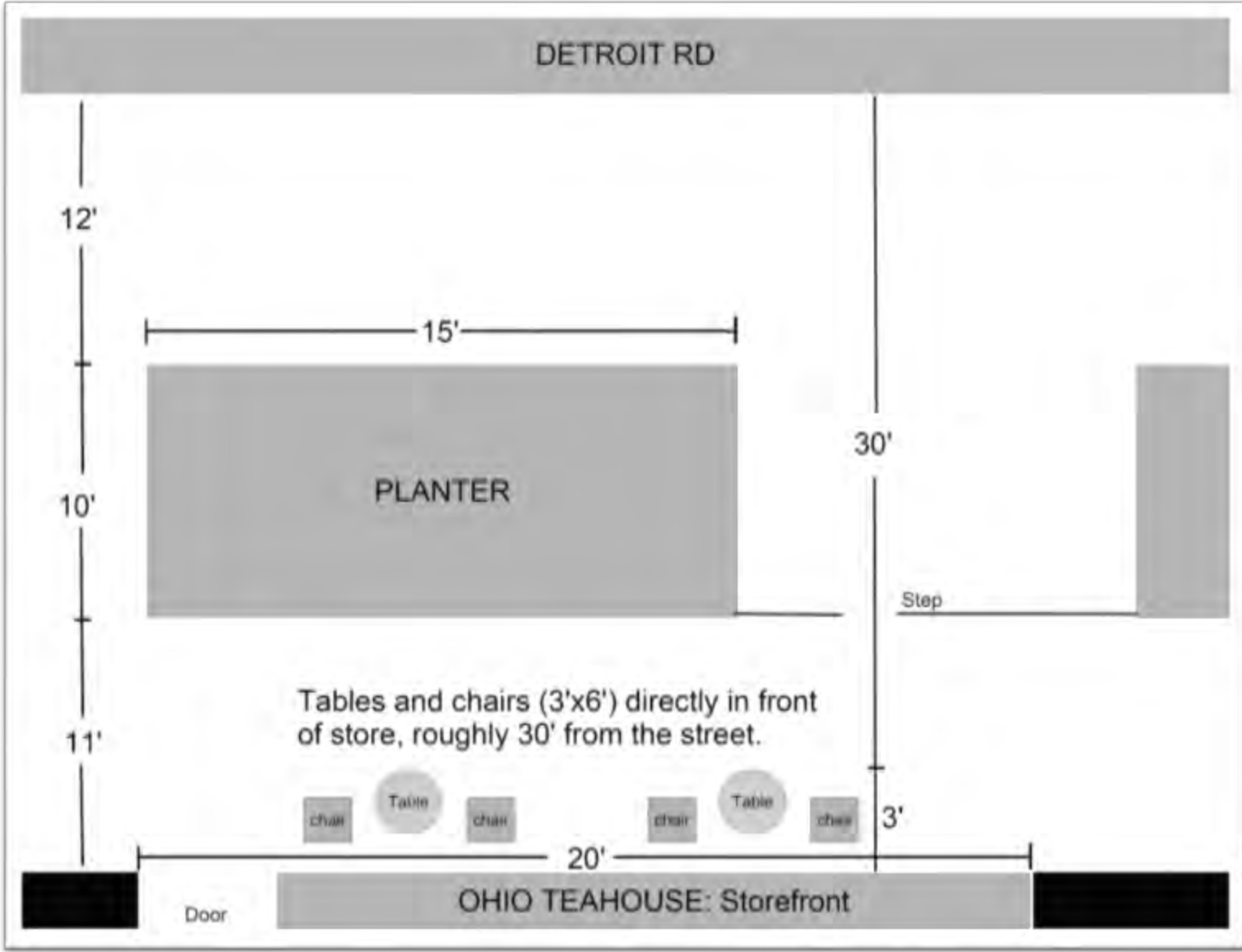
Detroit Avenue

Mars Avenue



15319 Detroit Avenue





Site & Amenity Plan

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- (e) That establishment of the conditional use will not impede the normal and orderly development of uses permitted by right in the immediate vicinity.
- (f) That adequate utilities and public facilities and services, such as streets and sewer and water services, are or will be provided; and that establishment of the conditional use will not require expenditures of public funds for such public facilities or services.
- (g) That adequate measures have been taken to minimize traffic congestion on public streets.
- (h) That the conditional use will not suffer substantial hardship in the future due to the conditional use being surrounded by uses permitted by right, which are incompatible with the conditional use.

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Recommendation

City Staff have determined the requirements for approval of an outdoor dining facility, pursuant to Section 1129.13 – Supplemental Regulations for Outdoor Dining Facilities, have been met and recommend approval with the following conditions:

1. The window signage must be modified to comply with the signage plan approved by the Architectural Board of Review or a revised plan submitted and approved.
2. At no time shall the occupancy of the combined indoor and outdoor space exceed the capacity established by the Building Commissioner and Fire Marshall.
3. The tables shall be located in a manner so as not to block any required ingress/egress to the building and ADA accessibility shall always be maintained.



