

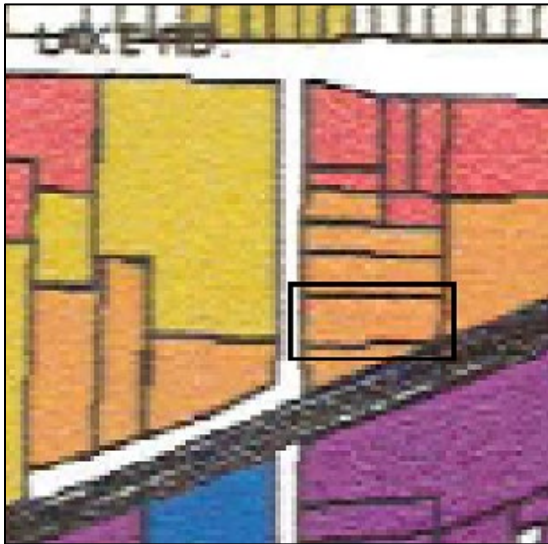
Zoning Map updates for 2024

Zoning Map 2010 errors

1. Ordinance 55-99: Kennedy office on Linda Street

Parcel 301-18-012 from R-5 to LB (Local Business)

Old



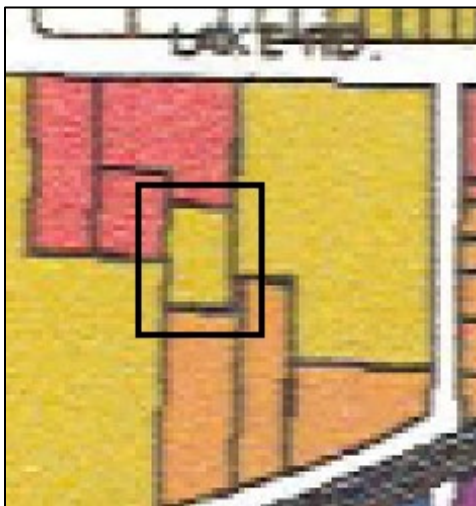
New



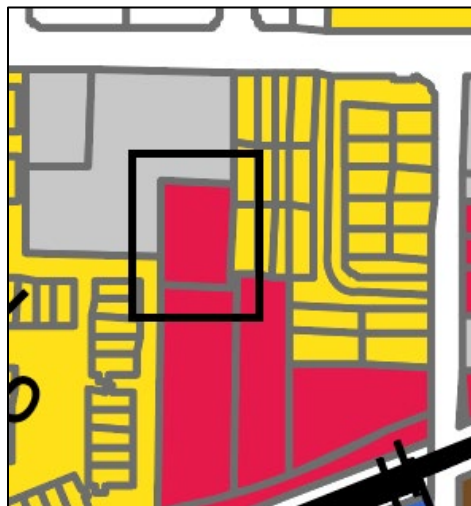
2. Ordinance 2-05: Gilliland building

Parcel 301-17-004 should be R-5

Old



New



Zoning Map updates for 2024

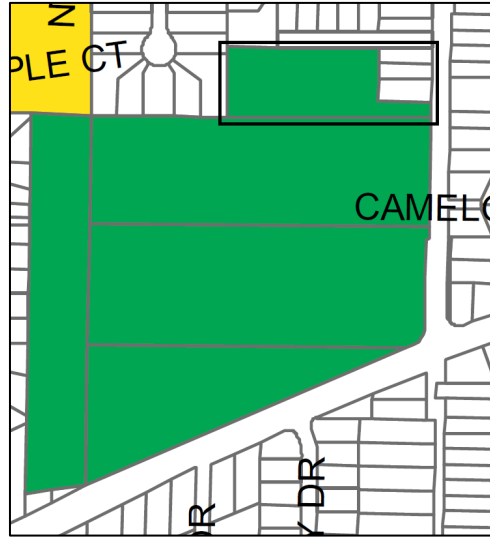
3. Ordinance 4-10: the Community Garden

Parcel 303-03-010 from R-1 to PF (Public Facility)

