



City of Lakewood City Council

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Noticed 10/22/25

PUBLIC NOTICE – HOUSING, PLANNING, & DEVELOPMENT COMMITTEE

The Housing Planning & Development Committee will meet Monday October 27, 2025 at 7:15 p.m. in the Auditorium at Lakewood City Hall, 12650 Detroit Ave. The meeting is open to the public.

The meeting will be livestreamed on the City's website at the following link:

www.lakewoodoh.gov/councilvideos

PUBLIC COMMENT PROTOCOL (Updated 4/2025)

The public is invited to comment on agenda items by submitting a written comment in advance of the meeting using the eComment platform available [HERE](#). New users must create an eComment account. Committee Chairs may also accommodate in person public comment.

The agenda is as follows:

Approval of the minutes of the September 8, 2025 Housing, Planning & Development Committee.

Communication from Assistant Planning Director Baas regarding Lakewood Zoning Refresh Project (2024-2025) – UPDATED (Districts and Use Standards) (*Referred to HPD 9/15/2025*)

S. ORDINANCE 18-2025 - AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, to amend Chapter 1775, Weeds, of the Codified Ordinances of the City of Lakewood for the purpose of establishing regulations for front yard plantings. (*1st read & referred to HPD 5/19/25; 2nd reading 6/2/2025*)

Communication from Planning Director Byington regarding Authorization to Sell Real Property Located at 1472 Belle Avenue. (*referred to HPD 10/6/25*)

ORDINANCE 28-2025 - AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, authorizing and directing the Director of Planning and Development or the Mayor to enter into an agreement with a licensed real estate broker to market for sale the real property located at 1472 Belle Avenue (PPN 314-04-042) Lakewood, Ohio for a period of 180 days, pursuant to Section 155.07 of the Codified Ordinances. (*placed on 1st reading and referred to HPD 10/6/25*)

Kyle Baker, Chair
Tom Bullock, Bryan Evans; Members
HOUSING, PLANNING, & DEVELOPMENT COMMITTEE

Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nocht at (216) 529-5906 michelle.nochta@lakewoodoh.net.



PLANNING &
DEVELOPMENT
DEPARTMENT

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September 10, 2025

City Council
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107

RE: Lakewood Zoning Refresh Project (2024 – 2025) – UPDATE (Districts and Use Standards)

Dear Members of City Council,

Last month, the City's **Zoning Refresh Project** moved through another milestone with the completion of preliminary drafts of refreshed **District and Use Standards**. These draft standards were informed by the preliminary recommendations report which, as reviewed during the previous update, represents the culmination of stakeholder engagement, the community survey, and existing conditions/conformity analysis work from our project consultant team at Houseal Lavigne.

Prior to this update, preliminary drafts of the following three documents were worked/reviewed by both the City Administration as well as the Zoning Policy Advisory Committee (ZPAC):

- Land Use Definitions
- Zoning District Standards
- Use Standards

The intent of this communication is to provide these preliminary drafts to all members of Council with an opportunity for more detailed discussion in committee as we prepare to continue our work with:

- Development and Sign Standards; and
- Subdivision Standards, Zoning Procedures, and Definitions.

As previously covered - all updated standards, procedures, and definitions will be worked through various steps of drafting, engagement, review, and refinement – before eventually being captured in draft legislation for Council consideration. For each step of the process - information and engagement opportunities will be published on the project website:

<https://lakewood-oh-zoning-hlplanning.hub.arcgis.com/>

Sincerely,

David Baas
Assistant Director, Planning & Development

Land Use Definitions

Residential Uses

- A. **Adult Family Home.** A residence or facility that provides accommodations to three (3) to five (5) unrelated adults and provides supervision and personal care service to at least three (3) of the unrelated adults.
- B. **Adult Group Home.** A residence or facility that provides accommodations to six (6) to sixteen (16) unrelated adults and provides supervision and personal care service to at least three (3) of the unrelated adults.
- C. **Assisted Living Facility.** A staffed premises (not a one-unit dwelling) with paid or volunteer staff that provides full-time care to more than six individuals.
- D. **Dwelling, One-Unit.** As defined in Section 1306.07(k)(4) of the Building Code of the City Code of Ordinances.
- E. **Dwelling, Two-Unit.** As defined in Section 1306.07(k)(7) of the Building Code of the City Code of Ordinances.
- F. **Dwelling, Three-Unit.** As defined in Section 1306.07(k)(8) of the Building Code of the City Code of Ordinances.
- G. **Dwelling, Four-Unit.** A single detached dwelling on a lot that contains four dwelling units.
- H. **Dwelling, Townhome.**
 - 1. **Townhome Unit.** A single dwelling within a townhome cluster, located on an individual lot, and sharing at least one common vertical wall with an adjacent dwelling unit.
 - 2. **Townhome Cluster.** A residential building containing three or more townhome units, but not more than eight, stacked horizontally and developed as a unified structure.
- I. **Dwelling, Multi-Family 5–12 Units.** A dwelling containing 5 to 12 separate residential units, intended for occupancy by multiple families or households.
- J. **Dwelling, Multi-Family 13+ Units.** A dwelling containing 13 or more separate residential units, intended for occupancy by multiple families or households.
- A. **Dwelling, Multi-Family Complex.** A group of four or more multi-family dwelling buildings located on a single parcel or contiguous parcels of land, operating under a common name or management, and sharing common facilities, services, or infrastructure.

- K. **Dwelling, Multi-Family; Above Ground Floor Only.** A self-contained portion of a dwelling that is above a ground floor commercial business used or designed to be used by a household, containing independent and separate sleeping, cooking and sanitary facilities intended as a permanent residence and having an independent entrance either directly from the outside of the building or through a common area inside the building.
- L. **Dwelling, Multi-Family; Rear Ground Floor.** A residential unit located on the rear portion of the ground floor in a multi-family building, typically situated behind commercial or retail uses at the front. The unit provides independent living spaces, including sleeping, cooking, and sanitary facilities, with direct access to the exterior or common areas of the building, ensuring accessibility for residents while maintaining the functionality of the building’s front storefronts.
- M. **Nursing Home.** A public or private residential facility providing a high level of long-term personal or nursing care for persons (such as the aged or the chronically ill) who are unable to care for themselves properly.
- N. **Roomer.** One (1) or more living and/or sleeping rooms arranged contiguously and being accessible through a single interior entrance. Such rooms have no cooking or sanitary facilities.

Public and Institutional Uses

- A. **Child Day Care.** As defined under Section 5104.01(L) of the Ohio Revised Code.
- B. **College.** An institution for post-secondary education, public or private, offering courses in general or religious education and not operated for profit. It operates in buildings owned or leased by the institution for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student and faculty centers, performing arts facilities, athletic facilities, health centers, dormitories, fraternities, sororities, and other on-campus housing, as well as associated maintenance facilities. It does not include vocational schools, online/remote programs, or colleges/universities operated for profit.
- C. **Community Service Facility.** A permanent, stand-alone facility designed to provide support services to individuals in need. Primary services include temporary shelter and food provision. Incidental services may include educational programs, medical care, and other forms of assistance. This definition does not encompass emergency shelters, hazard shelters, or clothing/food donation centers, which are considered accessory uses.
- D. **Funeral Home.** An establishment for preparing the dead for burial or interment and conducting funerals (i.e. providing facilities for wakes, arranging transportation for the dead, indoor stonecutting, and selling caskets and related merchandise). Funeral Homes may include accessory Crematoriums.
- E. **Hospital.** A health care facility and related facilities that provide care, treatment, testing for physical, emotional, or mental injury, illness, or disability, and overnight boarding of patients, either on a for-profit or not-for-profit basis; but not including group homes. Hospital includes ancillary facilities such as clinical laboratories, outpatient facilities, training facilities, central services facilities, and staff offices.

- F. **Library.** A public, nonprofit facility in which literary, musical, artistic, and/or reference materials such as but not limited to books, manuscripts, computers, recordings, or films are kept for use by or loaning to patrons of the facility but are not normally offered for sale.
- G. **Municipal Facility.** A facility owned and operated by the city for public purposes, including but not limited to community centers, city hall, justice centers, municipal garages, wastewater treatment plants, fire stations, police stations, municipal parking lots, and port facilities such as the Port of Lakewood.
- H. **Places of Worship.** A facility such as a church, temple, monastery, synagogue, or mosque used for worship by a not-for-profit organization and their customary related uses, such as administrative offices, classrooms, meetings rooms, cooking and eating facilities, and dwelling units housing no more than two faith leaders. Place of worship does not include other principal uses, such as Child/Adult Day Care Center, Cemetery, School, Entertainment Facility, or Recreation Facility.
- I. **Public Park and Playground.** An area of open space that is maintained in its natural condition or improved for outdoor recreation purposes.
- J. **School, Elementary.** A public or private institution for education or learning including athletic or recreational facilities, and offices, which does not include lodging. This institution includes any school licensed by the state and that meets the state requirements for elementary education. Elementary school is considered to generally include pre-kindergarten through fifth grades.
- K. **School, Secondary.** A public or private institution for education or learning including athletic or recreational facilities, and offices, which does not include lodging. This institution includes any school licensed by the state and that meets the state requirements for elementary education. Middle school is considered to generally include grades 6-8.
- L. **School, High.** A public or private institution for education or learning, including athletic and recreational facilities and administrative offices, but not including lodging. This institution is licensed by the state and meets the state requirements for secondary education. High schools is considered to generally include grades 9-12.
- M. **School, Trade/Vocational.** A public or private institution for education or learning including athletic or recreational facilities and offices, which does not include lodging. These schools offer vocational and technical training in a variety of technical subjects and trades. Training may lead to job-specific certification.

Commercial Uses

- A. **Administrative, Business, Professional and Medical Office.** A non-retail, non-personal service establishment which involves the transaction or provision of financial, professional, or business services, the operation of service organizations, or the offices of health care providers. Uses include but are not limited to advertising agencies, public relations firms, offices of professional people, financial and tax services, digital media production, investment companies, business consultants, secretarial services, and similar uses not otherwise defined herein.
- B. **Animal Clinic/Hospital.** An establishment that includes services by licensed practitioners of veterinary medicine, dentistry, or surgery for animals; boarding services for pets, daycare, and training.
- C. **Artisan Manufacturing.** A fully indoor small-scale business that produces goods or specialty foods, primarily for direct sales to consumers, such as artisan leather, glass, wood, paper, ceramic, textile and yarn products, specialty foods and baked goods. This land use includes the design, processing, fabrication, assembly, treatment and packaging of products; as well as the incidental storage, sales and distribution of such products. This land use does not include uses producing noise, odor, vibration, or similar impacts perceivable by the natural senses outside of the structure or portion of the structure where the use is located.
- D. **Auditorium.** A building or structure, or part thereof, where facilities are provided for public assembly, in connection with athletic, civic, educational, recreational, political, religious, or social events.
- E. **Bar, Tavern, Nightclub.** A business establishments that serves beer, wine, or liquor for consumption on-premises as the predominant use, and where any food service is subordinate to the sale of alcoholic beverages.
- F. **Bed and Breakfast Establishment.** Any place of lodging that provides 8 or fewer rooms for rent to no more than a total of 20 tourists or other transients for more than 10 nights in a 12-month period, is the owner’s personal residence, is occupied by the owner at the time of rental, and in which the only meal served to guests is breakfast.
- G. **Body Art Establishment.** As defined under Section 3701-9-01(H) of the Ohio Administrative Code.
- H. **Body Piercing, Cosmetic and Medical Tattoo Establishments.**
 - 1. **Body piercing.** Body piercing establishment is defined as a commercial business that uses instruments to pierce a hole into a lip, naval, or other body part and inserting a ring, stud, or other ornamentation.
 - 2. **Cosmetic tattoo.** Cosmetic tattoo establishment is defined as a commercial business that uses tattooing techniques to provide semi-permanent cosmetics, microblading, micropigmentation, and similar personal care services and includes but is not limited to the practice of placing ink or other pigment into the skin or mucosa by the aid of needles or any other instrument used to puncture the skin for the purpose of permanent cosmetic restoration or enhancement of the epidermis for re-pigmentation. The use is also

commonly known as dermal implantation, microstroking, eyebrow embroidery, and long-time/long-lasting makeup.

3. **Medical tattoo.** Medical tattoo establishment is defined as a commercial business that uses tattooing techniques to restore existing medically diagnosed skin conditions or a condition resulting in surgery including but not limited to restoring the original skin color by tattooing an area to correct skin pigmentation, to conceal scarring, to correct a tissue alteration such as a lip damaged by a cleft lip, or to reconstruct a mammary areola amputated as a result of a mastectomy.

- I. **Co-working Space.** A neutral, non-exclusive, limited shared space defined in a membership-based service arrangement or agreement or subscription wherein a firm has no tenancy interest, leasehold estate, or other real property interest with respect to the accommodation on an as-needed basis. The agreement gives the firm a right to share the use of the space and may include an exclusive mailing address and office services. An executive suite/exclusive desk/dedicated desk/secured suite/private office under a co-working space agreement falls under this definition.