Docket No. 07-14-23
13749 Detroit Avenue

CONDITIONAL USE
MCGINTY'S PUB OUTDOOR DINING

Request

The review and approval for an outdoor dining facility, pursuant to Section 1129.13 – Supplemental Regulations for Outdoor Dining Facility. Property is in a C2, Commercial – Retail District.

13749 Madison Avenue

Madison Avenue

Bunts Road

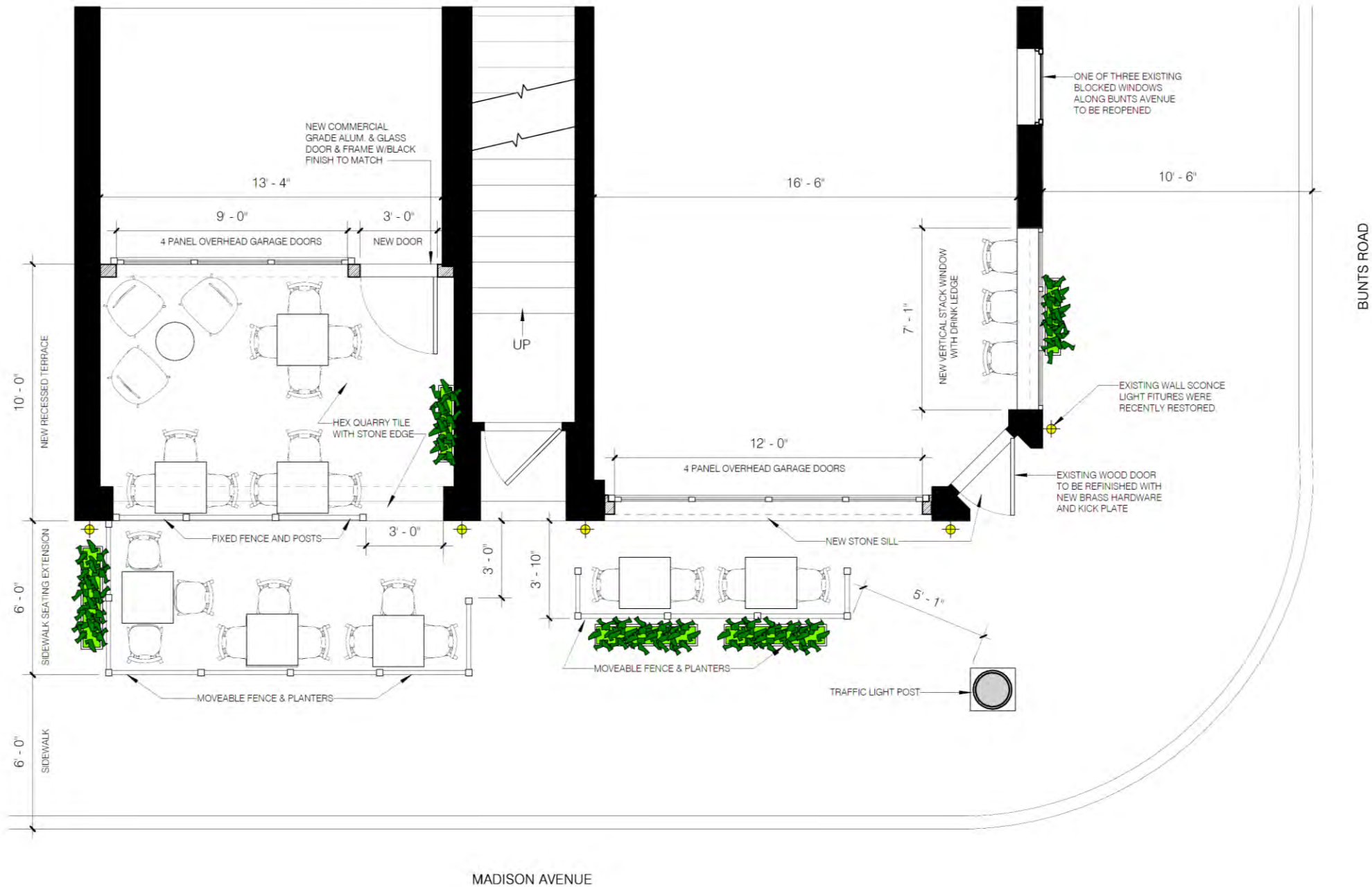


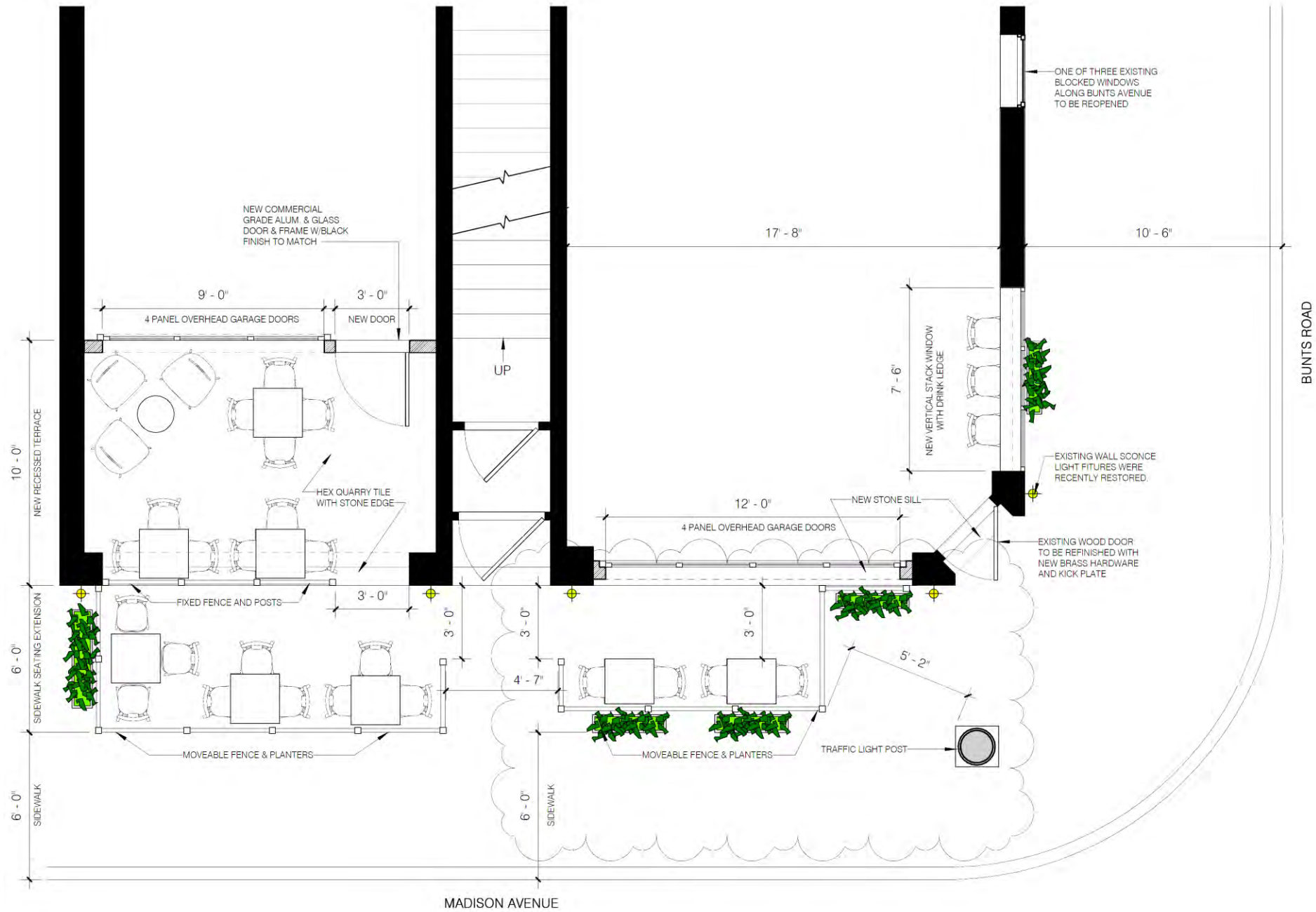
13749 Madison Avenue