Old



New

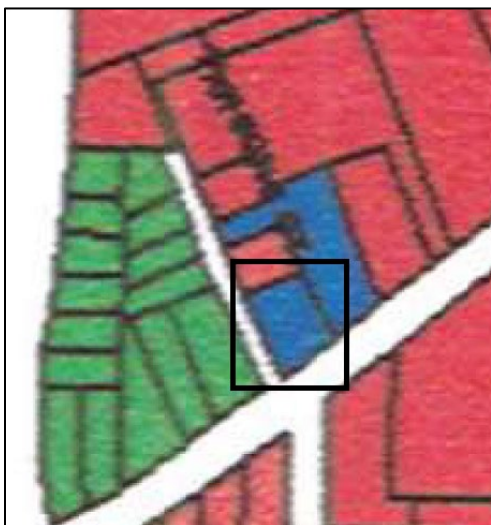


Legislative zoning changes, 2010 through May 2024.

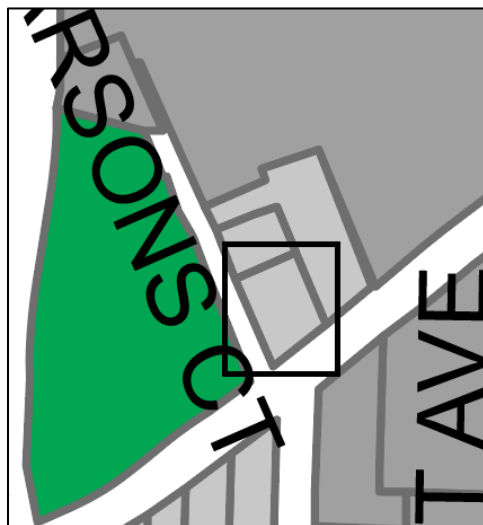
4. Ordinance 48-11: NE corner of Parsons Ct and Detroit Rd

Parcel 301-18-038 from Office to LB (Local Business)

Old



New



Zoning Map updates for 2024

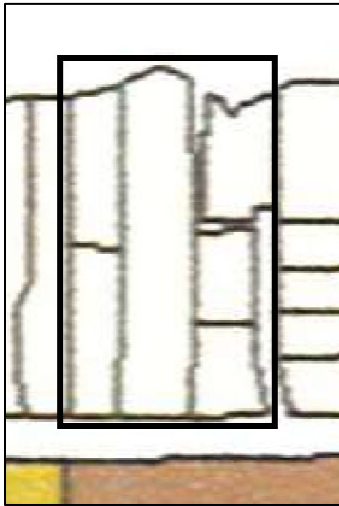
5. Ordinance 22-18: the 700 Lake Project

