

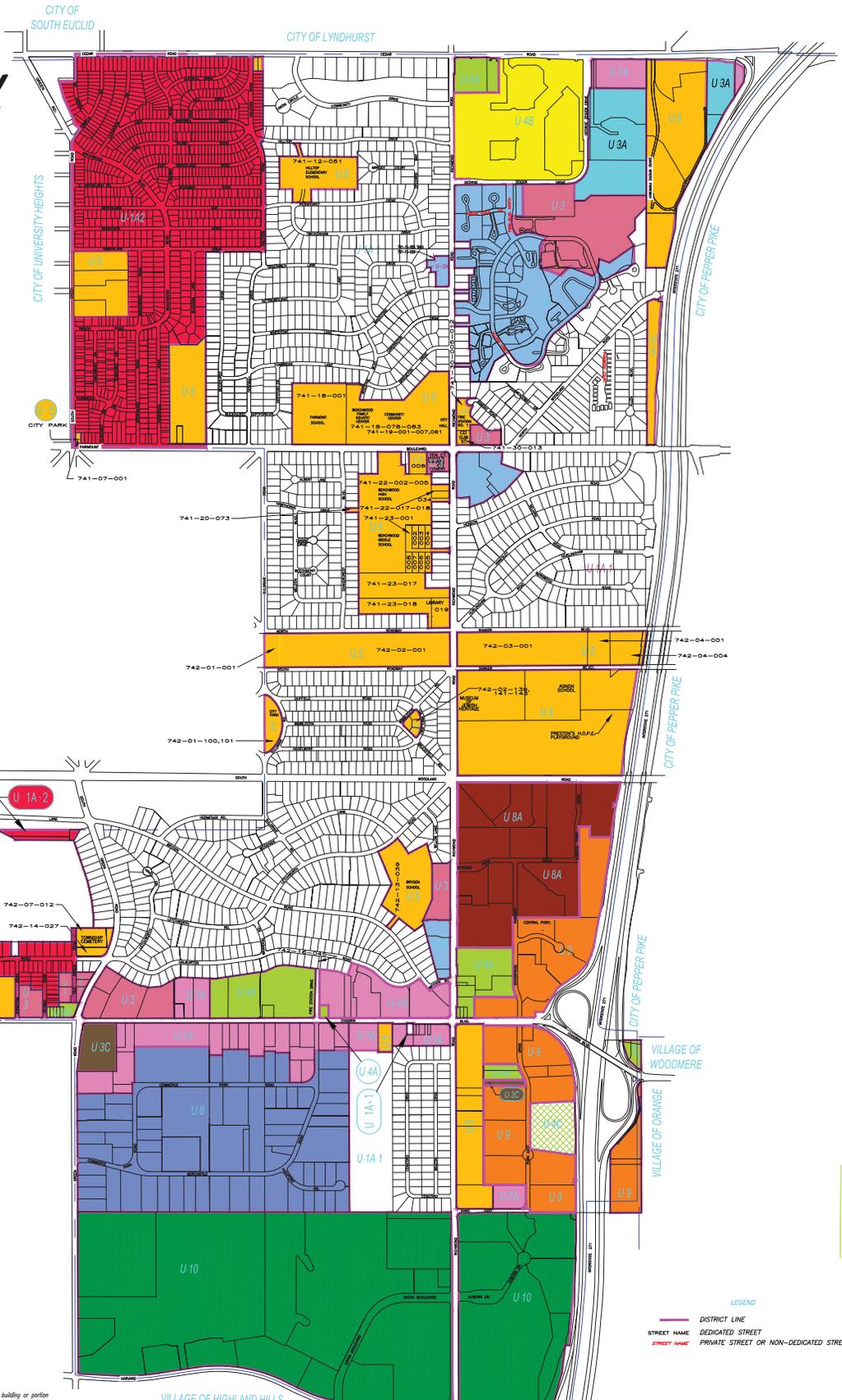
CITY OF Beachwood

JUSTIN B. BERNIS, MAYOR

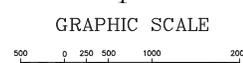
ZONING MAP

Map Revised January 2025

CLASS USE / AREA	DISTRICT	MINIMUM LOT AREA/FAMILY SIZE, E.T.C.	SETBACK FT.	MINIMUM FRONT YARD SETBACK	MINIMUM FRONT YARD HEIGHT	PARKING
U-1A.1	SINGLE FAMILY	16,000	SEE NOTES ON MAP	35	35	
U-1A.2	SINGLE FAMILY	8,000	SEE NOTES ON MAP	35	35	
U-2A	ATTACHED SINGLE FAMILY	10 ACRES	50	50	35	5/100'
U-3A	MULTI-FAMILY	MIN. 50	50	35	35	2/100'
U-3B	HIGH RISE APARTMENT	7 ACRES	40 MIN.	200	100	2/100'
U-3C	PLANNED MULTI-FAMILY RESIDENTIAL DISTRICT	7 ACRES	40	600	60	1.5/100'
U-4A	MEDIUM DENSITY BUSINESS	5 ACRES	100	200	25	MIN. 500
U-5A	SHOPPING CENTER	300	200	2 STORES	150	1/50' SIDE WALK
U-5B	INTERMEDIATE MIXED USE DISTRICT	MIN. 25	40	40	75	MIN. 500
U-6	PUBLIC AND INSTITUTIONAL	2 ACRES	75	200	40	MIN. 500
U-7	GENERAL OFFICE MEDICAL OFFICES (REST TO RESIDENTIAL)	1 ACRE	75	200	35	MIN. 500
U-8	OFFICE BUILDING AND RESEARCH	1 ACRE	100	400	35	MIN. 500
U-8A	OFFICE BUILDING AND RESEARCH	2 ACRES	100	300	35	MIN. 500
U-9	MOTOR SERVICE	MIN. 500	100	100	60	MIN. 500
U-10	PLANNED MIXED USE DEVELOPMENT DISTRICT	SEE NOTES ON MAP				



LEGEND
 DISTRICT LINE
 STREET NAME DEDICATED STREET
 STREET NAME PRIVATE STREET OR NON-DEDICATED STREET



(IN FEET)
 Revised January 2025

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U-1A.1 LOCATION OF BUILDING LINE:
 On a street frontage in a Class U-1 District the location of the building line shall be as follows:
 (a) On a street frontage other than the side line of a corner lot, the distance of the building line back from the street right-of-way line shall be twenty percent (20%) of the average depth of the lot or fifty-five (55) feet, whichever is greater.