Existing & Proposed Elevations





Site Plan

REVISED



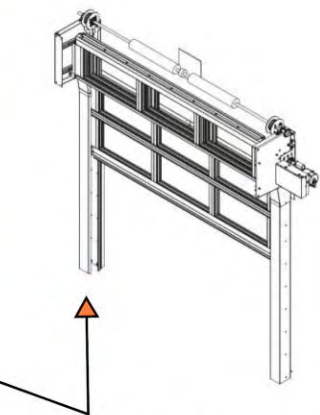
CLOPAY COMMERCIAL INSULATED ALUMINUM OVERHEAD DOOR WITH SOLID BOTTOM PANEL AND FULL VIEW GLASS PANELS ABOVE FOR MADISON AVE. FACADE.



MATTE BLACK TALL ALUMINUM PLANTER



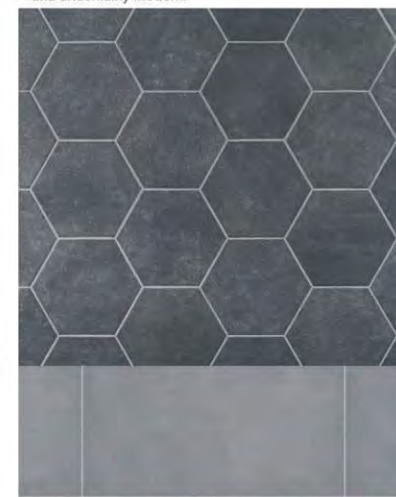
TREX SIGNATURE RAILING - ROD RAIL PANEL, FINISH: CHARCOAL BLACK



CLOPAY COMMERCIAL VERTISTACK CLEAR VETICAL STACKING WINDOW ON BUNTS ROAD FACADE.



