

Ordinance No. 328-2026**By Council Member:** Davis

An ordinance changing the Use, Area & Height Districts of parcels of land north and south of Jefferson Avenue between West 6th Street and Thurman Street and establishing a zero (0) foot mapped building setback. (Map Change 2695).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:

Section 1. Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, that the Use Districts of lands bounded and described as follows:

Beginning at the intersection of the centerline of Jefferson Avenue and West 7th Street;

Thence, northwesterly along the centerline of West 7th Street to its intersection with the southwesterly prolongation of the northwesterly line of a parcel of land known as being the southwesterly eighty-seven (87) feet of Sublot No. 640 and the southeasterly seven (7) feet of Sublot No. 639 in S.S. Stone's Survey of the College Tract of part of Original Brooklyn Township Lot No. 87, as shown by the recorded plat in Volume 2 of Maps, Page 31 of Cuyahoga County Records, more commonly known as being Permanent Parcel Number (PPN) 004-19-018;

Thence, northeasterly along the aforementioned northwesterly line and its northeasterly prolongation to its intersection with the easterly line of a parcel of land known as being part of Sublot Nos. 639 and 640 in the S.S. Stone's Survey of the College Tract of part of Original Brooklyn Township Lot No. 87, as shown by the recorded plat in Volume 2 of Maps, Page 31 of Cuyahoga County Records, more commonly known as being PPN 004-19-201;

Thence, southeasterly along said easterly line and its southeasterly prolongation to its intersection with the centerline of Jefferson Avenue;

Thence, southwesterly along the centerline of Jefferson Avenue to its intersection with the northwesterly prolongation of the northeasterly line of a parcel of land known as being part of Sublots Nos. 665, 666, 667 and 668 in S.S. Stone's Subdivision of part of Original Brooklyn Township Lot No. 87, as shown by the recorded plat in Volume 2 of Maps, Page 31 of Cuyahoga County Records, more commonly known as being PPN 004-19-182;

Thence, southeasterly along the northwesterly prolongation of the northeasterly line to its intersection with the southeasterly line thereof;

Thence, southwesterly along said southeasterly line and its southwesterly prolongation to its intersection with the centerline of West 7th Street;

Thence, northwesterly along the centerline of West 7th Street to its intersection with the northeasterly prolongation of the southeasterly line of a parcel of land conveyed by deed to Wigwam Partners, LLC, as recorded by the Auditor's File Number 201907010567, dated July 1, 2019, and more commonly known as being PPN 004-17-210;

Thence, southwesterly along the aforementioned northeasterly prolongation of the southerly line to its intersection with the westerly line thereof;

Thence, northwesterly along the aforementioned westerly line and its northwesterly prolongation to its intersection with the centerline of Jefferson Avenue;

Thence, northeasterly along the centerline of Jefferson Avenue to its intersection with West 7th Street and the point of origin;

And as identified on the attached map, shall be changed to a 'Local Retail Business District', a 'H' Area District and a '2' Height District;

Section 2. That a Mapped Building Setback of zero (0) feet from the property line shall be established on the northwesterly and southeasterly side of Jefferson Avenue between Thurman Street and West 6th Street,

And;

That a Mapped Building Setback of zero (0) feet from the property line shall be established on the northwesterly side of Jefferson Avenue between the most northeasterly line of West 7th Street and the northeasterly line of PPN 004-19-201, as shown on the attached map;

And;

That a Mapped Building Setback of zero (0) feet from the property line shall be established on the westerly side of West 7th Street between College Avenue and Jefferson Avenue and the southerly line of PPN 004-17-210, as shown on the attached map;

And;