 (b) In a Class U-1 District along the side line of a corner lot, the distance of the building back from the street right-of-way line shall be twenty percent (20%) of the average width of such lot or twenty (20) feet, whichever is greater.

U-1A.2 FRONT YARD BUILDING LINES:
 1113.04 FRONT YARD BUILDING LINES:
 Between the building line and the street no building or portion of a building extending above the established grade may be erected. On a corner lot between the building line and the street line, and within the triangular space included between the street line, for a distance of twenty-five feet from their point of intersection, no fence or other structure more than three feet in height above the plane of the established grade shall hereafter be erected, and no shrub or foliage shall be maintained that, in the judgment of the Building Commissioner, will materially obstruct the view of a driver of a vehicle approaching the intersection and within twenty-five feet of the center of such intersection, of approaching cross traffic which is within seventy-five feet of the center of such intersection.

Permitted uses in this U-10 District shall include the following uses with the standards set forth in this chapter or incorporated by reference:
 (1) Class P-1 (U-6A Retail).
 (2) Class P-2 (U-7A Office Building).
 (3) Class P-3 (U-8A "Flex" Space).
 (4) Class P-4 (U-9 Hotel, Gas Station or restaurant).
 (5) Class P-5.
 (6) Class P-6.

Not more than twenty percent of the area of a lot shall be occupied by a structure or structures, including parking spaces, in a lot. The maximum height of any structure shall be as follows:
 (a) Not more than twenty percent of the area of a lot shall be occupied by a structure or structures, including parking spaces, in a lot.
 (b) Not more than twenty percent of the area of a lot shall be occupied by a structure or structures, including parking spaces, in a lot.