LANCASTER DINING HEIGHT OUTDOOR TABLE & SEATING ALLOY SERIES, FINISH: BLACK,



9" HEX QUARRY TILE FLOOR W/ STONE EDGE AT TERRACE & DOOR ACLOVES

Materials & Fixtures

1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

In addition to any specific regulations required by this Code or the Ordinances, the Commission shall find:

- (a) That the conditional use will be consistent with the general objectives, or any specific objectives, for the zoning district in which it is located, as set forth in this Code and the Vision.
- (b) That the conditional use will be designed, constructed, operated and maintained so as not to be detrimental to or endanger the public health, safety, or general welfare.
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- (f) That adequate utilities and public facilities and services, such as streets and sewer and water services, are or will be provided; and that establishment of the conditional use will not require expenditures of public funds for such public facilities or services.
- (g) That adequate measures have been taken to minimize traffic congestion on public streets.
- (h) That the conditional use will not suffer substantial hardship in the future due to the conditional use being surrounded by uses permitted by right, which are incompatible with the conditional use.

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https://codelibrary.amlegal.com/codes/lakewood/latest/lakewood_oh/0-0-0-74832

Recommendation

City Staff have determined the requirements for approval of an outdoor dining facility, pursuant to Section 1129.13 – Supplemental Regulations for Outdoor Dining Facilities, have been met and recommend approval with the following conditions:

1. At no time shall the occupancy of the combined indoor and outdoor space exceed the capacity established by the Building Commissioner and Fire Marshall.
2. The tables shall be located in a manner so as not to block any required ingress/egress to the building and ADA accessibility shall always be maintained.



Docket No. 07-15-23

Human Services Department

PUBLIC MEETING

NOACA 5310 TRANSPORTATION FUNDS



Docket No. 05-11-23

Ordinance 07-2023

ZONING CODE AMENDMENT ADDITIONAL DWELLINGS & LOT COVERAGE

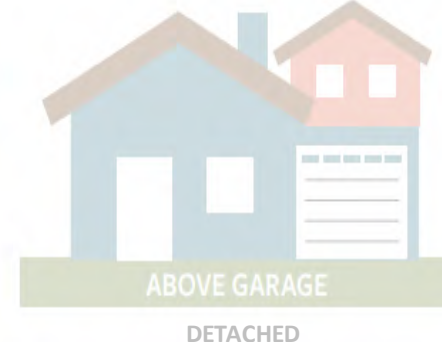
Request

The review and recommendation of approval to City Council of Ordinance 07-2023 for various amendments to Chapters 1121, 1123, and 1133 of the Zoning Ordinance to allow additional dwelling units and increase the principal building lot coverage in certain zoning districts.

Priorities of Proposed Legislation

Following meetings held with City Council Housing Planning & Development Committee and Planning Commission in 2021, the current focus of the legislation is on the following priorities:

1. Aging in Place
2. Shared Living
3. Affordability
4. Maintain Neighborhood Character



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

Repeal Section 1133.06

Section 3. That Section 1133.06 Conversion of Single-Family Structure Prohibited of the Codified Ordinances of the City of Lakewood, currently reading as follows:

1133.06. Conversion of Single-Family Structure Prohibited. No single-family structure shall be converted to or enlarged or altered to accommodate more than one (1) family.

is hereby repealed.

Amend Sections 1121.09(a) and 1123.09(a)

Section 1. That Sections 1121.09(a) Single-Family Maximum Lot Area Coverage, 1123.09(a) Single- and Two-Family Maximum Lot Coverage of the Codified Ordinances of the City of Lakewood, currently reading as follows:

1121.09(a). Maximum Lot Area Coverage. The principal structure including decks, patios, etc., shall not cover more than twenty-five percent (25%) of the lot area.

1123.09(a). Maximum Lot Area Coverage. The principal building, including attached decks, shall not cover more than twenty-five percent (25%) of the lot area.

are hereby repealed.

Section 2. That new Sections 1121.09(a) Single-Family Maximum Lot Area Coverage, 1123.09(a) Single- and Two-Family Maximum Lot Coverage are hereby enacted to read as follows:

1121.09(a). Maximum Lot Area Coverage. The principal structure including decks, patios, etc., shall not cover more than thirty-five percent (35%) of the lot area.

1123.09(a). Maximum Lot Area Coverage. The principal building, including attached decks, shall not cover more than thirty-five percent (35%) of the lot area.

Summary of May Planning Commission Meeting

1. The impact of repealing 1133.06 on home ownership, consequences in other cities enacting similar legislation, and data on out of state investors.
2. The impact of amendments changing the lot coverage by providing a full description of typical lot coverage and associated regulations, data on BZA cases for lot coverage variances, and options to comprehensively address lot coverage on properties.