Parts of 302-01-007, 302-01-010, 302-01-011 from R-1 to R-4

Parts of 302-01-007, 302-01-010, 302-01-011 from R-1 to R-3

Parcels 302-01-015, 302-01-016 from R-1 to R-3

Old



New



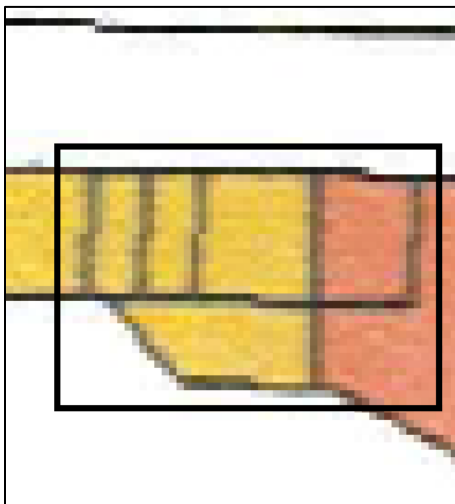
6. Ordinance 105-21: The Hilliard lots

Parcel 301-33-003 from R-6 to R-5

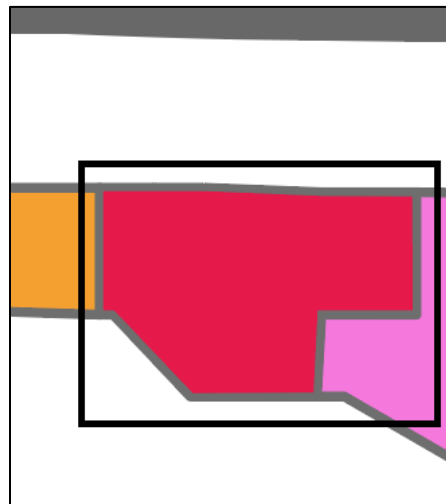
Parcels 301-33-002, 301-33-004, 301-33-005, 301-33-006 from R-4 to R-5

All 5 parcels were subsequently consolidated as parcel 301-33-016

Old



New

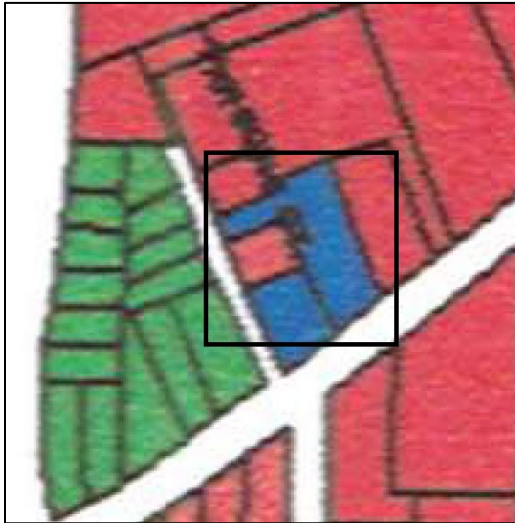


Zoning Map updates for 2024

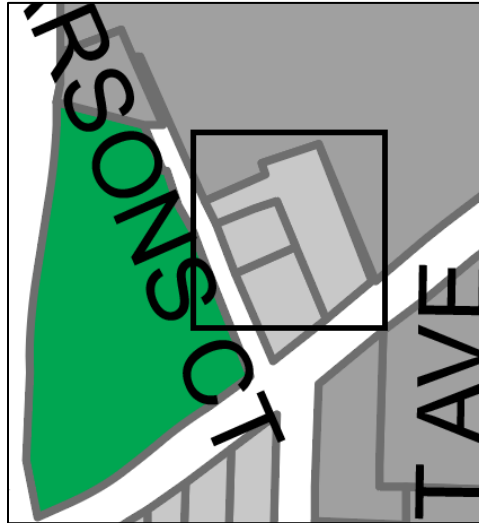
7. Ordinance 81-23: The Jan Dell lot

Parcel 301-18-083 from OB-2 (Office Building) to LB (Local Business)

