



ADUS, IN-LAW SUITES & HOME-BASED WORK

Residential Zoning Report

Zoning answers for accessory dwelling units, in-law suites, working from home and other residential questions.

PROPERTY

Two-Family Residence

11470 Euclid Ave., Cleveland, Ohio 44106

PARCEL NUMBER

See county records (1.5)

REPORT DATE

October 17, 2013

PREPARED FOR

XYZ Lending and ABC LLP, To Be Formed LLC

REPORT NUMBER

ZW-1006

PREPARED BY

Jane Doe, AICP

ALTA 3.0 & 3.1 compliant

Accepted by Fannie Mae & Freddie Mac

\$3,000,000 GL & E&O

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QUESTIONS OR REVISIONS

Contact your planning and zoning analyst

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CONTENTS

1.0 Residential Zoning Summary

- 1.1 Zoning
- 1.2 Allowed Uses
- 1.3 Special Residential Uses
- 1.4 Bulk Requirements
- 1.5 Government Contacts
- 1.6 Utilities & Services
- 1.7 Schools
- 1.8 Disclaimer of Warranty & Limitation of Liability
- 1.9 Notes

SECTION 1.0

Residential Zoning Summary

What the zoning allows on this two-family property, the standards it must meet, and who to contact.

1.1 Zoning

Sample property for illustration. District standards are from the Cleveland Codified Ordinances; property conditions are illustrative.

JURISDICTION	City of Cleveland, OH (Incorporated)
COUNTY	Cuyahoga County, OH
ZONING DISTRICT	Two-Family Residential District, B1 (Use: Two-Family · Area: B · Height: 1)
GOVERNING CODE	Cleveland Codified Ordinances, Part Three: Zoning Code (Chapters 337, 355 and 357)
CURRENT USE	Two-family dwelling (2 units) PERMITTED
CONFORMANCE STATUS	Legal, pre-existing, non-conforming²
YEAR BUILT	1915 (before the current lot area, width and floor area standards)
HISTORIC DISTRICT	No. The property is not located in a historic district.

ADJACENT PROPERTY ZONING

NORTH	Two-Family Residential
EAST	Two-Family Residential
SOUTH	Two-Family Residential
WEST	Local Retail Business

SOURCE Mr. Micah Stryker, AICP, Planner, Cuyahoga County Planning Commission & Mr. Freddy Collier, Director, City of Cleveland Planning Commission

1.2 Allowed Uses

USE	STATUS / NOTE
PERMITTED USES	
One-family dwelling	Permitted
Two-family dwelling ¹	Permitted
SPECIAL APPROVAL	
Adding a third dwelling unit	Not permitted; requires multi-family zoning
Building additions that exceed district standards	Board of Zoning Appeals variance required
Special permits, conditions or variances on this property	None on file
ACCESSORY USES	
Private garage ⁷	Permitted; detached 2-car garage at rear
Off-street parking ⁶	Permitted behind the building setback line

SOURCE Cleveland Codified Ordinances Chapters 337, 355 and 357; City of Cleveland Board of Zoning Appeals

1.3 Special Residential Uses

Sample answers shown for illustration. Confirm each item with the municipality and, where one exists, the homeowners association.

RENTALS & OCCUPANCY

Short-term rental (Airbnb / VRBO)	PERMITTED	NOT PERMITTED
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CONDITIONS

Subject to any city registration, licensing and lodging-tax requirements.