Follow-Up from May Planning Commission Meeting

1. The impact of repealing 1133.06 on home ownership, consequences in other cities enacting similar legislation, and data on out of state investors.
 - a. No definitive data / report regarding impact to existing home ownership
 - b. As shared previously, ADUs are almost always offered for rent
 - c. Some communities require the principal unit (or the property) to be owner-occupied
 - d. Out of state investors in Lakewood...

Year	2019	2019	2022	2022	2019-2023
Housing Property Type Ownership	Number of Property Owners	Percentage of Property Owners	Number of Property Owners	Percentage of Property Owners	Percent Change
Total Number of Licensed Properties	3,088	100.00%	3,027	100.00%	-1.97%
Lakewood Based Owners	1,294	42.30%	1,294	43.70%	1.40%
Ohio Based Owners (non-Lakewood)	1,529	50.00%	1,442	47.42%	-2.58%
Out of State Owners	265	7.43%	291	8.90%	1.47%

Follow-Up from May Planning Commission Meeting

2. The impact of amendments changing the lot coverage by providing a full description of typical lot coverage and associated regulations, data on BZA cases for lot coverage variances, and options to comprehensively address lot coverage on properties.
 - a. Current code only regulates principal structure, decks, and in some cases patios as a percentage of the total lot as well as accessory structures as a percentage or maximum area
 - b. No restriction on driveway, parking, or other impervious coverages
 - c. Assessment of impervious areas on single-, two-, and three-family lots as part of the impervious surface fee study determined that the average impervious area of such properties is approximately 2,800 square feet
 - d. Fourteen (14) lot coverage variances since January 1, 2020 (one (1) was for an accessory structure)
 - e. There is significant flexibility in how lot coverage is regulated ranging from regulation of structure coverage, impervious area coverage, minimum green space requirement, etc. and combinations thereof – definitions become very important for interpretation and administration

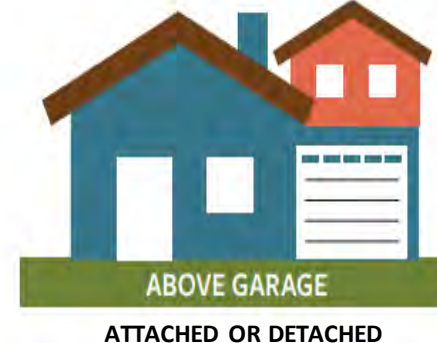
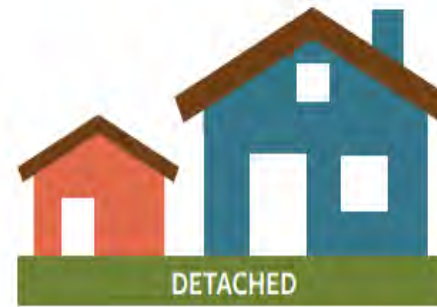
Next Steps for the Planning Commission to Consider

1. Recommend approval to City Council of the proposed amendments as submitted.
2. Recommend denial to City Council of the proposed amendments.
3. Recommend approval with modifications to City Council of the proposed amendments (see 4b below)
4. Defer the proposed amendments:
 - a. Request City Staff provide additional information that is needed to render a recommendation to City Council; and/or
 - b. Provide direction to City Staff on modifications the Planning Commission supports allowing City Staff sufficient opportunity to draft and analyze modified language.

What is an ADU?

ADU is an independent dwelling unit, with facilities for sleeping, a kitchen and full bath, that is on the same property as a larger, primary dwelling unit.