Old



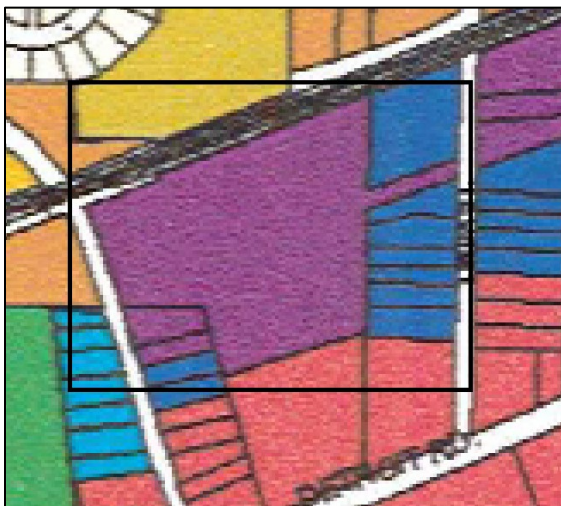
New



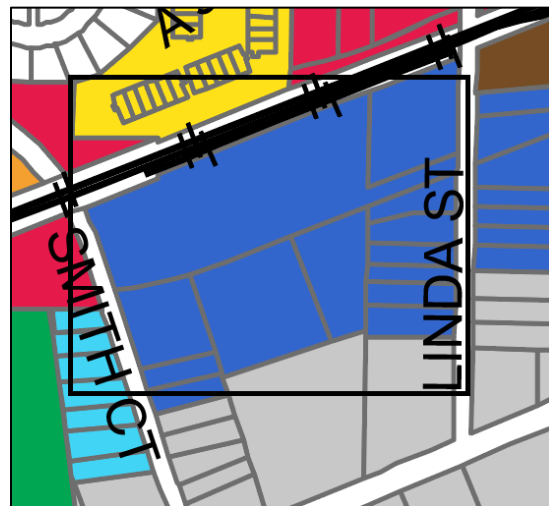
8. Ordinance 51-23: Ingersoll

Parcels 301-17-082, 301-17-083, 301-15-048, 301-17-084 from SM (Service Manufacturing) to OB-2 (Office Building)

Old



New



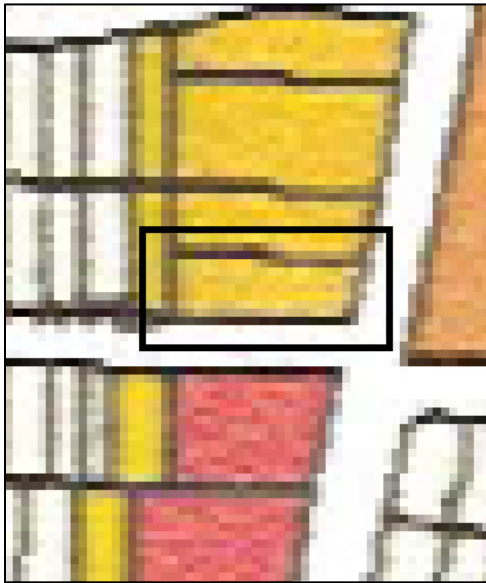
Zoning Map updates for 2024

Zoning changes due to transfer of property ownership

9. Wooster Rd/Shoreland Ave pocket park, purchased by the City of Rocky River in 2005

Parcel 301-27-113 from R-4 to PF (Public Facility)

Old



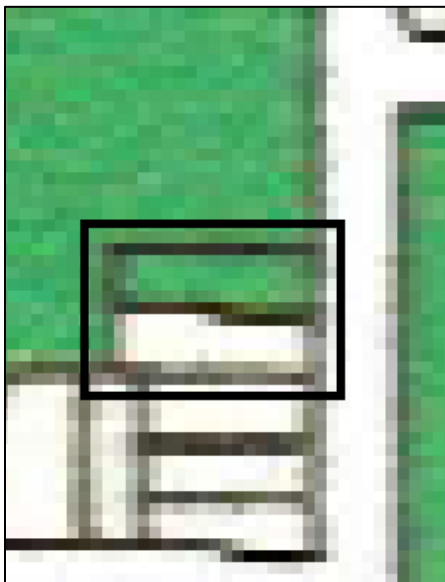
New



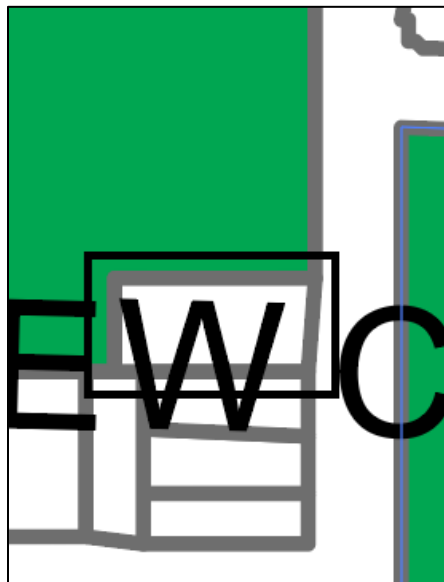
10. St. Christopher/Lakeview parcel, purchased for a single-family home in 2016