- J. **General Retail, less than 5,000 sq ft.** A retail or service business that sells goods or provides services directly to the consumer, whether for profit or not for profit, with a gross floor area of less than 5,000 square feet. These establishments are typically neighborhood-serving and generate minimal traffic or external impacts. Uses include: bakeries, grocery stores, book and stationery stores, apparel stores, florists, antique stores, sporting goods stores, jewelry stores, second-hand and resale stores, specialty gift stores, retail variety stores, beverage stores (including liquor, film/video rental, and drug stores), printing services, shoe repair, photographic studios, tailoring and dressmaking, dry cleaning, animal grooming, and upholstery.

- K. **General Retail, 5,000 sq ft or more.** A retail or service business that sells goods or provides services directly to the consumer, whether for profit or not for profit, with a gross floor area of 5,000 square feet or more. These establishments typically serve a broader community and may generate higher volumes of customer traffic and deliveries. Uses include: supermarkets, large grocery or beverage stores, floor covering stores, and other retail or service establishments that exceed 5,000 square feet in gross floor area.

- L. **Hotels/Motels.** An establishment providing short-term lodging for paying guests. Food services, convention hosting services, laundry services, and/or entertainment and recreation activities may be offered. This definition does not include Bed and Breakfast establishments or Boarding/Lodging Houses.

- M. **Indoor Commercial Recreation /Entertainment.** An establishment offering recreation or providing entertainment or games of skill to the general public for a fee or charge and wholly enclosed in a building.

- N. **Meeting/Event Facility.** A building for the: hosting of parties, meetings, banquets, and conferences, other events; viewing, partaking in, and/or experiencing an amusement, including but not limited to movie theaters, arenas, athletic facilities, and performing arts venues; and

programming, production, presentation, exhibition of any of the arts and cultural disciplines, including auditoriums, galleries, museums, and libraries. This use excludes explicit establishments.

- O. **Instruction Studio.** A small facility for individual and group instruction and training in the arts, including dance and music; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics, yoga, and similar instruction; and aerobics and gymnastics studios with no other fitness facilities or equipment.
- P. **Marijuana Dispensary.** A person licensed pursuant to ORC 3780.15 and any other rules promulgated to sell adult use cannabis as authorized.
- Q. **Medical Clinics/Urgent Care Facility.** A licensed walk-in medical facility that meets the criteria established by the Urgent Care Association of America and/or the American Academy of Urgent Care Medicine.
- R. **Museum/Art Gallery.** An institution or business where paintings, sculptures, pottery, lithography and anything of artistic expression is shown for view or purchase.
- S. **Personal Care and Professional Services.** An establishment primarily engaged in providing individual services generally related to personal needs or cosmetic services, such as hair and nail salons, barber shops, clothing alterations, shoe repair, tattoo shops, weight loss centers, makeup services, gyms, dance studios, music and/or art studios, and laundry services.
- T. **Restaurant.** A retail business selling ready-to-eat food and/or beverages for on or off-premise consumption. Customers may be served from an ordering counter (i.e. cafeteria or limited service restaurant); at their tables (full-service restaurant); and at exclusively pedestrian-oriented facilities that serve from a walk-up ordering counter (snack and/or nonalcoholic bars). To qualify as a restaurant, an establishment's gross receipts from food and nonalcoholic beverages shall be not less than 30 percent of the total gross receipts from food, nonalcoholic beverages, and alcoholic beverages. This use may allow for drive-thru facilities, subject to the accessory use standards.
- U. **Sexually Oriented Business.** As defined in Section 2907.40(A)(15) of the State of Ohio Revised Code.
- V. **Short Term Rental.** The rental of any dwelling, in whole or in part to any person(s) for transient use for less than a continuous period of 30 days. This does not include a Bed and Breakfast use or ongoing month-to-month tenancy granted to the same renter for the same dwelling
- W. **Smoke Shop.** Any retail establishment at which twenty percent (20%) or more floor, shelf, and/or display area(s), individually or in the aggregate, is used for the sale of Smoke Shop Products.

Industrial and Automobile Uses

- A. **Assembly and Packaging Facility.** A building or site where components or materials are combined, assembled, or affixed to create finished products, which are then packaged and prepared for distribution or sale. This use may include processes such as soldering, encapsulation, labeling, and other assembly-related activities necessary to ready products for shipment.
- B. **Building Materials and Lumber Sales Yard.** A facility or site used for the processing, storage, and distribution of wood products, including lumber, timber, and other building materials. This may include activities such as sawmills, lumberyards, and storage areas for construction materials, with associated structures for loading, unloading, and processing.
- C. **Car Wash.** A building, or portion thereof, where automobiles or other motor vehicles are automatically or manually washed regularly as a business.
- D. **Gasoline Service Station.** An establishment that primarily sells gasoline or other types of automotive fuel, which is dispensed directly to the users of motor vehicles. It may also provide additional services such as tire pressure checks, air stations, and other services typically associated with fueling stations, but does not include car washes.
- X. **Industrial, Heavy.** A non-residential use that requires a National Pollutant Discharge Elimination System (NPDES) permit for an industrial or stormwater discharge; or that involves the use or storage of any hazardous materials or substances; or that is used for the purpose of manufacturing, assembling, finishing, cleaning, or developing any product or commodity; or that involves the mining or extraction of any minerals, ore, fossil fuels, or other materials from beneath the surface of the earth. Structures house complex operations, some of which might be continuous (operated 24 hours a day, seven days a week).
- Y. **Industrial, Light.** A non-residential use that involves the manufacturing, assembling, finishing, cleaning, or developing any product or commodity. Facilities are typically designed to look and generate impacts like a typical office building, but rely on special power, water, or waste disposal systems for operation. Noise, odor, dust, and glare of each operation are completely confined within an enclosed building, insofar as practical. This includes medical and testing laboratories, facilities for scientific research, and the design, development, and testing of electrical, electronic, magnetic, optical, computer and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Also included are laundry/dry-cleaning plants as principal uses engaged primarily in high volume laundry and garment services, including: carpet and upholstery cleaners; diaper services; dry-cleaning and garment pressing; and commercial laundries.
- E. **Manufacturing.** All activities related to the manufacture of a Compound, including planning, purchasing, manufacture, processing, compounding, storage, filling, packaging, waste disposal, labeling, leafleting, testing, quality assurance, sample retention, stability testing, release, dispatch and supply, as applicable.

- F. **Research and Development Facility.** An establishment or indoor facility primarily engaged in scientific research, product development, engineering, product testing, or experimentation. This use does not include facilities for the manufacture or sale of products, except as incidental to the primary purpose of the laboratory.
- G. **Self-Storage Facility.** A building containing separate enclosed storage spaces of varying sizes leased or rented on an individual basis.
- H. **Storage/Distribution Warehouse.** A facility for the storage of furniture, household goods, or other commercial goods of any nature. This use includes cold storage. It does not include warehouse, storage, or mini-storage facilities offered for rent or lease to the general public; or terminal facilities for handling freight.
- I. **Trade Service.** A business that provides repair, maintenance, or technical services in support of industrial, construction, or commercial operations.
- J. **Vehicle Sale and Leasing.** An establishment which may have showrooms or open lots for selling or leasing automobiles, light trucks, motorcycles, and ATVs.
- K. **Vehicle Services - Major Repair/Body Work.** The repair, servicing, alteration, restoration, towing, painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats, large appliances, commercial and industrial equipment, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This includes major repair and body work which encompasses towing, collision repair, other body work and painting services, and tire recapping.
- L. **Vehicle Services - Minor Maintenance/Repair.** The repair, servicing, alteration, restoration, towing painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. Minor facilities providing limited repair and maintenance services. Examples include car stereo and alarm system installers; detailing services; muffler and radiator shops; quick-lube services; tire and battery sales and installation (not including recapping).
- A. **Wholesale Trade Operation.** An establishment engaged in selling merchandise to retailers; to contractors, industrial, commercial, institutional, farm or professional business users; to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. This does not include selling to the public. Examples of these establishments include agents, merchandise or commodity brokers, and commission merchants; assemblers, buyers and associations engaged in the cooperative marketing of farm products; merchant wholesalers; stores primarily selling electrical plumbing, heating, and air conditioning supplies and equipment.
- M. **Wireless Telecommunication Facility.** A structure, including a freestanding mast, pole, monopole, guyed tower, lattice tower, freestanding tower, or other structure, designed and constructed for the primary purpose of supporting any Federal Communications Commission

licensed or authorized wireless telecommunications facility antennas and their associated facilities.

Accessory Uses

- A. **Accessory Structure.** A structure that is clearly incidental to and customarily found in connection with a principal building, is located on the same parcel and serves a principal building, and is subordinate in area, extent and purpose to the principal building served. Accessory Structures include but are not limited to canopies, flag poles, detached garages, sheds, decks, patios, pergolas, and gazebos.
- B. **Accessory Dwelling Unit.** A dwelling unit located on a lot, that is incidental and subordinate to the principal dwelling. An Accessory Dwelling Unit may be detached, such as a cottage, or attached to the principal dwelling, such as an attic or basement apartment.
- C. **Boat Storage Facility.** An accessory structure or designated area on a residential lot in the Lagoon District, used for the storage of boats, boat trailers, or related equipment, either within an enclosed structure or outdoors, for the personal use of the property's occupants.
- D. **Boat Trailers.** A trailer designed and used for transporting, launching, or storing a boat, permitted as an accessory on a residential lot in the Lagoon District for the personal use of the property's occupants.
- E. **Drive-Through.** An accessory facility where goods or services may be obtained by motorists without leaving their vehicles. These facilities include drive-through bank teller windows, dry cleaners, fast-food restaurants, drive-through coffee, photo stores, pharmacies, Automated Teller Machines (ATMs), drive through Marijuana pick up, etc. It does not include Gas Stations or other Vehicle Services, which are separately defined.
- F. **Family Child Care (Type A).** A Type A Family Child Care Home is a private residence where a licensed provider cares for between 7 and 12 children at one time, with a maximum of 12 if four or more children are under two years old. The provider's own children under six are included in the total count. These homes are licensed by the Ohio Department of Job and Family Services and must meet specific state regulations.
- G. **Family Child Care (Type B).** A Type B Family Child Care Home is a child care arrangement where a provider cares for up to six children in their personal residence. No more than three of these children can be under the age of two. The provider's own children under the age of six are included in the total count of children. A Type B home provider is not required to be licensed if they are not receiving payment for serving families eligible for Publicly Funded Child Care (PFCC).
- H. **Home Occupation (Type A).** A business activity conducted entirely within a dwelling or permitted accessory structure by one or more residents of the property, with no customers, clients, or non-resident employees coming to the site.

- I. **Home Occupation (Type B).** A business activity conducted within a dwelling or permitted accessory structure by one or more residents of the property, which may involve on-site visits from customers or clients, and may include one non-resident employee.
- J. **Outdoor Dining.** The provision of on-site or on sidewalk outdoor seating areas by a restaurant, bar, or other use where food or beverages are served for consumption and the accessory sale of goods and products outside of a permanent structure that are clearly related to the function contained in that structure. This includes, but is not limited to, landscape materials, lawn, garden supplies, and produce.
- K. **Outdoor Storage Yard.** The storage of various materials outside of a structure, as an accessory use. This includes areas used for the outdoor storage and collection of various types of equipment, materials, or inventory, such as machinery, vehicles, landscaping supplies, and seasonal items.
- N. **Parking Deck/Garage.** A stand-alone parking deck or garage for temporary storage of vehicles.
- L. **Solar Energy Collection System, Canopy.** A solar energy collection system consisting of elevated solar panels installed above parking lots, carports, and other paved areas.
- M. **Solar Energy Collection System, Ground Mounted.** A solar energy collection system and associated mounting hardware that is affixed to or placed upon the ground including but not limited to fixed, passive, or active tracking racking systems and located on a site with a primary use.
- N. **Solar Energy Collection System, Roof Mounted.** A solar energy collection system that is structurally mounted to the roof of a building or other permitted structure, including limited accessory equipment associated with system which may be ground mounted.
- O. **Swimming Pool.** As defined in **Section 1722** of the Sanitary Code, City of Lakewood Code of Ordinances.

Chapter 1102. Base and Overlay Zoning Districts Standards

- 1102.01. General Provisions 1
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- 1102.07. Historic Preservation Overlay District 10
- 1102.08. Adaptive Reuse Overlay District 13

1102.01. General Provisions

- A. **Purpose.** The purpose of this Chapter is to establish the zoning districts of the City including their purpose, dimensional standards, and allowed encroachments.
- B. **Applicability.** All development and use of lands within the City’s jurisdiction shall comply with this Chapter, based on the zoning district classification specified on the Zoning Map.
- C. **Zoning Map.**
 - 1. The Zoning Map identifies the geographic location and boundaries of zoning districts referenced in this Chapter.
 - 2. When a zoning district boundary is shown within a public right-of-way, it shall be interpreted as being located at the centerline of that right-of-way. This boundary shall continue to be effective at that location even if the street or right-of-way is vacated, unless the boundary is modified by a duly adopted amending ordinance.
 - 3. If a zoning district boundary is not located within a street, alley, or other public way and is not clearly defined by specific measurements from known reference points, and the Zoning Map shows the boundary as aligning with a lot line, then that lot line shall be considered the district boundary.

