

REDUCTION IN REQUIRED PARKING

INFORMATION

City of Cleveland Heights

Application available at www.citizenserve.com/clevelandheights

Contact: planningcommission@clevelandheights.gov or 216-291-4878

Prospective applicants are strongly advised to consult with Planning & Development Department staff before applying. Staff members will explain the process and make applicants aware of the regulations that apply to their projects. Before removing an existing private parking garage and/or constructing a new private parking garage that will not meet the required number of enclosed parking spaces for single-family dwellings, two-family dwellings, and townhouses in Cleveland Heights, it is necessary to obtain the approval of the Planning Commission. At the Planning Commission meeting, members of the staff and the applicant will make presentations regarding the proposed reduction in required parking. The Planning Commission may grant or deny the request for a reduction in parking, or it may postpone deciding to consider or seek additional information. It is the Planning Commission's responsibility to make decisions based on the facts presented, within the framework set by the Zoning Code.

According to Cleveland Heights Zoning Code 1161.05, whenever the parking requirements based on functions and uses, and application of the standards specified in Schedule 1161.03 can be shown by the applicant to result in an excessive number of parking spaces and that a lesser number of spaces is appropriate and consistent with these regulations, the Planning Commission may approve a reduction in required spaces.

Any application that will not be providing the requisite enclosed parking spaces as indicated in Schedule 1161.03 shall require review and approval by the Planning Commission based upon the regulations and criteria of section 1161.051 of The Cleveland Heights Zoning Code, which states: (a) Exceptions. The required off-street parking spaces for single-family dwellings, two-family dwellings, and townhouses shall be enclosed in a detached or attached private parking garage, as indicated in Schedule 1161.03, unless one (1) or more of the following exceptions can be substantiated:

- (i) The parcel is a legal, non-conforming lot that does not have the requisite minimum lot area or lot width to accommodate a Code-conforming private parking garage.
- (ii) Special conditions exist specific to the lot that are not applicable generally to other lots in the same Zoning District that render a Code-conforming private parking garage impractical.
- (iii) If the previously existing private parking garage on the lot was a single-car garage for single-family dwelling.
- (iv) If an existing private parking garage structure and associated remnant parking pavement are proposed to be removed and replaced with grass or landscaping, thereby increasing green or open space.
- (v) If a substantial expansion or addition to the principal structure is proposed.

(b) Landscape Plan Required. Any application that will not be providing the requisite enclosed private parking spaces shall include a Landscape Plan that addresses stormwater management and minimizes adverse impact on neighboring properties, subject to Chapter 1166 of the Zoning Code.

(c) All other provisions of City ordinances relating to zoning, demolition construction, use and maintenance of residential buildings shall apply, including, but not limited to, impervious surface coverage, yard setbacks, parking pad dimensions, driveway dimensions, parking requirements, and utilization of driveways for parking.