Long-term rental of one or both units	PERMITTED	NOT PERMITTED
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Renting rooms to boarders or roommates	PERMITTED	NOT PERMITTED
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Is a rental registration or license required?	YES	NO
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Does the HOA require owner occupancy for rentals?	YES	NO
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ADDITIONAL DWELLINGS

ADU (accessory dwelling unit)	PERMITTED	NOT PERMITTED
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In-law suite	PERMITTED	NOT PERMITTED
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Do in-law suites or ADUs require owner occupancy?	YES	NO
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Adding a third unit	PERMITTED	NOT PERMITTED
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Garage or basement conversion to living space	PERMITTED	NOT PERMITTED
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Tiny home or manufactured home on the lot	PERMITTED	NOT PERMITTED
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HOME BUSINESS

Work from home (home occupation)	PERMITTED	NOT PERMITTED
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Is a home occupation permit required?	YES	NO
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Customer or client visits to the home	PERMITTED	NOT PERMITTED
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Employees working on site who live elsewhere	PERMITTED	NOT PERMITTED
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Home business signage	PERMITTED	NOT PERMITTED
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Home daycare / family child care	PERMITTED	NOT PERMITTED
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VEHICLES & PARKING

Work vehicles in driveway	PERMITTED	NOT PERMITTED
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RV, boat or trailer parking on the property	PERMITTED	NOT PERMITTED
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Parking on unpaved surfaces (lawn or yard)	PERMITTED	NOT PERMITTED
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ANIMALS

Pets allowed?	YES	NO	SPECIAL REQUEST
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Backyard chickens or other livestock	PERMITTED	NOT PERMITTED
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Beekeeping	PERMITTED	NOT PERMITTED
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PROPERTY IMPROVEMENTS

Fences

PERMITTED

NOT PERMITTED

MAXIMUM HEIGHT

4 Ft. front yard; 6 Ft. side and rear yards

Swimming pools and hot tubs

PERMITTED

NOT PERMITTED

Rooftop or ground-mounted solar panels

PERMITTED

NOT PERMITTED

Sheds and detached accessory buildings

PERMITTED

NOT PERMITTED

NOTES

Garage and accessory building placement: see Bulk Requirements (1.4).

Does exterior work require design or historic review?

YES

NO

COMMENTS, SPECIAL EXCEPTIONS, HOA RULES & SPECIAL ZONING REQUESTS

SPECIAL EXCEPTIONS	None on file. No special exceptions, conditions or variances have been granted for this property.
HOA RULES	No homeowners association applies to this property.
SPECIAL ZONING REQUESTS	None pending. Adding a third unit would require rezoning to a multi-family district, and additions beyond district standards would need a Board of Zoning Appeals variance.
COMMENTS	Both units may be rented long-term. Short-term rental is subject to any city registration, licensing and lodging-tax requirements.

1.4 Bulk Requirements

REQUIREMENT	MIN.	MAX.	THIS PROPERTY
LOT			
Lot area, two-family (Sq. Ft.) ²	6,000	N/A	4,200
Lot width (Ft.) ²	50	N/A	40
Gross floor area (Sq. Ft.) ³	N/A	2,100 (half the lot area)	2,400
YARDS AND SETBACKS			
Front yard	Building setback line	N/A	Meets setback line
Interior side yards (Ft.) ⁴	3 each; 6 combined	N/A	3 and 8 (11 combined)
Rear yard (Ft.) ⁵	Height of main building (30)	N/A	45
BUILDING			

REQUIREMENT	MIN.	MAX.	THIS PROPERTY
Dwelling units	N/A	2	2
Height (Ft.)	N/A	Per height district 1	30 (2.5 stories)
PARKING AND GARAGE			
Parking location ⁶	Behind building setback line	N/A	Rear detached garage, 2 spaces
Parking in front yard ⁶	N/A	Prohibited	None
Garage doors facing a side lot line (Ft.) ⁷	18 from side lot line	N/A	Doors face the alley

SOURCE Cleveland Codified Ordinances Sections 337.14, 337.18, 337.23, 355.04, 357.08, 357.09 and 357.14