D. **Building Line Map.** The Building Line Map shows the location and boundaries of building lines and is an integral part of this Zoning Code.

1102.02. Establishment of Zoning Districts

A. **Base Districts.** A base zoning district prescribes a basic set of uniform development regulations for a defined geographic area.

Table ####: Base Districts	
RS	RS1 - Residential, One Dwelling Unit, Low-Density District RS2 - Residential, One Dwelling Unit; Medium Density District RS3 - Residential, One Dwelling Unit; High Density District
L	Residential, Lagoon District
RM	RM1- Residential, Mixed Housing; Low-Moderate Density District RM2 - Residential, Mixed Housing; Moderate Density District
MD	Residential, Multi-Dwelling Units District
C1	Central Business District
C2	Retail Commercial District
C3	General Commercial District
M	Municipal District
I	Industrial District
PD	Major Planned Development District

B. **Overlay District.** An overlay district prescribes an additional set of standards for regulations on properties in a defined geographic area within one or more underlying base district. The standards of the overlay district shall supersede the standards of all other applicable district types.

Table ####: Overlay Districts	
HP-O	Historic Preservation Overlay District
PD-O	Minor Planned Development Overlay District
AR-O	Adaptive Reuse Overlay

1102.03. One-Dwelling Unit Districts

A. Districts Purposes.

1. **Residential; RS Districts.** The Residential One-Dwelling Unit; Low Density (RS1) district, Residential One-Dwelling Unit; Medium Density (RS2) district, and Residential One-Dwelling Unit; High Density (RS3) district are established to conserve Lakewood’s one-dwelling unit neighborhoods. The districts support other, limited housing options that align with the community’s goal of preserving neighborhood character, accommodating aging in place and ensuring a high quality of life for residents.
2. **Residential, Lagoon (L) District.** The Residential Lagoon (L) District is established to preserve a low-impact waterfront environment dedicated to one-dwelling unit residential living and private boat access, while prohibiting commercial boat storage, rental, sales, service, stacking systems, and fuel dispensing operations to maintain safety, environmental quality, and neighborhood character.

DRAFT

B. **One-Dwelling Unit Districts Bulk and Dimensional Standards.** Table ##### establishes the bulk and dimensional standards for the development or the use of a lot in one-dwelling unit districts.

Table #####: One-Dwelling Unit Districts Bulk and Dimensional Standards						
Standards	RS1	RS2	RS3	L		
<i>Lot Area (sq ft) (minimum)</i>						
Dwelling, One-Unit	9,000	6,500	4,000	2,400		
All Other Uses	9,000	6,500	4,000	2,400		
<i>Lot Width (ft) (minimum)</i>						
Dwelling, One-Unit	50	45	35	25		
All Other Uses	50	45	35	25		
<i>Yard Setbacks(ft) (Minimum)</i>						
Front (ft)	[1]	[1]	[1]	[1]		
Street Side (ft)						
Interior Side (ft)	10	10	5	-		
Minimum Sum of Both Side Yards	25	20	15	-		
Rear (ft)	40	40	40	-		
<i>Building Standards (Maximum)</i>						
Height (ft)	35	35	35	35		
Principal Structure Lot Coverage, maximum (%) [2]	35	35	35	90 [3]	80 [4]	60 [5]
Total Impervious lot Coverage, maximum (%)	60	70	85	-		
Notes						
[1] Setback shall comply with the Building Line Map.						
[2] Arbors, trellises, exterior steps, fences, and living fences shall not be included in the calculation of lot coverage.						
[3] Standards apply to principal structures on Lagoon waterfront lots or Rocky River waterfront lots						
[4] Standards apply to principal structures on non-waterfront lots of 2,500 square feet or less. On lots exceeding 2,500 square feet but less than 3,300 square feet, principal structures shall not cover more than 2,000 square feet.						
[5] Standards apply to principal structures on non-waterfront lots of 3,300 square feet or more.						

- C. **Allowed Yard Setback Encroachments.** Table ##### identifies permitted encroachments to yard setback minimums that may be approved as an Administrative Adjustment (Section #####).

Table #####: Allowed Encroachments		
Exemption Type	Standard Affected	Permitted Modification / Condition
Exterior Steps to Main Entrance	Front Yard Setback	Exterior steps serving a main entrance may encroach up to the front property line.
Additions to Nonconforming Side Yards	Interior Side Yard Setback	Additions may align with an existing nonconforming wall if no further encroachment occurs.
Patio Decks	Rear Yard Setback	Decks may extend into rear yards, provided a minimum 30-foot rear setback is maintained.
Portable Pool	Interior Side and Rear Yard Setback	Portable pools may be placed closer than 5 feet with written neighbor consent.

1102.04. Multi-Dwelling Unit Districts

A. Districts Purposes.

1. Residential, Mixed Housing (RM) Districts.

- a. **Residential, Mixed Housing; Low-Moderate Density (RM1) District.** The Residential, Mixed Housing; Low-Moderate Density (RM1) District is established to provide for a variety of housing types within a traditional neighborhood setting. The district is intended to accommodate a moderate level of residential development that maintains the existing scale and character of surrounding areas.
- b. **Residential, Mixed Housing; Moderate Density (RM2) District.** The Residential Mixed Housing; Moderate Density (RM2) District is designed to accommodate a diverse range of housing types in proximity to commercial corridors. This district serves as a transitional zone between Lakewood’s commercial areas and the surrounding lower-density residential neighborhoods.

2. **Residential, Multi-Dwelling Unit (MD) District.** The Residential, Multi-Dwelling Unit (MD) District is established to accommodate high-density residential development along Lakewood’s western lakefront and near the west branch of the Rocky River. The district is meant to accommodate higher concentrations of residents in areas with access to recreational amenities and where residential density supports nearby commercial districts and transportation corridors.

B. **Multi-Dwelling Units District Bulk and Dimensional Standards.** Table #### establishes the bulk and dimensional standards for the development or the use of a lot in Multi-Dwelling Districts.

Standards	RM		MD
	RM1	RM2	
<i>Lot Area (sq ft) (minimum)</i>			
Dwelling, One-Unit	4,000	4,000	–
Dwelling, Two-Unit	4,000 [1]	4,000 [1]	–
Dwelling, Three-Unit	6,000	4,000	6,000
Dwelling, Four-Unit	8,000	4,000	8,000
Dwelling, Townhomes	–	2,000 [2]	2,000 [2]
Dwelling, Multi-Unit	–	–	10,000 [3]
<i>Lot Width (ft) (minimum)</i>			
Dwelling, One-Unit	40	40	–
Dwelling, Two-Unit	40 [1]	40 [1]	–
Dwelling, Three-Unit	50	40	50
Dwelling, Four-Unit	60	40	50
Dwelling, Townhomes	–	15 [2]	20 [2]
Dwelling, Multi-Unit	–	–	60
<i>Yard Setbacks(ft) (Minimum)</i>			
Front (ft)	20	20	20
Street Side (ft)			
Interior Side (ft) [4] [5]	5	5	20
Minimum Sum of Both Side Yards	15	–	–
Rear (ft) [6]	40	40	50
<i>Building Standards (Maximum)</i>			
Height (ft)	35	– [7]	– [7]
Principal Structure Lot Coverage, maximum (%) [8]	35	45	75
Total Impervious lot Coverage, maximum (%)	85	85	85
<i>Notes</i>			
[1] For lots with a shared wall, the minimum lot area and the minimum lot width shall be half of the standard required.			
[2] Standard shall apply per individual townhome dwelling unit.			
[3] A minimum of 600 square feet of lot area shall be required per dwelling unit.			
[4] Standard shall apply to townhome clusters.			
[5] Driveway standards may set setbacks from property lines. Bulk and dimensional standards apply only to building structures.			
[6] Setback shall comply with the Building Line Map.			

Table ####: Multi-Dwelling Unit Districts Bulk and Dimensional Standards			
Standards	RM		MD
	RM1	RM2	
[7] The Height Transition Standards (Section ####) shall apply.			
[8] Arbors, trellises, exterior steps, fences, and living fences shall not be included in the calculation of lot coverage.			

1102.05. Non-Residential Districts

A. District Purposes.

1. **Central Business (C1) District.** The Central Business (C1) District is established to support a mix of commercial and community-oriented uses. This district aims to preserve and enhance the area's character while accommodating growth and development in response to market demands. It fosters a flexible approach to urban expansion, ensuring that new developments complement and integrate with the existing community fabric, creating vibrant and sustainable spaces for commerce and local activity.
2. **Retail Commercial (C2) District.** The Retail Commercial (C2) District is established to support the ongoing operation of small-scale commercial establishments. This district encourages retail uses that typically cluster together, fostering a pedestrian-friendly shopping environment.
3. **General Commercial (C3) District.** The General Commercial (C3) District is established to provide for commercial uses that generally require independent, freestanding buildings, larger parking areas, and may have unique traffic patterns because of such factors as drive-in facilities.
4. **Industrial (I) District.** The Industrial (I) District is established to support a resilient and evolving employment base by accommodating a wide range of production, innovation, and service-oriented activities in flexible, adaptable spaces. This district encourages sustainable practices, efficient use of land, and reinvestment in existing properties, while promoting compatibility with surrounding development and long-term economic vitality.
5. **Municipal District (M) District.** The Municipal (M) District is established to provide for the expansion, renovation, and adaptive reuse of **municipal and school district-owned properties**. This district is intended to support the continued functionality and growth of public facilities while facilitating improvements and ensuring that these spaces can adapt to meet changing community needs.

B. **Bulk and Dimensional Standards Non-Residential Districts.** Table ##### establishes the bulk and dimensional standards for the development or the use of a lot in Non-Residential Districts.

Table #####: Non-Residential Districts Bulk and Dimensional Standards					
Standards	C1	C2	C3	I	M
<i>Lot Standards (Minimum)</i>					
Lot Area (sq ft)	6,000	5,000	10,000	21,780	10,000
Lot Width (ft)	50	40	80	80	80
<i>Yard Setbacks (Minimum)</i>					
Front (ft)	[1]	[1]	[1]	50	[1]
Street Side (ft)					
Interior Side (ft)	- [2]	- [2]	5 [2]	25 [2]	5 [2]
Rear (ft)	5 [2]	[2]	5 [2]	25 [2]	[2]
<i>Building Standards (Maximum)</i>					
Height (ft)	120	120	120	55	120
Notes					
[1] The front yard setback shall comply with the building line map of the City, except along Madison Avenue and Detroit Avenue, where the front yard setback shall not exceed ten feet.					
[2] The setback shall be in addition to the required transition zone landscape standard (Section #####).					

1102.06. Planned Development Districts

A. District Purposes.

- Major Planned Development (PD) District.** The Major Planned Development (PD) District is intended to provide opportunities for large-scale, multi-phase developments that benefit and complement the community. This district allows for the development of site-specific zoning regulations in exchange for providing measurable benefits to the community, such as affordable housing, accessible design, promoting sustainability, creating community value, and building community partnerships. The Major PD district is designed to support the City’s long-term goals by allowing the creation of unique zoning regulations tailored to the specific needs of each development.
- Minor Planned Development Overlay (PD-O) District.** The Minor Planned Development Overlay (PD-O) District is established to support context-sensitive development that follows best practices for infill, complements the surrounding neighborhood, and provides clear community benefits, but which cannot be achieved through the strict application of the development and design standards of this Code. The PD-O district provides a process by which modifications to base district development and design standards may be approved that meet the needs and character of the site-specific features and context of the district.

- B. **Major Planned Development District Standards.** The standards of a Major Planned Development District shall be established per Major Planned Development process (Section ####).
- C. **Minor Planned Development District Standards.**
1. **Relation to Base District Standards.**
 - a. A planned development, if approved, shall be applied as an overlay, and all base district designations shall be maintained.
 - b. A planned development, if approved, may allow for modifications to the base district standards. All such modifications shall be referred to as site development allowances.
 - c. Notwithstanding any limitations on variations which can be approved as contained elsewhere in this Code, site development allowances may be approved provided the applicant specifically identifies each site development allowance in the planned development application and demonstrates how each site development allowance:
 - i. Would be compatible with surrounding development;
 - ii. Is necessary for proper development of the site; and
 - iii. Is aligned with a minimum of one of the modification standards detailed in Section ####.
 - d. All approved site development allowances shall be delineated in the ordinance approving the planned development and shall be considered the standards of the planned development overlay district as it applies to the subject property.
 2. **Modification Standards.** An applicant seeking site development allowances shall be required to justify the requests through the provision of tangible benefits to the City of Lakewood by meeting a minimum of one of the modification standards detailed below.
 - a. **Environmentally Sustainable Design.** Principal buildings in the minor planned development are designed to meet criteria for LEED Silver certification or a comparable rating under an accredited and recognized green building system approved by the Planning Commission as substantially equivalent. Certification is not required.
 - b. **Affordability.**
 - i. A minimum of 25 percent of dwellings are offered for rent or for sale at an amount no more than 30 percent of the gross annual income of households that earn no more than 80 percent of the Cuyahoga County median income as defined by the US Department of Housing and Urban Development for a minimum period of 30 years, or

- ii. A minimum of 15 percent of dwellings are offered for rent or for sale at an amount no more than 30 percent of the gross annual income of households that earn no more than 60 percent of the Cuyahoga County median income as defined by the US Department of Housing and Urban Development for a minimum period of 30 years.
- c. **Accessible Design.** One-Unit dwellings and/or townhomes which are not governed by FHA or State Accessibility regulations shall design a minimum of 20 percent of the dwelling units to meet American with Disability Act standards for accessible design.