Parcel 304-09-035 from PF (Public Facility) to R-1

Old



New



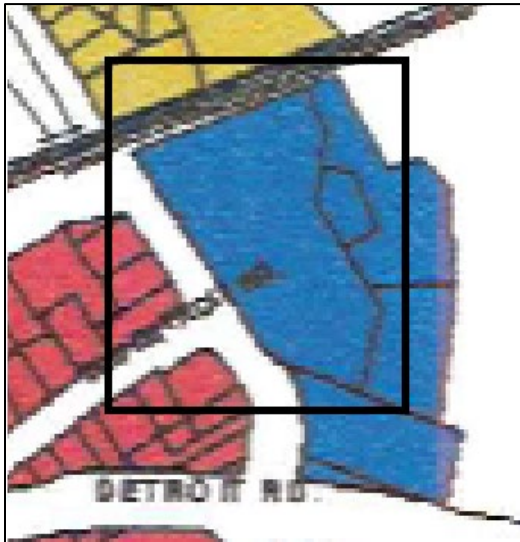
Zoning Map updates for 2024

Zoning changes to reconcile non-conforming parcels

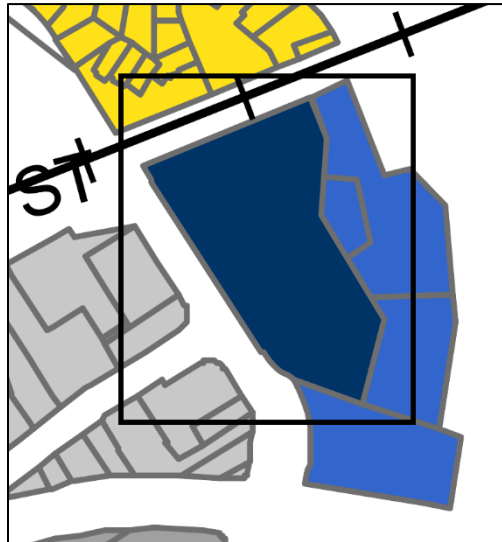
11. Ordinance 80-23: Created OB-3 with a maximum height of 95' and changed the maximum OB-2 height to 75'.

Parcel 301-21-009 (The Westlake) from OB-2 to OB-3

Old



New



12. Ordinance 80-23: Created OB-3 with a maximum height of 95' and changed the maximum OB-2 height to 75'.

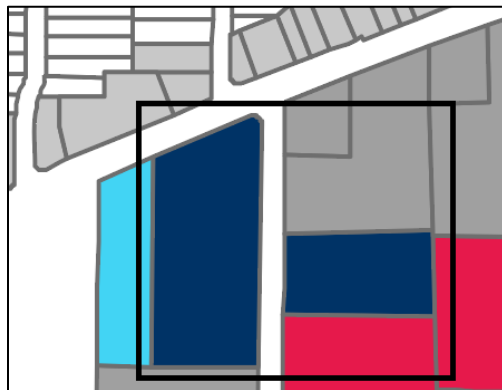
Parcel 304-19-001 (20525 Center Ridge) from OB-2 to OB-3