1.5 Government Contacts

CITY OF CLEVELAND CITY PLANNING COMMISSION	Mr. Freddy Collier, Director (216) 664-2210 clevelandohio.gov/planning
CUYAHOGA COUNTY PLANNING COMMISSION	Mr. Micah Stryker, AICP, Planner (216) 443-3700
CUYAHOGA COUNTY PROPERTY RECORDS	myplace.cuyahogacounty.gov
CUYAHOGA COUNTY TREASURER (PROPERTY TAXES)	cuyahogacounty.gov/treasury/view-your-taxes
CITY OF CLEVELAND DEPARTMENT OF PUBLIC UTILITIES	(216) 664-2444 clevelandohio.gov/city-hall/departments/public-utilities
CITY OF CLEVELAND (MAIN LINE)	(216) 664-2000

1.6 Utilities & Services

ELECTRIC	Cleveland Public Power (City of Cleveland) or The Illuminating Company (CEI, a FirstEnergy company), depending on the service address
NATURAL GAS	Enbridge Gas (formerly Dominion Energy Ohio / East Ohio Gas)
WATER	Cleveland Water (City of Cleveland Department of Public Utilities)
SEWER	Northeast Ohio Regional Sewer District and Cleveland Water Pollution Control
INTERNET & CABLE	Spectrum (spectrum.com) · AT&T (att.com)

Provider availability varies by address. Confirm service with each provider before closing.

1.7 Schools

PUBLIC SCHOOL DISTRICT

Cleveland Metropolitan School District (CMSD)
clevelandmetroschools.org

Assigned schools depend on the student address. Confirm enrollment boundaries with CMSD.

1.8 Disclaimer of Warranty & Limitation of Liability

ZoningWorx prepared this report from municipal records, conversations with the officials and sources listed above, and the documents provided to us, as of the report date. ZoningWorx makes no warranty, express or implied, including any implied warranty of merchantability or fitness for a particular purpose, in connection with this report.

Zoning ordinances and their interpretation can change. ZoningWorx cannot guarantee that this report identifies every permitted use or requirement, or that the municipality will not amend or interpret its ordinance differently than described here. Unless stated otherwise in this report or required by law, ZoningWorx and its officers, employees, agents and contractors are not liable for any indirect, incidental, special or consequential damages arising from this report or from reliance on it. In no event will ZoningWorx's liability exceed the fee paid for this report.

1.9 Notes

NOTE 1	One-family and two-family dwellings are permitted in the Two-Family Residential District. The property is used as a two-family dwelling.
NOTE 2	Section 355.04: a two-family dwelling in this district requires a minimum lot area of 6,000 Sq. Ft. and a minimum lot width of 50 Ft. The 4,200 Sq. Ft., 40 Ft.-wide lot predates these standards and is a legal, pre-existing, non-conforming lot.
NOTE 3	Section 355.04: in a "B" Area District, gross floor area may not exceed one-half of the lot area (2,100 Sq. Ft. for this lot). The existing 2,400 Sq. Ft. building is legally non-conforming as to floor area.
NOTE 4	Section 357.09(b)(2): interior side yards must be at least 3 Ft. each, with a combined width of at least 6 Ft.
NOTE 5	Section 357.08(b)(1): the rear yard depth must be no less than the height of the main building.
NOTE 6	Sections 337.14 and 357.14(a): residential parking must be behind the building setback line and at least 10 Ft. from walls with ground-floor windows or vents; parking in the front yard is prohibited. Section 337.18: parking areas must be surfaced and drain within the lot.
NOTE 7	Section 337.23(b)(1): garage doors facing a side lot line must be set back at least 18 Ft. from that line, or 50% of the established side street setback, whichever is greater.
REBUILD	Because the lot does not meet current lot area, width and floor area standards, replacing or enlarging the building may require variances from the Board of Zoning Appeals. Confirm with the City of Cleveland before rebuilding.

For purposes of this report, ZoningWorx has relied on information provided by the above sources.

This report was prepared by Jane Doe, AICP. If you have any questions, please contact Jane Doe directly at (405) 928-9679 ext. 101 or JaneDoe@zoningworx.com.