3. **Other.** The applicant may propose an “other” objective for consideration which shall be aligned with the City of Lakewood Community Vision, as determined by the City Council.

1102.07. Historic Preservation Overlay District

- A. **District Purpose.** The purpose of this section is to promote the health, safety and welfare of the citizens of the City by providing for the identification, protection, enhancement, perpetuation and use of areas, places, buildings, public interior portions of buildings, structures, works of art and other objects having a special historical, community or aesthetic interest or value, so that the following objectives are reached:
 - 1. To maintain and enhance the distinctive and/or aesthetic character, diversity and interest of the City.
 - 2. To safeguard the architectural integrity of the City's designated historic preservation districts (HPD) and historic properties (HP).
 - 3. To safeguard the heritage of the City by preserving places, sites, buildings and structures, which reflect elements of the City's cultural, social, economic, political, architectural or archaeological heritage.
 - 4. To seek alternatives to demolition or incompatible alterations in the HPD and to HPs before such acts are performed.
 - 5. To afford the widest possible scope of continuing vitality through private renewal and architectural creativity within appropriate controls and standards.
- B. **Location of an HPD or HP.** Location of an HPD or HP is limited to the C1, Central Business District, C2; Retail Commercial, C3; General Commercial, M; Municipal Districts, RS1; One-Unit Dwelling; low density, RS2 One-Unit Dwelling; medium density, RS3 One-Unit Dwelling, high density, RM1; Residential, Mixed Housing; Low-Moderate Density, RM2; Residential, Mixed Housing; Moderate Density, L; Lagoon District, MD; Multi-Dwelling Unit District.
- C. **Permitted Accessory Uses.** Permitted accessory uses in an HPD shall be those uses listed as accessory (Section #####) in the underlying base zone.

- D. **Affirmative Maintenance.** Every owner, operator, or agent of any property which has been determined HPD or HP shall keep in good repair all of the exterior portions and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portion or public interior portion of such area, place, building, or structure, work of art or other object to deteriorate, decay or become damaged or otherwise fall into a state of disrepair. Every owner, operator or agent of any property which has been determined HPD or HP shall further keep in good repair all portions of any area, place, building, public interior portion of a building, structure, work of art or other object which, if not so maintained, may cause or tend to cause such portions to deteriorate, decay, or become damaged or otherwise fall into a state of disrepair. The repair and maintenance required by this section includes, without limitation:
1. Adhering to the minimum standards of compliance with Part Thirteen of the Codified Ordinances; and
 2. Structurally stabilizing each building or structure by taking all steps necessary to ensure:
 - a. The roof is watertight;
 - b. Gutters are properly pitched and cleared of debris;
 - c. Downspout joints are intact;
 - d. Drains are unobstructed;
 - e. Windows and door frames and wood siding are in good condition;
 - f. Masonry walls are properly tuck pointed to keep out moisture;
 - g. The property is graded for proper water run-off;
 - h. Vegetation is cleared from around each property; and
 - i. Trash, debris and hazardous materials such as inflammable liquids, poisons and paints are removed from the interior of each one (1) of any area, place, building, public interior portion of any building, structure, work of art or other object on a continuous basis.
 3. Exterminating or controlling pests, including termites and rodents.
 4. Protecting any area, place, building, public interior portion of a building, structure, work of art or other object from moisture penetration.
 5. Securing each vacant area, place, building, public interior portion of a building, structure, work of art or other object from vandalism and break-ins including, without limitation:
 - a. First floor windows and doors must be secured;
 - b. Plywood must be painted black or if the structure is composed of brick, a color compatible with the color of the brick;

- c. The method used to install the plywood may not result in the destruction of the opening covered and all sashes, doors and frames must be protected or stored for future use;
 - d. Battery-operated intrusion alarms must be installed on the first floor of each portion of any area, place, building, public interior portion of a building, structure, work of art or other object;
 - e. Battery-operated smoke alarms must be installed on all floors of any area, place, building, public interior portion of a building, structure, work of art or other object;
 - f. Adequate security lighting or fencing must be installed on each portion of any area, place, building, structure, work of art or other object where deemed necessary by the Commissioner.
6. Providing adequate ventilation to the interior of each vacant portion of any area, place, building, public interior portion of a building, structure, work of art or other object.
 7. Securing or modifying utilities and mechanical systems for each portion of any area, place, building, public interior portion of a building, structure, work of art or other object.
 8. Taking such other steps deemed necessary by the Commissioner.

E. Exclusions.

1. If the forthwith demolition of a structure is required by an action authorized by the Public Safety Director of the City to protect the public health or safety, said action shall take precedence over the provisions of this section.
2. Nothing in this section shall be construed to prevent the correction of any deterioration or damage to an area, place, building, public interior portion of a building, structure, work of art or other object and restoration to its condition prior to such deterioration or damage.

1102.08. Adaptive Reuse Overlay District

- A. **District Purpose.** The Adaptive Reuse Overlay (AR-O) District is intended to provide flexibility for the repurposing of existing buildings across various zoning districts. It allows for the integration of diverse uses, while offering modifications to certain development standards. The AR-O encourages sustainable growth and revitalization by accommodating the adaptive reuse of existing structures, particularly in areas well-served by transit and pedestrian infrastructure.
- B. **Applicability.** The AR-O may be applied to properties in any zoning district. Properties eligible for the overlay include:
- a. Underutilized or vacant buildings;
 - b. Historic buildings;
 - c. Buildings purpose built for a use other than the primary use of the district, such as a school or place of worship in a residential district;
 - d. Other as proposed by the applicant and approved by the City Council.
- C. **Permitted Uses.** Adaptive reuse projects within the AR-O District may include the following uses:
- a. **Residential Zones (RS1, RS2, RS3, RM1, RM2, MD).** In residential districts, adaptive reuse projects may include the following uses:
 - i. Assisted Living Facility;
 - ii. Dwelling, Multi-Unit 5–12 Units;
 - iii. Dwelling, Multi-Unit 13+ Units;
 - iv. Child Day Care Center (Type A);
 - v. Community Service Facility;
 - vi. Place of Worship;
 - vii. Bed and Breakfast Establishment;
 - viii. Meeting/Event Establishment;
 - ix. Museum/Art Gallery;
 - x. Public Park and Playground;
 - xi. School, Elementary;
 - xii. School, Secondary; and

- xiii. School, Trade/Vocational.
- b. **Nonresidential Zones (C-1, C-2, C-3, M, I).** In nonresidential districts, adaptive reuse may include the following uses.
- i. Assisted Living;
 - ii. Dwelling, Multi-Unit 5–12 Units;
 - iii. Dwelling, Multi-Unit 13+ Units;
 - iv. Nursing Home;
 - v. Public Park and Playground;
 - vi. School, Elementary;
 - vii. School, Secondary; and
 - viii. School, Trade/Vocational.
- D. **Exemptions from Development Standards.** The following exemptions from development standards may be approved as Administrative Adjustments after a property is designated in the AR-O district.
- a. **Setbacks.** Existing building setbacks, regardless of the base district standards, shall be considered conforming.
 - b. **Height.** Existing building height, regardless of the base district standard, shall be considered conforming.
 - c. **Lot Coverage.** Existing lot coverage, regardless of base district standard, shall be considered conforming.
 - d. **Parking.** Minimum parking requirements may be adjusted so that existing paved area is not required to be expanded.

Chapter 1103. Use Standards

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1103.01. General Provisions

- A. **Purpose.** The purpose of this Chapter is to establish the principal and accessory uses allowed in each zoning district, including how they are regulated (permitted and conditional use, etc.) and required supplemental standards.
- B. **Applicability.** The uses and supplemental use standards established in this Chapter shall apply to all parcels within the City of Lakewood as detailed on the City of Lakewood Zoning Map.

1103.02. Classification of Uses

- A. **General Use Types.** To regulate the use of land, general use types have been established. General use types provide a systematic basis for assigning land uses to appropriate categories with other similar uses. General use types classify land uses and activities based on common functional, product, or physical characteristics.
 - 1. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties and site conditions.
 - 2. Where a general use definition contains a list of example uses, the list is to be considered non-inclusive. Uses shall be categorized through the Interpretation process established in **Section #####.**

B. Qualified Uses.**1. Floor Dependent.**

- a. If a use includes “above ground floor only” in the title, it shall be only allowed on the second story or higher of a building.
- b. If a use does not include “above ground floor only” in the title, it shall be allowed on all building stories.
- c. If a use includes “rear ground floor only” in the title, it shall be allowed only on the rear portion of the ground floor of a commercial storefront.
- d. If a use does not include “rear ground floor only” in the title, it shall be allowed on all portions of the ground floor of a commercial storefront.

2. Square Footage Dependent.

- a. If a use includes a qualifying statement regarding square footage, such as “less than 15,000 sq ft” the total footprint of the building in which the use may operate shall not exceed what is specified.
- b. If a use does not include a qualifying statement regarding square footage, the total footprint of the building in which the use may operate is not restricted, unless otherwise stated in this ordinance.

3. Public or Private Designation.

- a. If a use includes “public” in the title, it shall be owned and operated by a governmental entity, non-profit organization, or other nontaxing body.
- b. If a use includes “private” in the title, it shall be owned and operated by a for-profit organization or business.

2. Principal Uses.**a. Allowance.**

- i. Principal uses are allowed by district as established in **Table #####** Principal Uses.
- ii. A parcel may contain one or more principal uses.
- iii. A development with multiple principal uses shall include only those principal uses designated in **Table #####** Principal Uses as allowed in the applicable zoning district, and each principal use shall be subject to all applicable supplemental standards.

b. Use Categories.

- i. **Residential.** Premises for long-term human habitation by means of ownership or rental, excluding short-term leasing or rental of less than 30 days.

- ii. **Public and Institutional.** Premises for organizations dedicated to worship, government, arts and culture, recreation and sports, and other similar areas of public assembly in addition to uses and premises dedicated to education, social service, and health care.
 - iii. **Commercial.** Premises for the commercial sale of merchandise, prepared foods, and food and drink consumption; the transaction of general business and the provision of services; and short-term human habitation, including daily and weekly rental.
 - iv. **Industrial and Automotive.** Premises for the creation, assemblage, storage, and repair of items including their wholesale or retail sale in addition to uses and premises dedicated to the sale, maintenance, servicing or storage of automobiles or similar vehicles.
3. **Accessory Uses.** Accessory uses are allowed by district, as established in Table #### Accessory Uses, but only incidental to a legally established, conforming principal use.

1103.03. Principal Use Table

The following shall be used in the interpretation of Table ####.

- A. **Permitted Uses (P).** Uses which are marked as “P” in the table shall be allowed principal uses subject to all applicable regulations of this Code.
- B. **Conditional Uses (C).** Uses which are marked as “C” in the table shall require approval as a Conditional Use as detailed in Section #### prior to establishment.
- C. **Prohibited Uses.** A blank space in the table indicates that a use is prohibited
- D. **Uses Not Listed.** A use not specifically listed is prohibited unless, through the Interpretation process established in Section ####, it is determined that the use is a part of a general use type as described in Section ####.
- E. **Supplemental Standards.** If a use has supplemental standards, they are referenced in the Supplemental Standards column. Supplemental standards shall apply to the use, regardless of whether it is a permitted or conditional use.
- F. **Overlay Districts.** Uses allowed in the overlay district shall be those specified in Section ####.