ADU = Accessory Dwelling Unit



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

ADUs Are In Lakewood With Restrictions



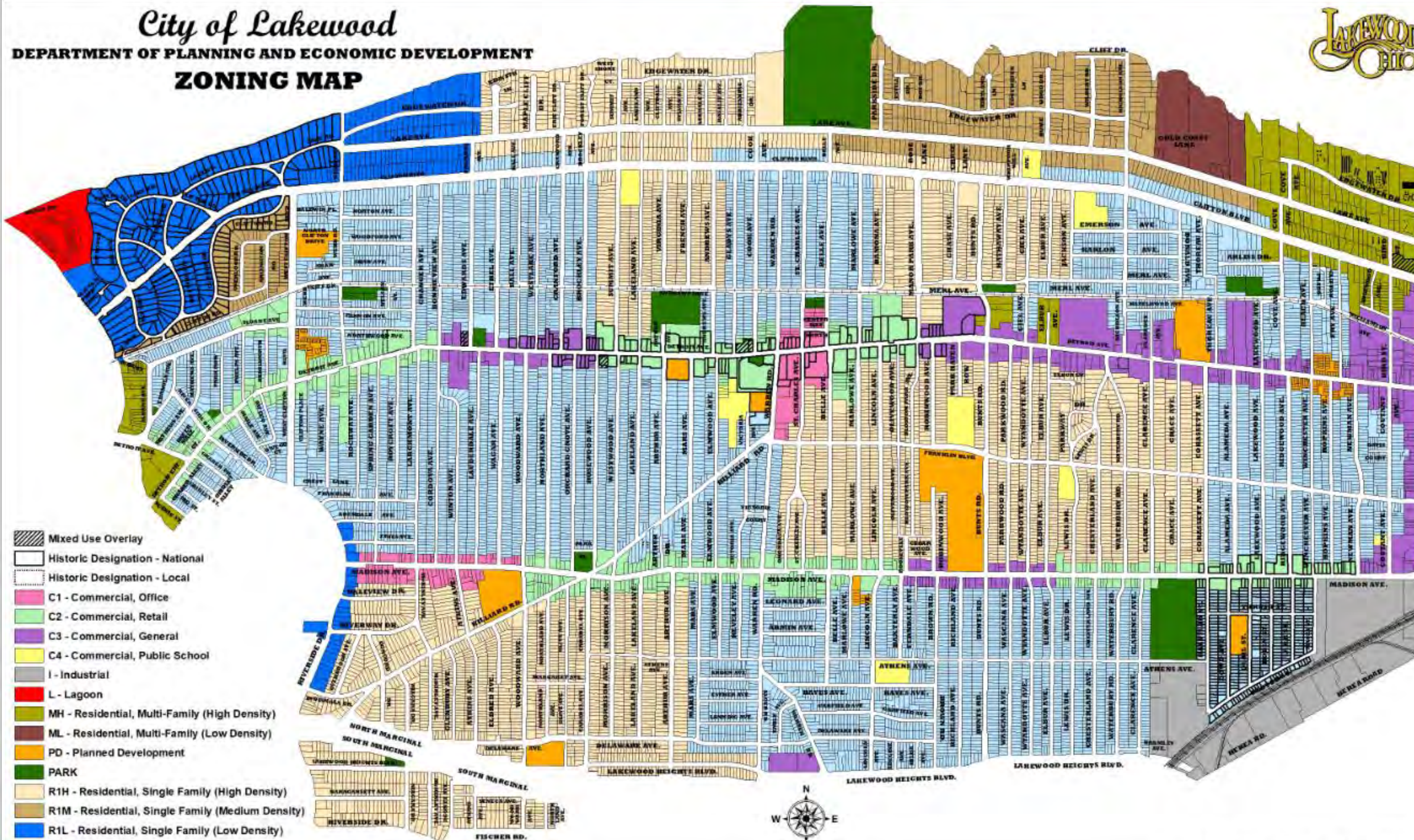
What is permitted?

- In the R1H, R1M, R1L districts, an “in-law suite” is permitted with the requirement that persons in the home live as a family/household, and the in-law suite shares the same exits as the main home.
- In the R2 district, both single and two-family dwellings (attached) are permitted.
- However, if a property is a single-family home (regardless of zoning district), a second dwelling unit may not be added based on a provision added in 1996 which prohibits the conversion of a single-family dwelling to more than one unit (Section 1133.06).

City of Lakewood

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

ZONING MAP



- Mixed Use Overlay
- Historic Designation - National
- Historic Designation - Local
- C1 - Commercial, Office
- C2 - Commercial, Retail
- C3 - Commercial, General
- C4 - Commercial, Public School
- I - Industrial
- L - Lagoon
- MH - Residential, Multi-Family (High Density)
- ML - Residential, Multi-Family (Low Density)
- PD - Planned Development
- PARK
- R1H - Residential, Single Family (High Density)
- R1M - Residential, Single Family (Medium Density)
- R1L - Residential, Single Family (Low Density)
- R2 - Residential, Single and Two Family



Note: Map current as of April 2021

Residential Parcels by Zoning District

Zoning District Name	Count	Percentage
*R2	8,339	46.44%
R1H	4,428	24.66%
R1M	451	2.51%
R1L	352	1.96%
ML	1,111	6.19%
MH	1,952	10.87%
PD	143	0.80%
Lagoons	52	0.29%
Commercial C1, C2, C3, C4, C5	1,036	5.77%
Parks	30	0.17%
Industrial	31	0.17%
Railroad	31	0.17%
All Residential Zones (R2, R1H, R1M,R1L,MF,MH,PD,Lagoons)	16,828	93.72%
All Commercial Zones (C1-C5)	1,036	5.77%
All Zoning Districts	17,956	100.00%