Parcel 304-19-009 (20325 Center Ridge) from GB to OB-3

Old



New



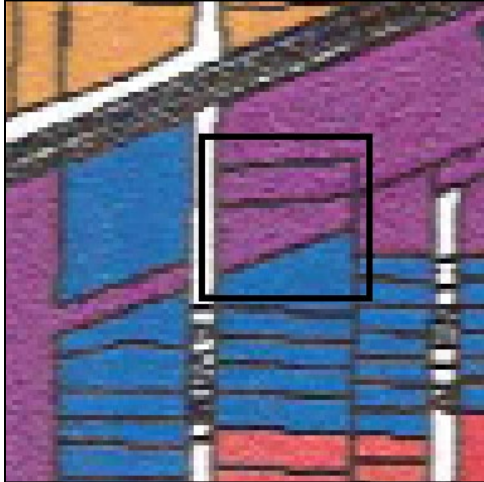
Zoning Map updates for 2024

Planning Commission Recommendations

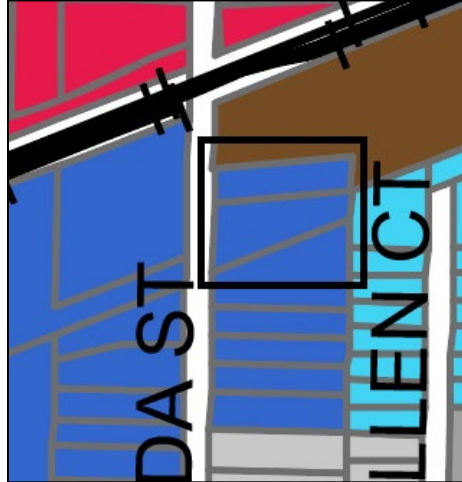
13. Market parcels on Linda Street.

Parcel 301-18-015 and 301-18-016 (1137 Linda Street) from SM to OB-2

Old



New



14. Allen Court / Dependable

The following parcels from OB-2 to OB-1:

301-18-060, 301-18-061, 301-18-062, 301-18-063, 301-18-064, 301-18-065, 301-18-068,
301-18-069, 301-18-070, 301-18-071, 301-18-072, 301-18-073, 301-18-074, 301-18-079

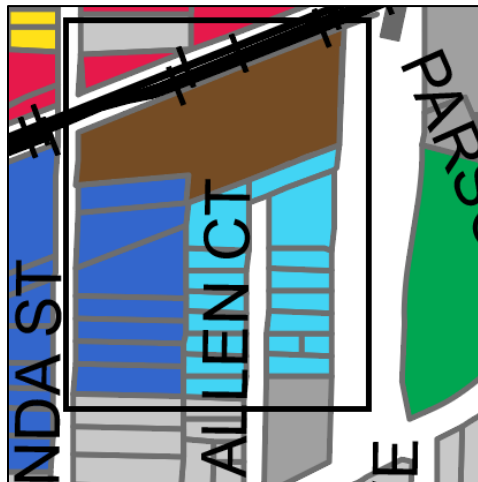
Parcels 301-18-067, 301-18-017, 301-18-065 from SM to OB-1

Consolidated parcel 301-18-014 from SM and OB-2 to SM

Old



New



Zoning Map updates for 2024

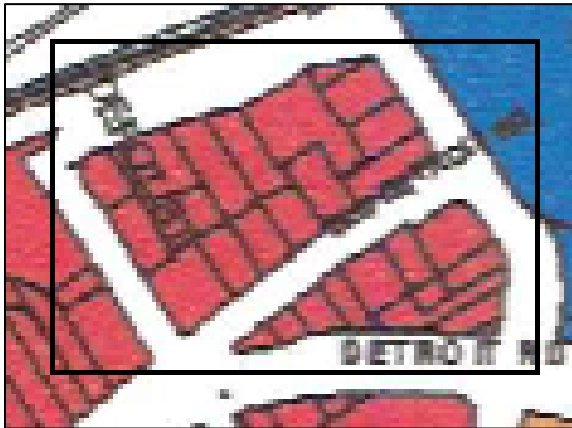
15. Old Detroit

The following parcels from GB (General Business) to LB (Local Business)

301-19-010, 301-19-012, 301-19-013, 301-19-014, 301-19-015, 301-19-017, 301-19-019,
301-19-023, 301-19-024, 301-19-037, 301-19-038

301-20-012, 301-20-013, 301-20-014, 301-20-015, 301-20-016, 301-20-018, 301-20-053,
301-20-054, 301-20-055

Old



New