Table ####: Principal Uses													
Principal Uses	Supplemental Standards	RS1	RS2	RS3	L	RM1	RM2	MD	C-1	C-2	C-3	M	I
RESIDENTIAL													
Adult Family Home	####	P	P	P		P		P					
Adult Group Home	####							P					
Assisted Living Facility								C	C	C	C		
Dwelling, One-Unit		P	P	P	P	P	P						
Dwelling, Two-Unit						P	P						
Dwelling, Three-Unit						P	P						
Dwelling, Four-Unit						P	P						
Dwelling, Townhome							P	P					
Dwelling, Multi-Unit 5–12 Units							P	P	C	C	C		
Dwelling, Multi-Unit 13+ Units								P	C	C	C		
Dwelling, Multi-Unit Complex								P					
Dwelling, Multi-Unit; Above Ground Floor Only									P	P	P		
Dwelling, Multi-Unit; Rear Ground Floor									P	P	P		
Nursing Home								C	C	C	C		
Roomer	####	C	C	C	C	C	C						
PUBLIC AND INSTITUTIONAL													
Child Day Care								C	P	P	P		
College									C	P	P	P	
Community Service Facility									C	C	P	P	
Funeral Home										C	P		
Hospital									C	C	P		
Library									C	P	P	P	
Municipal Facility												P	
Places of Worship	####							C	C	C	C	P	
Public Park and Playground		P	P	P	P	P	P	P	P	P	P	P	
School, Elementary												P	
School, Secondary									P	P	P	P	
School, High									P	P	P	P	
School, Trade/Vocational										C	P	P	C
COMMERCIAL													

Table ####: Principal Uses													
Principal Uses	Supplemental Standards	RS1	RS2	RS3	L	RM1	RM2	MD	C-1	C-2	C-3	M	I
Administrative, Business, Professional and Medical Office	####							C	P	P	P		P
Animal Clinic/Hospital	####										C		C
Artisan Manufacturing									P	P	P		C
Auditorium										C	P		
Bar, Tavern, Nightclub									P	P	P		C
Bed and Breakfast Establishment	####								C	C	C		
Body Art Establishment	####								C	C	C		C
Body Piercing, Cosmetic and Medical Tattoo Establishments	####									C	C		
Co-working Space									P	P	P		
General Retail, less than 5,000 sq ft									C	P	P		
General Retail, 5,000 sq ft or more									C	C	P		
Hotel									P	P	P		
Motel											P		
Indoor Commercial Recreation /Entertainment									P	P	P		C
Meeting/Event Facility									P	P	P		
Instruction Studio									P	P	P		C
Marijuana Dispensary									C	C	C		
Medical Clinics/Urgent Care Facility									P	P	P		
Museum/Art Gallery									P	P	P		C
Personal Care and Professional Services	####								P	P	P		
Restaurant	####								P	P	P		
Sexually Oriented Business	####								P	P	P		
Short Term Rental	####	P	P	P	P	P	P						
Smoke Shop													C
INDUSTRIAL & AUTOMOTIVE													
Assembly and Packaging Facility	####										C		P
Building Materials and Lumber Sales Yard													P

Table ####: Principal Uses													
Principal Uses	Supplemental Standards	RS1	RS2	RS3	L	RM1	RM2	MD	C-1	C-2	C-3	M	I
Car Wash											C		
Gasoline Service Station	####									C	C		C
Industrial, Heavy													C
Industrial, Light	####												P
Manufacturing													P
Marijuana Dispensary	####												P
Parking Deck / Garage									P	P	P		
Research and Development Facility													P
Self-Storage Facility											C		C
Storage/Distribution Warehouse													P
Trade Service													P
Vehicle Sale and Leasing	####									C	P		
Vehicle Services - Major Repair/Body Work	####										C		P
Vehicle Services - Minor Maintenance/Repair	####									C	C		P
Wholesale Trade Operation											C		
Wireless Telecommunication Facility		C	C	C	C	C	C	C	C	C	C	C	C

1103.04. Principal Use Supplemental Standards

A. Residential Uses.

1. **Adult Family Home and Adult Group Home.** An adult family home or an adult group home shall not be located within 1,000 feet, including a public or private right-of-way, of an existing adult family home or an adult group home.
2. **Assisted Living Facility.**
 - a. Assisted Living Facility shall comply with all applicable Local, State, and Federal laws.
 - b. Pick-up and drop-off areas shall be located at the primary entrance, designed to accommodate at least two vehicles, with direct access to the main entrance.
 - c. The loading area shall be located at the rear or side of the facility, screened as specified in **Section #####**, and shall remain accessible without obstructing emergency access routes.
 - d. Emergency vehicle access shall be provided to the facility and conform to the dimensional and clearance requirements of the Lakewood Fire Department.
3. **Roomer.**
 - a. There shall be accommodations for not more than two roomers in a one-unit dwelling and one roomer per dwelling unit in a two-unit dwelling;
 - b. There shall be only one roomer per sleeping room;
 - c. There shall be no cooking or eating facilities in the room(s), nor shall kitchen privileges or a community kitchen be provided;
 - d. One paved off-street parking space shall be provided in the rear yard for each roomer;
 - e. There shall be no signs on the property advertising room(s) for rent;
 - f. The building in which the rooms are to be let shall be a one- or two-unit dwelling and shall be the permanent residence of the person requesting the conditionally permitted use.
 - g. Within the RM1 and RM2 districts, roomers are allowed only in two-unit and three-unit dwellings.

A. Public and Institutional Uses.

1. **Place of Worship.**
 - a. The place of worship shall be used only for the purposes of the local congregation or organization and shall not be operated as or in connection with any commercial use,

except that the renting of rooms for community service purpose (i.e., day-care and Alcoholics Anonymous meetings) is permitted;

- b. No variances to the off-street parking requirements of Chapter ##### shall be allowed.

2. **Public Park and Playground.** All public facilities located within M district shall be considered part of the Public Park and Playground use.

B. Commercial Uses.

1. **Administrative, Business, Professional and Medical Office.** In the Multi-Dwelling Unit (MD) district, administrative, business, professional and medical office may be permitted as a conditional use provided that:

- a. The proposed use is located only on the ground floor of the building;
- b. No variances are required to accommodate the proposed use; and
- c. The required off-street parking for all occupancies is available on the same parcel.

2. **Animal Clinic/Hospital.**

- a. No outside animal runs, stalls, or cages shall be permitted on the lot; and
- b. The proposed use shall not be located in any structure housing a residential use.

3. **Bed and Breakfast Establishment.**

- a. The building in which a bed and breakfast establishment is located is a one-unit dwelling which serves as the principal residence of the applicant and is recognized as architecturally, historically or culturally significant through designation in the HP-O District;
- b. The owner/operator of a bed and breakfast establishment shall live full-time on the premises. Such owner/operator shall be the record owner of no less than fifty percent (50%) interest of the property in question;
- c. The architectural integrity of the structure, and arrangement of existing interior space must be maintained;
- d. There shall be no more than three guest rooms within a one-unit dwelling that are utilized by bed and breakfast guest(s). A guest room shall contain no less than 100 square feet of living space, not including closets, for two guests and thirty square feet for each additional guest up to a total of four guests per room;
- e. Bedrooms shall be an existing part of the primary residential structure and not specifically constructed or remodeled for rental purposes;

- f. Each paying guest may stay at a bed and breakfast establishment for not more than three consecutive nights at any single visit or more than a total of fourteen (14) nights in any given calendar year;
- g. Parking for all vehicles, including vehicles owned by the owner/operator shall be in the garage or rear yard on an approved surface improved with concrete or asphalt. Buffer from residential structures shall be required, as specified in #####.
- h. Only one meal shall be served to each guest of the bed and breakfast establishment and that meal shall be breakfast. The sale or service of alcoholic beverages to paying guests is prohibited in a bed and breakfast establishment;
- i. Only one kitchen facility shall be permitted per structure for which a conditional use permit is granted to operate a bed and breakfast establishment. No cooking facilities shall be permitted in individual guest rooms nor shall guests have access to kitchen facilities for the purpose of preparing meals;
- j. A minimum of one full bathroom, including tub/shower, toilet and sink, shall be required for every two guest rooms to be available for the exclusive use of bed and breakfast paying guest(s);
- k. Rental of the bed and breakfast establishment for special gatherings such as wedding receptions and parties shall be prohibited;
- l. One on-premise sign shall be permitted for each bed and breakfast establishment not to exceed two square feet in area. The sign shall not be internally illuminated. Such sign(s) shall be limited to three colors. The applicable standards of Chapter ##### of the Building Code shall apply unless otherwise superseded by this section;
- m. No individual(s) who are nonresidents of the dwelling may be employed in the operation of a bed and breakfast establishment;
- n. The bed and breakfast establishment, shall within three months of commencing operation, be listed with the Ohio Bed and Breakfast Association or similar recognized listing agency;
- o. The building complies with all state and local laws, including but not limited to City Fire, Health, and Housing Codes and the Ohio Building Code regulations for R-1 Use Group Structures;
4. **Body Art Establishment.**
- a. The body art establishment meets all requirements regulating such establishments and services as prescribed by the Ohio Administrative Code;
- b. In addition to the requirements of the Ohio Administrative Code, the body art establishment shall only use single-use marking instruments, microblading pens, containers for ink, pigment or dyes, and any other equipment that is available for single

use and shall not autoclave, sterilize or reuse any equipment which is available as a single-use item;

- c. The owner or manager of the establishment shall be a body artist as qualified under the Ohio Administrative Code with not less than three years' documentable experience within the last ten years not including any apprenticeship period. Acceptable documentation of experience shall be submitted with the application for conditional use permit and shall include but not be limited to employment records, references, and proof of ownership of another body art establishment;
- d. No body art establishment shall be located within 500 feet of a school, playground or park or within 2,500 feet of another body art establishment;
- e. The owner of the establishment shall submit proof of general liability insurance in the amount of one million dollars (\$1,000,000) along with its application for conditional use permit;
- f. Time-limited or special-event body art establishments shall not be permitted;
- g. No electronic signage shall be permitted at a body art establishment and only the business name may be permitted on any signage;
- h. Body art establishments shall only be permitted to operate between the hours of 8:00 a.m. and 9:00 p.m.; and
- i. Body art establishments shall dispose of all infectious waste through a qualified contractor, no infectious waste shall be disposed of with regular waste generated by the establishment.

5. Body Piercing, Cosmetic and Medical Tattoo Establishments.

- a. Cosmetic tattooing and medical tattooing do not include other forms of body art such as the adornment of the body with letters, images, drawings, or other illustrations and or other illustrations.
- b. In commercial districts, a body piercing establishment, cosmetic tattoo establishment, or medical tattoo establishment may be permitted, provided that:
 - i. The body piercing establishment, cosmetic tattoo or medical tattoo establishment meets all requirements regulating such establishments and services as prescribed by the Ohio Administrative Code;
 - ii. In addition to the requirements of the Ohio Administrative Code, the body piercing establishment, cosmetic tattoo or medical tattoo establishment shall only use single-use marking instruments, microblading pens, containers for ink, pigment or dyes, and any other equipment that is available for single use and shall not autoclave, sterilize or reuse any equipment which is available as a single-use item;

- iii. Body artists providing body piercing, or cosmetic or medical tattooing must be qualified under the Ohio Administrative Code with not less than three years documentable experience within the last ten years not including any apprenticeship period. Acceptable documentation of experience shall be submitted with the application for conditional use permit and shall include but not be limited to employment records, references, and any other documentation deemed necessary to determine compliance with this section;
 - iv. The owner of the establishment shall submit proof of general liability insurance in the amount determined necessary by the Law Director along with its application for conditional use permit;
 - v. Body piercing, cosmetic tattoo or medical tattoo establishments shall dispose of all infectious waste through a qualified contractor, no infectious waste shall be disposed of with regular waste generated by the establishment;
 - c. Time-limited or special-event body piercing, cosmetic tattoo or medical tattoo establishments shall not be permitted. Body piercing, cosmetic tattoo or medical tattoo establishments shall only be permitted to operate between the hours of 6:00 a.m. and 9:00 p.m.
6. **Personal Care and Professional Services.** Personal Care and Professional Services shall be limited to the ground floor of the structure in C1 district.
7. **Restaurant.**
 - a. **MD District.**
 - i. The multi-dwelling unit residential building in which the facility is located shall have not less than 350 dwelling units unless otherwise approved by the Commission;
 - ii. Restaurant facilities may be open to the public.
 - iii. Restaurant facilities shall not exceed a maximum of 15,000 square feet of floor area.
8. **Sexually Oriented Business.**
 - a. No Sexually Oriented Businesses may be established or operated within 500 feet of:
 - i. A place of worship;
 - ii. A public or private educational facility that serves persons younger than eighteen (18) years of age, including but not limited to elementary school, secondary School, high school, Trade/Vocational; school includes the school grounds, but does not include facilities used primarily for another purpose and only incidentally as a school;

- iii. Any property containing a “Type A” or “Type B” day-care facility as those terms are defined in **Section #####**.
 - iv. Any private property containing an indoor commercial recreation /entertainment including the YMCA that regularly serves persons younger than eighteen (18) years of age;
 - v. A public park or recreational area which has been designated for park or recreational activities including but not limited to a park, playground, nature trails, swimming pool, athletic field, basketball or tennis courts, pedestrian/bicycle paths, wilderness areas, or other similar public land within the City which is under the control, operation, or management of the City, the Board of Education, or another public entity;
 - vi. A public library or museum that regularly serves persons younger than eighteen (18) years of age.
 - vii. No Sexually Oriented Businesses may be established or operated on any lot within 200 feet of the centerline of the following designated economic development areas and major thoroughfares: West 117th Street, Bunts Road, Detroit Avenue, McKinley Avenue/Larchmont Avenue, Warren Road, the intersection of Lark Street and Madison Avenue east to West 117th Street, and all commercially zoned parcels located between Fry Avenue and West 117th Street north of Detroit Avenue and all commercially zoned parcels located between Newman Avenue and West 117th Street north of Madison Avenue, known as the Berea Road/West 117th Street Study Area; and, the intersection of Arthur Avenue and Madison Avenue west to the intersection of Wagar Avenue and Madison Avenue including Hilliard Road from Carabel Avenue west to Eldred Avenue, known as the Hilliard Triangle.
 - viii. No Adult Cabaret, as defined in **Section #####**, may be established or operated within 200 feet of:
 - a) A boundary of a residential district as defined in the Code;
 - b) Any structure that contains a permitted or conditionally permitted residential use or a lawful non-conforming residential use as defined in the Code.
 - ix. No Sexually Oriented Business may be established, operated or enlarged within 500 feet of another Sexually Oriented Business.
- b. Not more than one (1) Sexually Oriented Business shall be established or operated in the same building, structure, or portion thereof, and the floor area of any Sexually Oriented Business in any building, structure, or portion thereof containing another Sexually Oriented Business may not be increased.
 - c. For the purpose of **subsections (b) and (d)** of this Section, measurement shall be made from the nearest portion of the building or structure used as the part of the premises

where a Sexually Oriented Business is conducted, to the nearest property line of the premises of a use listed in Sections ##### following the routes of property lines along public rights-of-way (to approximate pedestrian distances).