** In the R2 Zoning District, 2,545 (30.5%) of the parcels have a two-dwelling unit structure.*

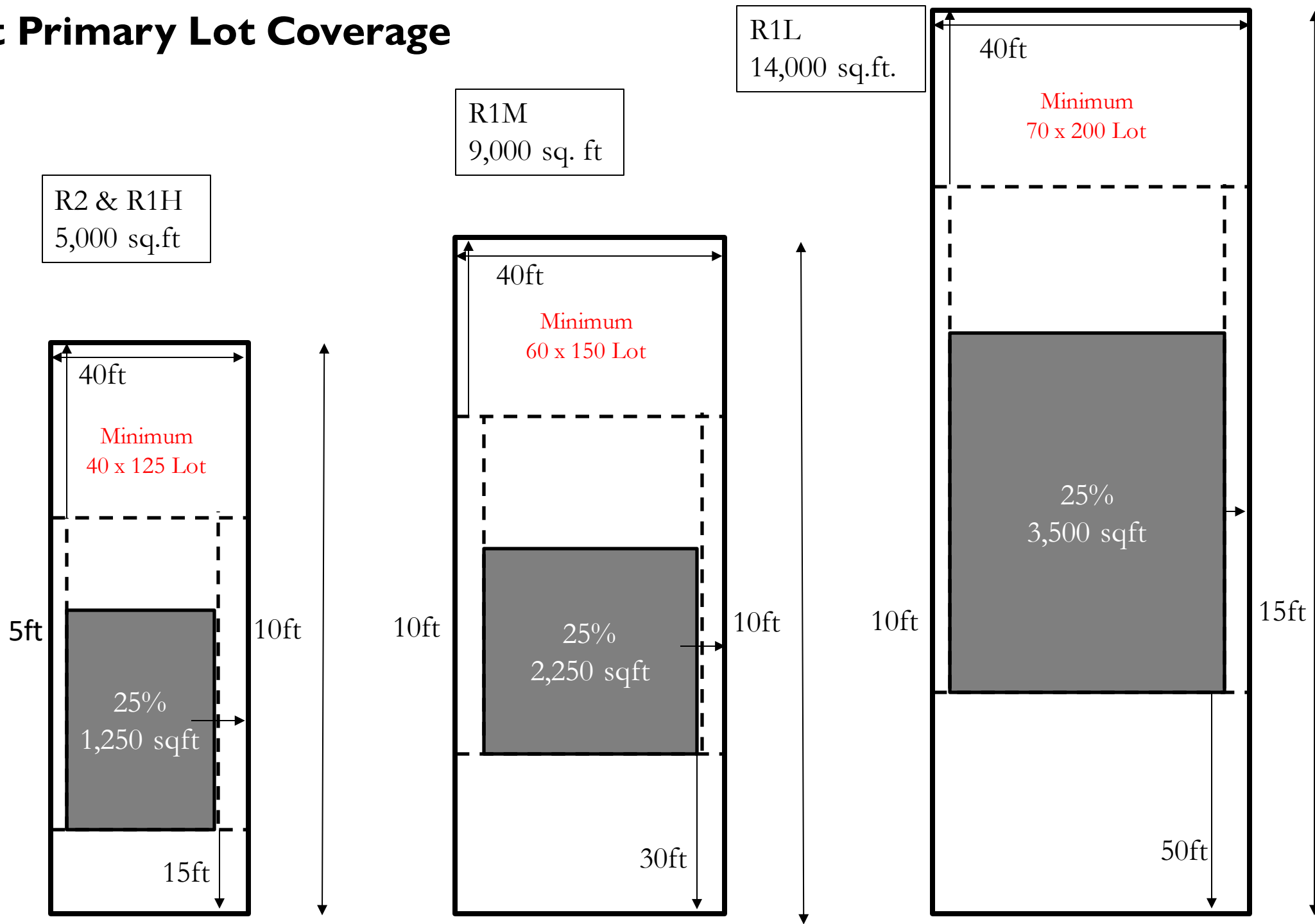
Repeal Section 1133.06

Section 3. That Section 1133.06 Conversion of Single-Family Structure Prohibited of the Codified Ordinances of the City of Lakewood, currently reading as follows:

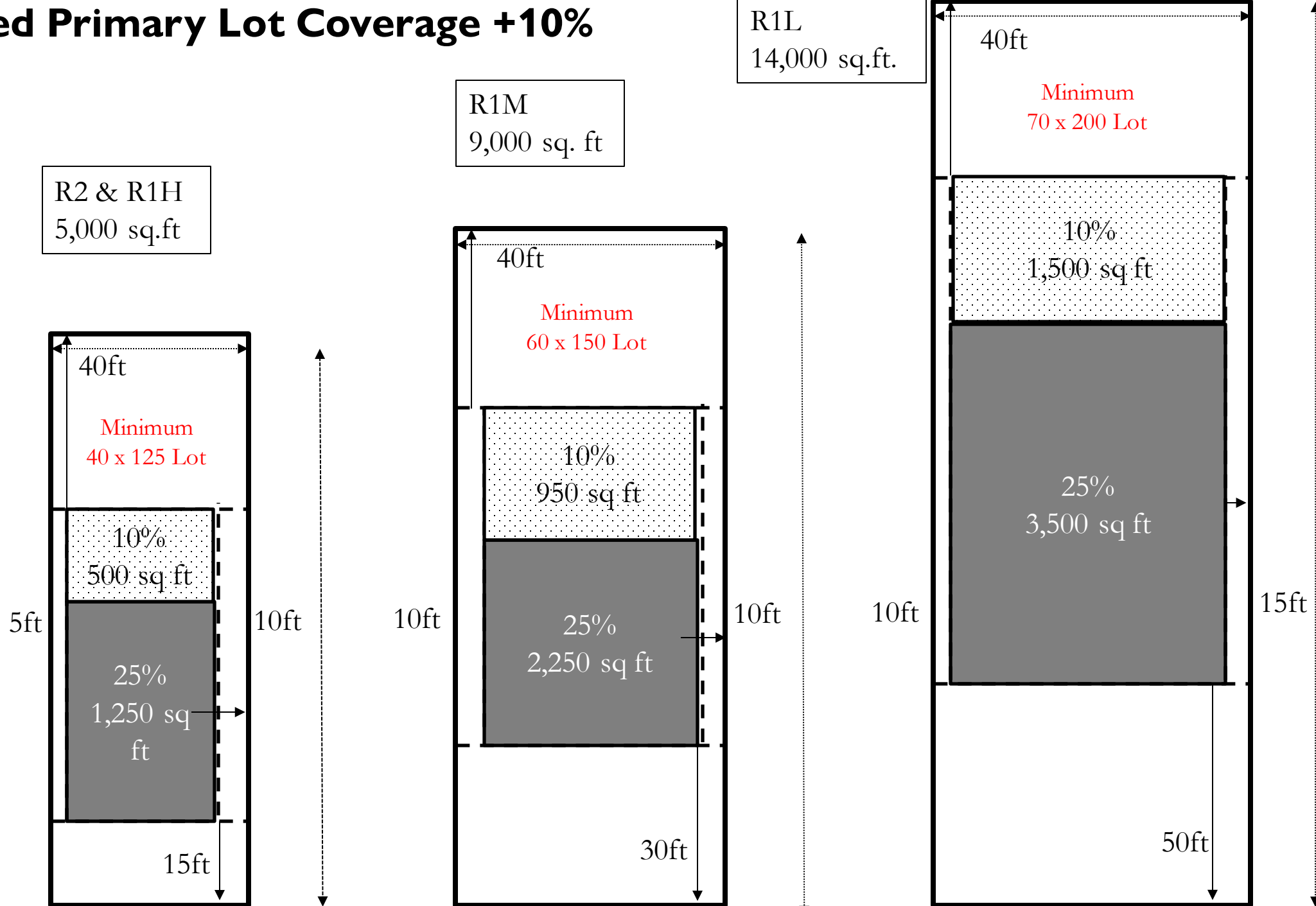
1133.06. Conversion of Single-Family Structure Prohibited. No single-family structure shall be converted to or enlarged or altered to accommodate more than one (1) family.

is hereby repealed.

Current Primary Lot Coverage



Proposed Primary Lot Coverage +10%



Lot Coverage Comparison

	Shaker Hts.	Cleveland Hts.	Rocky River	Bay Village	University Hts.	Lakewood
Max. Primary Lot Coverage	50% all structures 1223.10	1121.12	28% 1153.07	45% 1158.4	25% not to exceed 1,750 1252.06	25%
Accessory Structures	700 sq ft max. size	60% of rear yard	Max. size 600 sq ft	Max. size 700 sq ft	35% of rear yard, and counted in primary coverage	480 sq ft or 25% of rear yard
Rear yard setback	25 ft	30 ft	25 ft	35 ft	25 ft	40ft

Amend Sections 1121.09(a) and 1123.09(a)

Section 1. That Sections 1121.09(a) Single-Family Maximum Lot Area Coverage, 1123.09(a) Single- and Two-Family Maximum Lot Coverage of the Codified Ordinances of the City of Lakewood, currently reading as follows:

1121.09(a). Maximum Lot Area Coverage. The principal structure including decks, patios, etc., shall not cover more than twenty-five percent (25%) of the lot area.

1123.09(a). Maximum Lot Area Coverage. The principal building, including attached decks, shall not cover more than twenty-five percent (25%) of the lot area.

are hereby repealed.

Section 2. That new Sections 1121.09(a) Single-Family Maximum Lot Area Coverage, 1123.09(a) Single- and Two-Family Maximum Lot Coverage are hereby enacted to read as follows:

1121.09(a). Maximum Lot Area Coverage. The principal structure including decks, patios, etc., shall not cover more than thirty-five percent (35%) of the lot area.

1123.09(a). Maximum Lot Area Coverage. The principal building, including attached decks, shall not cover more than thirty-five percent (35%) of the lot area.

Request

The review and recommendation of approval to City Council of Ordinance 07-2023 for various amendments to Chapters 1121, 1123, and 1133 of the Zoning Ordinance to allow additional dwelling units and increase the principal building lot coverage in certain zoning districts.

Planning Commission

July 6, 2023