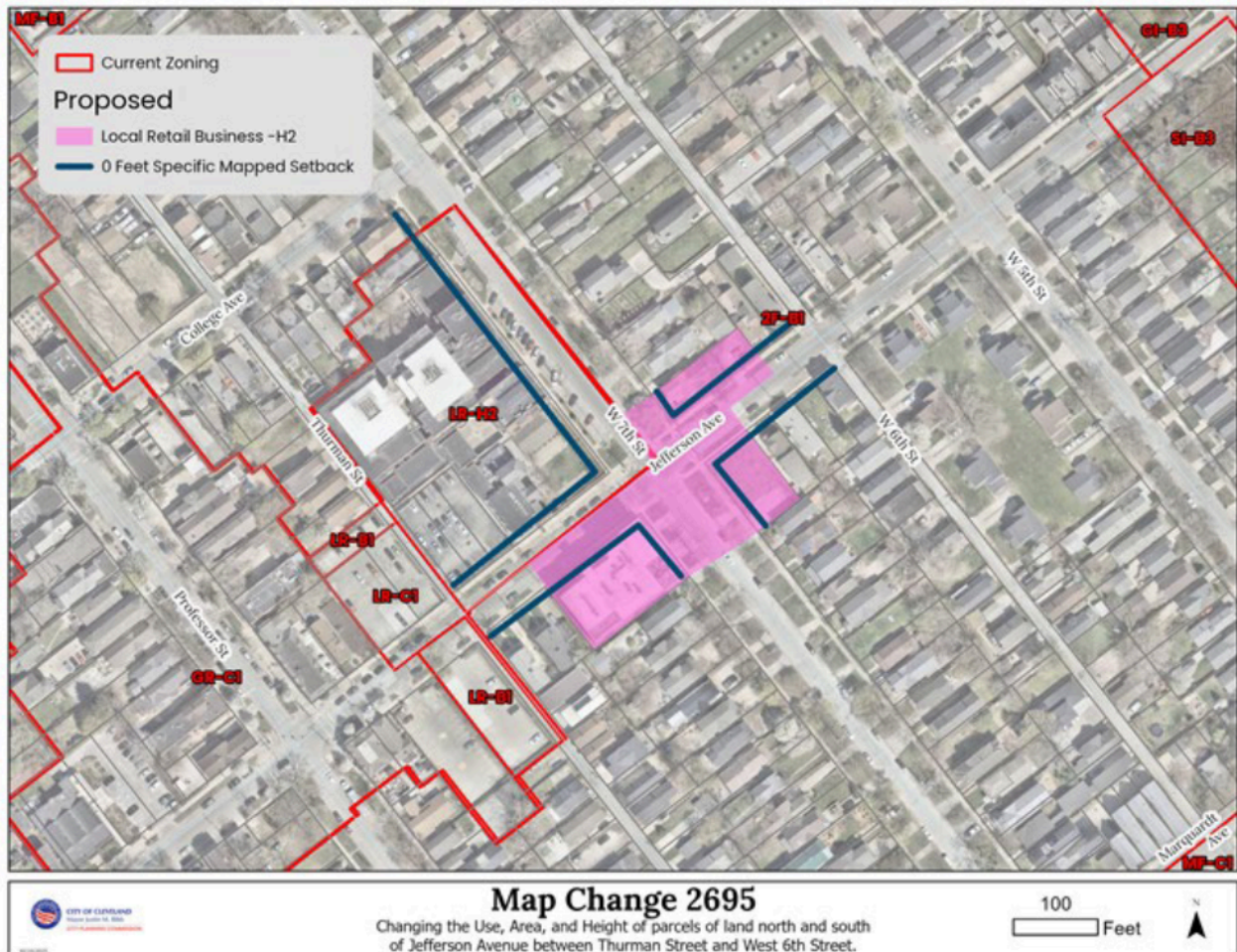
That a Mapped Building Setback of zero (0) feet from the property line shall be established on the easterly side of West 7th Street between the northerly line of PPN 004-19-018 and the southerly line of PPN 004-19-182, as shown on the attached map;

and as outlined on the attached map, a mapped building setback of zero (0) feet from the property line is hereby established on the Building Zone Maps of the City of Cleveland.

Section 3. That the change of zoning of lands described in Section 1 through 2 shall be identified as Map Change 2695, and shall be made upon the Building Zone Maps of the City of Cleveland on file in the office of the Clerk of Council and on file in the office of the City Planning Commission by the appropriate person designated for this purpose by the City Planning Commission.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Zoning Change Map



Passed May 18, 2026.

Effective June 18, 2026.