- d. For the purpose of subsection (c) of this Section, measurement shall be made in a straight line from the centerline of the street to the nearest portion of any zoning lot.
- e. For purposes of subsection (e) of this Section, the distance between any two (2) Sexually Oriented Business shall be measured from the closest exterior wall of the structure in which each business is located, following
- f. **Additional Design Standards.**
 - i. Parking for a Sexually Oriented Business shall be configured so as to prevent vehicular headlights from shining into adjacent residentially zoned and/or used property. Parking areas configured such that vehicular headlights are directed toward public rights-of-way across from residentially zoned and/or used property shall provide continuous screening and shall conform to the design requirements set forth in Chapter ##### of the Building Code and be approved by the Architectural Board of Review. Landscaping and screening shall be continuously maintained and promptly restored, if necessary, pursuant to Chapter #####.
 - ii. Ingress and egress drives and primary circulation lanes shall be located away from residential areas where practical to minimize vehicular traffic and noise which may become a nuisance to adjacent residential areas.
 - iii. All building entrances intended to be utilized by patrons shall be located on the side(s) of the building which does not abut residentially zoned and/or used property, whenever possible, to minimize the potential for patrons to congregate and create noise which may become a nuisance to adjacent residential areas.
 - iv. All street side site and building lighting, which shall be provided, is approved by the Architectural Board of Review pursuant to Chapter ##### of the Building Code, and such design shall minimize the intrusive effect of glare and illumination upon any abutting areas, especially residential.
 - v. Delivery trucks shall only be permitted between the hours of 8:00 a.m. and 9:00 p.m. pursuant to Chapter ##### of the Ordinances.
 - vi. Loading, unloading, trash removal, opening, closing or other handling of boxes, crates, containers, building materials, garbage cans or similar objects shall only be permitted between the hours of 8:00 a.m. and 9:00 p.m. pursuant to Chapter ##### of the Ordinances.

9. Smoke Shop.

- a. No Smoke Shop shall be located within 500 feet of the property line of any school, library, place of worship, playground, or park, or within 2,500 feet of another Smoke Shop.
- b. No two Smoke Shops shall be located within the same building or on the same lot.
- c. Electronic signs are prohibited.
- d. Hours of operation shall be limited to 8:00 a.m. to 9:00 p.m.

C. Industrial and Automotive Uses.**1. Assembly and Packaging Facility.**

- a. There shall be no emissions of odors, dust, smoke, gas, or fumes from the premises on which the proposed use is to be located.
- b. There shall be no vibrations or noise created by the proposed use which will be transmitted to abutting properties.
- c. Storage of raw materials, partially finished, or unfinished products shall be entirely within the principal structure.
- d. The proposed use shall not generate or cause a substantial increase of truck traffic.
- e. No variances to the off-street parking requirements of **Section #####** shall be approved.
- f. Where necessary, an off-street loading and unloading area will be provided pursuant to **Section #####**.

2. Light Industrial.

- g. There shall be no emissions of odors, dust, smoke, gas, or fumes from the premises on which the proposed use is to be located.
- h. There shall be no vibrations or noise created by the proposed use which will be transmitted to abutting properties.
- i. Storage of raw materials, partially finished, or unfinished products shall be entirely within the principal structure.
- j. The proposed use shall not generate or cause a substantial increase of truck traffic.
- k. No variance(s) to the off-street parking requirements of **Chapter #####** shall be approved.
- l. Where necessary, an off-street loading and unloading area will be provided pursuant to **Section #####** of this Code.

3. Gasoline Service Station.

- a. Gasoline stations located on a corner lot shall have not less than 100 feet frontage on each of the two intersecting streets.
- b. Fuel pumps may be erected in a front yard but not less than twenty-five (25) feet from the public right-of-way.
- c. A canopy may be constructed over the pump island provided the canopy shall be no closer than fifteen (15) feet to the right-of-way.
- d. The only services permitted to be performed on a vehicle shall be the dispensing of fuel, oil, air, and other motor vehicle fluids.
- e. The location, display, or storage of rental trailers, automobiles, trucks, or other rental equipment on the premises is prohibited.
- f. No merchandise, except fluids normally associated with the operation of a motor vehicle (e.g., oil and windshield washer fluid), may be displayed outside the principal structure.
- g. Except while being serviced at a pump island, no vehicles shall be parked between the pump setback line and the front or street side property line.
- h. No junk or unlicensed motor vehicles are permitted to remain on gasoline station property outside the principal structure for more than forty-eight (48) hours.

All outdoor wiring, including electrical and telephone wiring, shall be installed underground, excluding utility services.

4. Marijuana Dispensary.

a. Location.

- i. No marijuana dispensaries may be established or operated within 500 feet of a school, place of worship, public library, public playground, or public park in the City.
- ii. No marijuana dispensary may be established, operated or enlarged within one mile of another marijuana dispensary.
- iii. For the purpose of subsections ##### of this section, measurement shall be made from the nearest portion of the building or structure used as the part of the premises where a marijuana dispensary is conducted, to the nearest property line of the premises of a marijuana dispensary or a school, church, public library, public playground, or public park.

b. Design Standards.

- i. Parking for a marijuana dispensary shall be configured so as to prevent vehicular headlights from shining into adjacent residentially zoned and/or used property. Parking areas configured such that vehicular headlights are directed toward public rights-of-way across from residentially zoned and/or used property shall provide continuous screening and shall conform to the design requirements set forth in **Chapter 1325 of the Building Code** and be approved by the Architectural Board of Review. Landscaping and screening shall be continuously maintained and promptly restored, if necessary, **pursuant to Chapter #####**.
- ii. Ingress and egress drives and primary circulation lanes shall be located away from residential areas where practical to minimize vehicular traffic and noise which may become a nuisance to adjacent residential areas.
- iii. All building entrances intended to be utilized by patrons shall be located on the side(s) of the building which does not abut residentially zoned and/or used property, whenever possible, to minimize the potential for patrons to congregate and create noise which may become a nuisance to adjacent residential areas.
- iv. Marijuana dispensaries shall not have a drive-through window.
- v. Rules, regulations and local permitting requirements imposed on a marijuana dispensary by the City shall be interpreted in all instances to conform to the state licensing requirements for dispensaries, but in the event the City's rules, regulations and permitting requirements impose a greater obligation on a marijuana dispensary than the state licensing requirements, the local provisions shall be enforced.
- vi. Applicants must meet any additional criteria and fulfill any additional requirements associated with obtaining a conditional use permit in the City. The City shall review all qualifying applications at a reasonable pace and level of review equivalent to other land use projects requiring a conditional use permit.

5. Vehicle Rental/Leasing/Sales.

- a. The sale and/or lease of new motor vehicles as a principal use shall be conducted by a dealer who is subject to a franchise agreement principally for the sale of new motor vehicles. The sale and/or lease of used motor vehicles may be permitted as an accessory use to such principal use; such accessory use may be located on a lot other than the lot on which the principal use is located. The sale of used motor vehicles is not a permitted principal use.
- b. The service garage, leasing department, and other activities customarily incidental to a full-service franchised automobile dealer shall be permitted as accessory to the sale of automobiles provided these activities are conducted in a wholly enclosed building.

- c. Only repair of motor vehicles customarily associated with new motor vehicle sales shall be permitted and shall be conducted inside a suitable building.
- d. No motor vehicle unavailable for sale or lease, or any junk or inoperative motor vehicle may be stored so as to be visible from the public right-of-way for more than a twenty-four (24) hour period.
- e. All outdoor wiring, including electrical and telephone wiring, shall be installed underground, excluding utility services.

6. Vehicle Services (Major and Minor).

- a. There shall be no emissions of odors, dust, smoke, gas, or fumes from the premises on which the proposed use is to be located.
- b. The area of the lot on which the proposed use is to be located shall be not less than 22,500 square feet.
- c. All activities, including cleaning, washing, and drying operations shall take place inside the principal structure.
- d. No merchandise may be displayed outside the principal structure.
- e. No unlicensed or inoperative motor vehicle shall be permitted on the property outside of the principal structure for more than forty-eight (48) hours.
- f. Vehicle Services - Minor Maintenance/Repair may be operated in conjunction with a gasoline station as a conditional use provided the proposed use complies with the requirements of this subsection ##### and the requirements of Section #####.

1103.05. Accessory Use Table

- A. **Permitted Uses (P).** Uses which are marked as “P” in the table shall be allowed accessory uses subject to all applicable regulations of this Code.
- B. **Conditional Uses (C).** Uses which are marked as “C” in the table shall require approval as a Conditional Use as detailed in Section ##### prior to establishment.
- C. **Prohibited Uses.** A blank space in the table indicates that a use is prohibited.
- D. **Uses Not Listed.** A use not specifically listed is prohibited unless, through the Interpretation process established in Section #####, it is determined that the use is a part of a general use type as described in Section #####.
- E. **Supplemental Standards.** If a use has supplemental standards, they are referenced in the Supplemental Standards column. Supplemental standards shall apply to the use, regardless of whether it is a permitted or conditional use.

F. Overlay Districts. Uses allowed in the overlay district shall be those specified in **Section #####.**

Table #####: Accessory Uses													
Accessory Uses	Supplemental Standards	RS1	RS2	RS3	L	RM1	RM2	MD	C-1	C-2	C-3	M	I
Accessory Structure		P	P	P	P	P	P	P					
Accessory Dwelling Unit		P	P	P		P	P						
Boat Storage Facility					P								
Boat Trailers					P								
Drive-Through											C		
Family Child Care (Type A)		C	C	C		C							
Family Child Care (Type B)		P	P	P		P							
Swimming Pool or Wading Pool		P	P	P	P	P	P	P					
Home Occupation (Type A)		P	P	P		P	P	P					
Home Occupation (Type B)		C	C	C		C	P	P					
Outdoor Dining									P	P	P		
Outdoor Storage Yard													P
Parking Deck / Garage								P	P	P	P	P	P
Solar Energy Collection System, Canopy		P	P	P	P	P	P	P	P	P	P	P	P
Solar Energy Collection System, Ground Mounted		P	P	P	P	P	P	P	P	P	P	P	P
Solar Energy Collection System, Roof Mounted		P	P	P	P	P	P	P	P	P	P	P	P

1103.06. Accessory Use Supplemental Standards

A. Accessory Structures.

1. RS and RM1 Districts.

- a. Accessory structures constructed of wood shall:
 - i. **RS1 or RM1 Zoning Districts.** Be located a minimum of three (3) feet from rear and interior side yard;
 - ii. **RS3 or RM1 Zoning Districts.** Be located a minimum of eighteen (18) inches from any lot line.
- b. Accessory structures having masonry walls without openings or roof projections on a lot line side of the structure be not less than six inches from any such lot line.

2. L District. Accessory structures shall be constructed of non-combustible material equivalent to a two-hour fire rating for wall and ceiling construction and shall not be constructed within three feet of a side or rear property line.

3. MD District.

- a. Accessory structures constructed of wood, excluding swimming pools and decorative structures, shall be located a minimum of three (3) feet of an interior side or rear property line.
- b. Accessory structures having masonry walls without openings and roof projections on the property line side of the structure shall be set back from the rear property line and one (1) interior side line a minimum of two (2) feet.

4. Rear Lot Coverage.

- a. In the RS1, RS2, RS3, RM1, and RM2 Districts, accessory structures shall not cover more than 25% of the rear lot area.
- b. Accessory structures in the MD District shall not cover more than 30% of the rear lot area.

B. Accessory Dwelling Unit.

1. **Allowed Accessory To.** An accessory dwelling unit shall be allowed accessory to a one-unit dwelling.
2. **Number.** One accessory dwelling shall be allowed per lot.
3. **Property Owner.** Either the principal dwelling or the accessory dwelling shall be occupied by the property owner for a minimum of six months per calendar year.

4. **Fire Wall Separation.** Firewall separation shall be provided as required by the Building Code.
5. **Detached Accessory Dwelling Units.** Detached accessory dwelling units shall be located in the rear yard and shall be setback a minimum of ten (10) feet from the rear and interior side property lines.
6. **Attached or Internal Dwelling Units.** Accessory dwelling units that are attached or internal to the principal dwelling shall:
 - a. Be located within the buildable area of the lot, as determined by the principal building yard setback requirements.
 - b. Not exceed forty percent (40%) of the area of the principal dwelling, or the entirety of a basement or attic space.

C. Drive-Throughs.

1. **Allowed Accessory To.** A drive-through may be accessory to any permitted or conditionally permitted uses in the base district with the exception of sexually oriented businesses.
2. **Alcohol Sales.** The sale or offering for sale of any alcoholic beverage is prohibited via a drive-through.
3. **Location.** Drive-throughs, including but not limited to order boxes, display boards, stacking spaces and lanes shall be located to the interior side or rear of the building to which the drive-through is accessory.
4. **Stacking.**
 - a. **Stacking Lanes.** Stacking lanes shall have a minimum depth of twenty (20) feet per stacking space and the following minimum lane widths:
 - i. One lane: twelve (12) feet,
 - ii. Two or more lanes: ten (10) feet per lane.
5. **Drive-Through Display Signs.**
 - a. A drive-through shall be permitted a maximum of two display signs per stacking lane.
 - b. The combined maximum area of the display boards shall be 80 square feet.
 - c. Each display sign shall not exceed:
 - i. Forty (40) square feet in area and
 - ii. Eight (8) feet in height.

- d. Display signs may utilize digital boards for 100 percent of the permitted display sign area.
6. **Drive-throughs for financial institutions.** Drive-through facilities shall be allowed as a conditional use in the C2 District only when accessory to a financial institution.

D. Swimming Pool or Wading Pool.

1. Swimming pools or wading pools shall not be located in any front yard, street side yard, or interior side yard.
2. Swimming pools or wading pools shall be located a minimum of ten (10) feet to the interior side or rear property line of the lot upon which it is situated.
3. The Commissioner may grant a variance to the ten (10) foot interior side and/or rear property line requirement for portable family swimming pools provided that written consent from each abutting property owner is filed with the application for variance.
4. A Swimming Pool or Wading Pool shall meet all requirements set forth in **Section 1722 of the Sanitary Code**, as specified in the City of Lakewood Code of Ordinances.

E. Home Occupation, Type A and B.

1. The home occupation may be conducted within the principal structure or within an accessory structure, provided it is located outside of the required parking areas as specified **under #####** of this Code.
2. The home occupation shall occupy no more than fifteen percent (15%) of the habitable floor area, as defined by the Building Code.
3. No sign or display advertising the presence of the home occupation and visible from the public right-of-way shall be permitted.
4. The home occupation shall not interfere with the off-street parking required for the principal use pursuant to **Chapter #####**.
5. The home occupation shall not necessitate any structural alteration, any alteration to an elevation of the structure, or the installation of additional parking surfaces.
6. The home occupation shall not necessitate any variance to the Building Code.
7. The home occupation shall not generate any noise, fumes, dust, odors, or electrical interference, which may be transmitted outside the dwelling unit.
8. Goods shall not be displayed to or picked up by the customer at the site of the home occupation.

F. **Outdoor Dining.**

1. **Principal Use.** Outdoor dining shall be allowed in conjunction with, and is under the same management and exclusive control of, a restaurant, bar, tavern or nightclub located on the same or contiguous property.
 - a. In a parking lot so long as:
 - i. No more than ten percent (10%) of the required parking spaces (Section ####) are utilized,
 - ii. The outdoor seating/display area is directly accessible from inside the principal use to which it is accessory, and
 - iii. The outdoor seating/display area is surrounded by a barrier with a minimum height of three feet and maximum height of four feet.
 - b. Within the buildable area of the lot, per Chapter 2.
2. **Noise.** No sound production or reproduction machine or device (including, but not limited to musical instruments, loud-speakers, and sound amplifiers) shall be used, operated, or played in an outdoor dining area within fifty (50) feet of a residential use or residentially zoned property.
3. **Hours of Operation.** Hours of operation shall be the same as those for the principal use to which the outdoor dining area is accessory but shall not be permitted past 10pm.
4. **Furnishings.** Tables, chairs, umbrellas, and other furnishings associated with the outdoor dining area shall be of sufficient quality design, materials, and workmanship to ensure the safety and convenience of area occupants and compatibility with adjacent uses.

- G. **Parking Deck / Garage.** A parking deck or parking garage shall comply with the yard requirements for a principal use (Chapter 2) except that open parking decks and open garages in which vehicles are visible from the street shall follow the same setback as the principal building to which they are accessory.

H. **Solar Energy Collection System, Canopy.**

1. Canopy solar energy collection systems are permitted over any principal or accessory parking lot.
2. The height of canopy solar energy collection systems shall not exceed the height of the principal building that the parking area serves or thirty (30) feet, whichever is greater.
3. The minimum height of solar energy collection systems shall allow clearance for emergency and service vehicles.

I. Solar Energy Collection System, Ground Mounted.

1. Ground-mounted solar energy collection systems shall be permitted in accordance with the principal structure setbacks on the front, street sides, and any applicable accessory structure setbacks.
2. The maximum height of ground-mounted solar energy collection systems shall be 20 feet, measured from the grade at the base of the pole to the highest edge of the system.
3. The minimum clearance between the lowest point of the system and the surface on which the system is mounted shall be twelve (12) inches.
4. Ground-mounted solar energy collection systems shall be exempt from the impervious surface limits if the ground directly under the solar panel is planted with native plantings and groundcover other than turf grass.
5. All parts of the freestanding system shall be set back five (5) feet from the side and rear lot lines and shall not be located in an easement.
6. **Sites 1-5 Acres in Area.** In addition to meeting the standards in a-e above, ground mounted solar energy collection systems occupying one to five acres in area shall also meet the following requirements:
 - a. **Decommissioning Required.** Any solar energy use that is not actively in use for twelve (12) consecutive months the operator shall decommission the operator shall have six months to fully decommission the use, including all panels, structures, accessories, and appurtenances, shall be entirely removed from the lot.
 - b. **Decommissioning Plan.** Prior to receiving approval, the applicant for any solar energy use shall submit a decommissioning plan to ensure that the project is properly decommissioned, which shall include:
 - i. Procedures for the removal of structures, debris, and cabling, including those below the soil surface,
 - ii. Provisions for the restoration of the natural soil and vegetation, and
 - iii. A provision that the terms of the decommissioning plan shall be binding upon the owner or operator and any of their successors, assigns, or heirs.

J. Solar Energy Collection System, Roof Mounted.

1. Roof-mounted solar energy collection systems may be located on any roof face of principal or accessory buildings. Systems should be flush mounted when possible.
2. All materials used for racking, mounts, mounting clamps, and flashings shall be of a color consistent or complimentary with the color of the roof surface to minimize visibility.
3. If mounted on a building wall, such solar awning or array shall meet encroachment standards as detailed in **Section #####.**

DRAFT

ORDINANCE NO.

BY:

AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, to amend Chapter 1775, Weeds, of the Codified Ordinances of the City of Lakewood for the purpose of establishing regulations for front yard plantings.

WHEREAS, Lakewood has a tall grass and weed ordinance which requires property owners to maintain their lawn at 6" high or lower; and

WHEREAS, residents have requested to have lawns inclusive of wildflowers, ornamental plants and natural landscaping to support the environment; and

WHEREAS, regulation of such plantings in a front yard are necessary to preserve sight lines for pedestrians, bicyclists and motor vehicles; and

WHEREAS, as set forth in Section 2.12 of the Third Amended Charter of the City of Lakewood, this Council by a vote of at least two thirds of its members determines that this ordinance is an emergency measure and that it shall take effect immediately, and that it is necessary for the immediate preservation of the public property, health, and safety and to provide for the usual daily operation of municipal departments; now, therefore,

BE IT ORDAINED BY THE CITY OF LAKEWOOD, OHIO:

Section 1. That Section 1775.01 Weed, Tall Grass, Nuisance Vegetation or Growths over Sidewalks; Removal, of the Codified Ordinances of the City of Lakewood currently reading as follows:

1775.01 WEED, TALL GRASS, NUISANCE VEGETATION OR GROWTHS OVER SIDEWALKS; REMOVAL.

(a) The owner, occupant or person having the charge or management of any lot or parcel of land situated within the City, whether the same be improved or unimproved, vacant or occupied, within forty- eight hours of notice to do so, shall cut or destroy, or cause to be cut or destroyed, the following:

- (1) Any tropical or semi-tropical grasses classified as "running bamboo" with monopodial (leptomorph) rhizome (root) systems when the plant has spread from its original premise of planting or is not being maintained.
- (2) Apple of Peru (*Nicandra physalodes*).
- (3) Canada thistle (*Cirsium arvense*).
- (4) Columbus grass (*Sorghum x almum*).
- (5) Cressleaf groundsel (*Senecio glabellus*).
- (6) Field bindweed (*Convolvulus arvensis*).
- (7) Forage Kochia (*Bassia prostrata*).
- (8) Giant Hogweed (*Heracleum mantegazzianum*).
- (9) Grapevines (*Vitis* spp.), when growing in groups of 100 or more and not pruned, sprayed, cultivated, or otherwise maintained for two consecutive years.
- (10) Hairy whitetop or ballcress (*Lepidium appelianum*).
- (11) Heart-podded hoary cress (*Lepidium draba* sub. *draba*).
- (12) Hedge bindweed (*Calystegia sepium*).
- (13) Japanese knotweed (*Polygonum cuspidatum*).

- (14) Johnsongrass (*Sorghum halepense*).
 - (15) Kochia (*Bassia scoparia*).
 - (16) Kudzu (*Pueraria montana* var. *lobata*).
 - (17) Leafy spurge (*Euphorbia esula*).
 - (18) Marehail (*Conyza canadensis*)
 - (19) Mile-A-Minute Weed (*Polygonum perfoliatum*).
 - (20) Musk thistle (*Carduus nutans*).
 - (21) Palmer amaranth (*Amaranthus palmeri*).
 - (22) Perennial sowthistle (*Sonchus arvensis*).
 - (23) Poison hemlock (*Conium maculatum*).
 - (24) Purple loosestrife (*Lythrum salicaria*).
 - (25) Russian knapweed (*Acroptilon repens*).
 - (26) Russian thistle (*Salsola Kali* var. *tenuifolia*).
 - (27) Serrated tussock (*Nassella trichotoma*).
 - (28) Shatter cane (*Sorghum bicolor*).
 - (29) Water Hemp (*Amaranthus tuberculatus*).
 - (30) Wild carrot (*Daucus carota*).
 - (31) Wild parsnip (*Pastinaca sativa*).
 - (32) Tall grasses or other undesirable vegetation blooming or going to seed, or exceeding a height of six inches (excluding maintained ornamental grasses), or spreading pollen which may be harmful to human health, or creating a fire hazard, or refuge and breeding place for rodents and other vermin.
- ...

is hereby repealed.

Section 2. That new 1775.01 Weed, Tall Grass, Nuisance Vegetation or Growths over Sidewalks; Removal, of the Lakewood Codified Ordinances is hereby enacted to read as follows:

1775.01 WEED, TALL GRASS, NUISANCE VEGETATION OR GROWTHS OVER SIDEWALKS; REMOVAL.

(a) The owner, occupant or person having the charge or management of any lot or parcel of land situated within the City, whether the same be improved or unimproved, vacant or occupied, within forty- eight hours of notice to do so, shall cut or destroy, or cause to be cut or destroyed, the following:

- (1) Any tropical or semi-tropical grasses classified as "running bamboo" with monopodial (leptomorph) rhizome (root) systems when the plant has spread from its original premise of planting or is not being maintained.
- (2) Apple of Peru (*Nicandra physalodes*).
- (3) Canada thistle (*Cirsium arvense*).
- (4) Columbus grass (*Sorghum x alnum*).
- (5) Cressleaf groundsel (*Senecio glabellus*).
- (6) Field bindweed (*Convolvulus arvensis*).
- (7) Forage Kochia (*Bassia prostrata*).
- (8) Giant Hogweed (*Heracleum mantegazzianum*).
- (9) Grapevines (*Vitis* spp.), when growing in groups of 100 or more and not pruned, sprayed, cultivated, or otherwise maintained for two consecutive years.
- (10) Hairy whitetop or ballcress (*Lepidium appelianum*).
- (11) Heart-podded hoary cress (*Lepidium draba* sub. *draba*).
- (12) Hedge bindweed (*Calystegia sepium*).
- (13) Japanese knotweed (*Polygonum cuspidatum*).
- (14) Johnsongrass (*Sorghum halepense*).
- (15) Kochia (*Bassia scoparia*).
- (16) Kudzu (*Pueraria montana* var. *lobata*).
- (17) Leafy spurge (*Euphorbia esula*).

- (18) Maretail (*Coryza canadensis*)
- (19) Mile-A-Minute Weed (*Polygonum perfoliatum*).
- (20) Musk thistle (*Carduus nutans*).
- (21) Palmer amaranth (*Amaranthus palmeri*).
- (22) Perennial sowthistle (*Sonchus arvensis*).
- (23) Poison hemlock (*Conium maculatum*).
- (24) Purple loosestrife (*Lythrum salicaria*).
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- (26) Russian thistle (*Salsola Kali* var. *tenuifolia*).
- (27) Serrated tussock (*Nassella trichotoma*).
- (28) Shatter cane (*Sorghum bicolor*).
- (29) Water Hemp (*Amaranthus tuberculatus*).
- (30) Wild carrot (*Daucus carota*).
- (31) Wild parsnip (*Pastinaca sativa*).
- (32) Tall grasses or other undesirable vegetation blooming or going to seed, or exceeding a height of six inches (excluding maintained ornamental grasses **and Managed Natural Landscape as defined in Section 1775.03**), or spreading pollen which may be harmful to human health, or creating a fire hazard, or refuge and breeding place for rodents and other vermin.

...

Section 3. That new Section 1775.03 Front Yard Planting, of the Lakewood Codified Ordinances, is hereby enacted to read as follows:

1775.03 FRONT YARD PLANTINGS.

(a) Purpose and Definitions.

The purpose of this section is to encourage the use of vegetation throughout the City to maximize ecological and aesthetic benefits while respecting existing community values regarding landscaping to include well-maintained yards, preservation of sight lines, compatibility with existing structures, and public safety. Ecological benefits of “~~managed-Natural Landscapes~~Managed natural-Natural Landscapes” include enhancement of pollinator support habitat, stormwater management, carbon sequestration, and preservation of biodiversity. The following defined terms are used in this Section:

- (1) “Managed ~~natural-Natural landscape~~Landscape” means a planned, intentional, and maintained planting of native or non-native grasses, wildflowers, ferns, sedges, shrubs, or trees, including but not limited to ~~rain-Rain gardens~~Gardens, ~~meadow-Meadow vegetation~~Vegetation, and ~~ornamental-Ornamental Pplants~~.
- (2) “Rain ~~garden~~Garden” means planting designed not only to aesthetically improve an area, but also to reduce the amount of stormwater and accompanying pollutants from entering the watershed.
- (3) “Meadow ~~vegetation~~Vegetation” means herbaceous (non-woody) vegetation of grasses and flowering broad-leaf plants that are commonly found in meadow and prairie plant communities, excluding ~~noxious-Noxious weeds~~Weeds.
- (4) “Noxious ~~weed~~Weed” means any plant that has been identified as being harmful to the local natural environment and included in the list promulgated by the Director of Public Safety or his or her designee; or as listed in Section 1775.01(a).
- (5) “Ornamental ~~plant~~Plant” means grasses, perennials, annuals, and groundcovers purposefully planted for aesthetic reasons.
- (6) “Turf-~~grass-Grass lawn~~Lawn” means a lawn comprised mostly of grasses commonly used in regularly cut lawns, intended to be maintained at a height of no more than ~~five-six~~ inches.

(b) Right to Install and Maintain a Managed Natural Landscape.

- (1) An owner, authorized agent, or authorized occupant of any privately owned lands may, consistent with this subsection and all other applicable laws, statutes, rules, and ordinances, install and maintain a ~~managed-Natural Landscape~~Managed Natural Landscape, free of ~~noxious-Noxious weeds~~Weeds, in front of the building line as established in the Zoning Code.

- (2) On a corner lot, ~~managed~~ Managed Natural Landscapes shall have a setback of no less than ~~4'-2'~~ 4'-2' from the public right-of-way, ~~4'-2'~~ 4'-2' from a side property line ~~and shall maintain a sight triangle at each corner of the lot from the 8'-setbacks.~~ (See Fig. 1, Corner Lot)
- (3) On any other lot, managed natural landscapes shall have a setback of no less than 2' from the public right-of-way, 2' from a side property line ~~and maintain a sight triangle at each corner of the lot from the 6'-setbacks.~~ (See Fig. 2, Interior Lot)
- (4) The setback from the public right-of-way and side property lines are to be comprised of ~~turfgrass~~ Turfgrass lawn-Lawn or low groundcover vegetation not exceeding ~~five-six~~ five-six inches in height, managed natural landscape, meadow vegetation, or ornamental plants so long as the compliance with Section 1775.01(b) and 1175.02 are maintained.
- (5) Managed natural landscapes shall not include exclusively turf-grass lawns left unattended for the purpose of returning to a natural state without further management action.

Figure 1

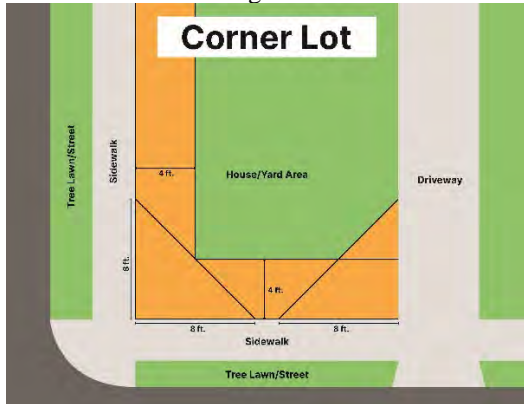
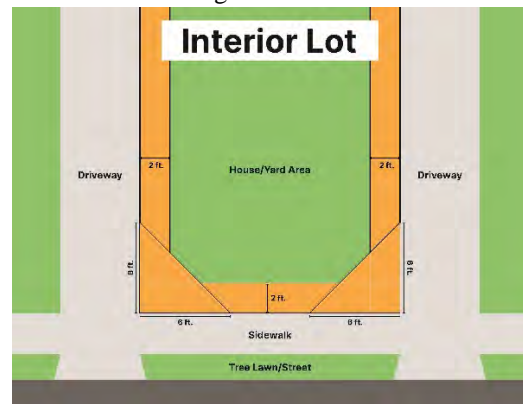


Figure 2



Section 4. It is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all such deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare in the City and for the usual daily operation of the City for the reasons set forth and defined in the preamble to this ordinance, and provided it receives the affirmative vote of at least two thirds of the members of Council, this ordinance shall take effect and be in force immediately upon its adoption by the Council and approval by the Mayor, or otherwise it shall take effect and be in force after the earliest period allowed by law.

Adopted: _____

Sarah Kepple, President of Council

Maureen M. Bach, Clerk of Council

Approved: _____

Meghan F. George, Mayor

October 6, 2025

City Council
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107

Re: Authorization to Sell Real Property Located at 1472 Belle Avenue

Council President Kepple & Members of City Council:

The City of Lakewood's Affordable Housing Strategy is committed to utilizing federal HOME Investment Partnerships Program (HOME) funds to expand homeownership opportunities for low-moderate income households.

The Division of Community Development is pleased to inform City Council rehabilitation of the City-owned single-family home located at 1472 Belle Avenue (PPN 314-04-042) is nearing completion and will be available for sale to a low-moderate income household this fall. *Please refer to the attached Project Summary for additional information.*

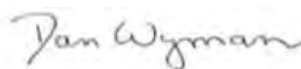
As such, the Administration is requesting authorization to list and sell 1472 Belle Avenue. To ensure there is sufficient time to properly screen potential buyers, effectively market, and sell the home, the requested authorization period is 180 days.

We respectfully request this Ordinance be referred to the committee deemed appropriate by City Council.

Sincerely,



Angela Byington
Director of Planning & Development



Dan Wyman
Development Officer

Attachments

1472 Belle Avenue Project Summary

**1472 Belle Avenue
Single-Family Home Rehabilitation
Project Summary**

Project Summary

Substantial rehabilitation of the City-owned single-family property located at 1472 Belle Avenue (PPN 314-04-042) advances *Action Step #4* of Lakewood's *Affordable Housing Strategy: Creating Homeownership Opportunities for Low-Moderate Income Households* and aligns with *Community Vision* housing goals by preserving Lakewood's aging housing stock and enhancing the quality and character of the City's residential neighborhoods.

Funding Source & Total Project Costs

This project utilized approximately \$437,000 in federal HOME Investment Partnership Program (HOME) funding administered by the U.S. Department of Housing and Urban Development (HUD).

Homebuyer Income Limits

1472 Belle Avenue must be sold to a low-moderate income household earning less than 80% of the Area Median Income. HUD's 2025 Income Limits by household size are as follows:

2025 HUD Income Limits (Cleveland-Elyria, OH)	
Household Size	Income Limit
1	\$55,650
2	\$63,600
3	\$71,550
4	\$79,500
5	\$85,900
6	\$92,950
7	\$98,600
8	\$104,950

Down Payment Assistance & Recapture Provisions

The homebuyer will receive \$10,000 in HOME Down Payment Assistance in the form of a 0% deferred second mortgage loan to be repaid when the property is sold, the title transfers, or the buyer moves from the property. Mortgage documents include "recapture provisions" allowing the City to recover the homebuyer's direct HOME subsidy from available net proceeds if the property is sold during the project's 10-year affordability period.

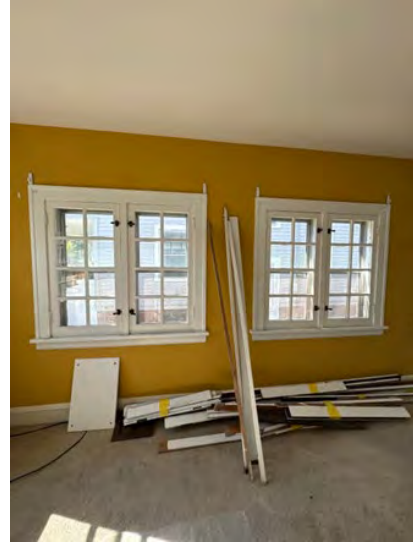
Maximum Sales Price

Because HOME funds were utilized to rehabilitate 1472 Belle Avenue, the maximum permissible sales price HUD's current Homeownership Value Limits is \$209,000.

Design Elements

The 1,700 square foot fully insulated and weatherproofed home with a restored historic façade features 3 bedrooms, 2.5 bathrooms, a 2-car detached garage, a brand new high efficiency furnace, central air conditioning, all new appliances including a washer and dryer; and all new windows. Original, refinished hardwood floors flow throughout, blending classic character with modern updates.

Pre-Rehabilitation



Post-Rehabilitation



ORDINANCE NO. 28-2025

BY:

AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, authorizing and directing the Director of Planning and Development or the Mayor to enter into an agreement with a licensed real estate broker to market for sale the real property located at 1472 Belle Avenue (PPN 314-04-042) Lakewood, Ohio for a period of 180 days, pursuant to Section 155.07 of the Codified Ordinances.

WHEREAS, the City is the owner of the above -listed property; and

WHEREAS, the single-family residential home has been renovated and will be made available to expand homeownership opportunities for low-moderate income households; and

WHEREAS, this Council has determined it is in the best interest of the City to sell said real property and that such sale shall further the interest of the City and its residents; and

WHEREAS, as set forth in Section 2.12 of the Third Amended Charter of the City of Lakewood, this Council by a vote of least two thirds of its members determines that this ordinance is an emergency measure and that it shall take effect immediately, and that it is necessary for the immediate preservation of the public property, health, and safety and to provide for the usual daily operation of municipal departments, in that these properties should be marketed for sale as soon as is reasonably possible to encourage owner occupancy of the properties; now, therefore,

BE IT ORDAINED BY THE CITY OF LAKEWOOD, OHIO:

Section 1. The Director of Planning and Development ("Director") or Mayor is hereby authorized and directed, on behalf of the City, to solicit proposals from licensed real estate brokers and to enter into an agreement with the broker deemed most responsive determined by the Director, to market real property located at 1472 Belle Avenue (PPN 314-04-042) Lakewood, Ohio for a period of 180 days, pursuant to Section 155.07 of the Codified Ordinances.

Section 2. Either the Director, Mayor, the Director of Law or their designee is hereby authorized and directed to enter into agreements and execute all ancillary and related instruments for the sale of said real property upon presentation of an acceptable offer as determined by the Director.

Section 3. The Director specifically is authorized to negotiate and or make counterproposals to any offer to purchase said real property, and shall, upon the close of the transaction, report to Council the details of the sale.

Section 4. The Director shall make no representations or warranties concerning the conditions of the property, including, but not limited to the property's environmental condition, mechanical systems; dry basements, foundations, structural integrity or compliance with code, zoning or building requirements.

Section 5. It is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all such deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 6. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare in the City and for the usual daily operation of the City for the reasons set forth and defined in the preamble to this ordinance, and provided it receives the affirmative vote of at least two thirds of the members of Council, this ordinance shall take effect and be in force immediately upon its adoption by the Council and approval by the Mayor, or otherwise it shall take effect and be in force after the earliest period allowed by law.

Adopted: _____

Sarah Kepple, President of Council

Maureen M. Bach, Clerk of Council

Approved: _____

Meghan F. George, Mayor