

# CITY OF Beachwood

JUSTIN B. BERNIS, MAYOR

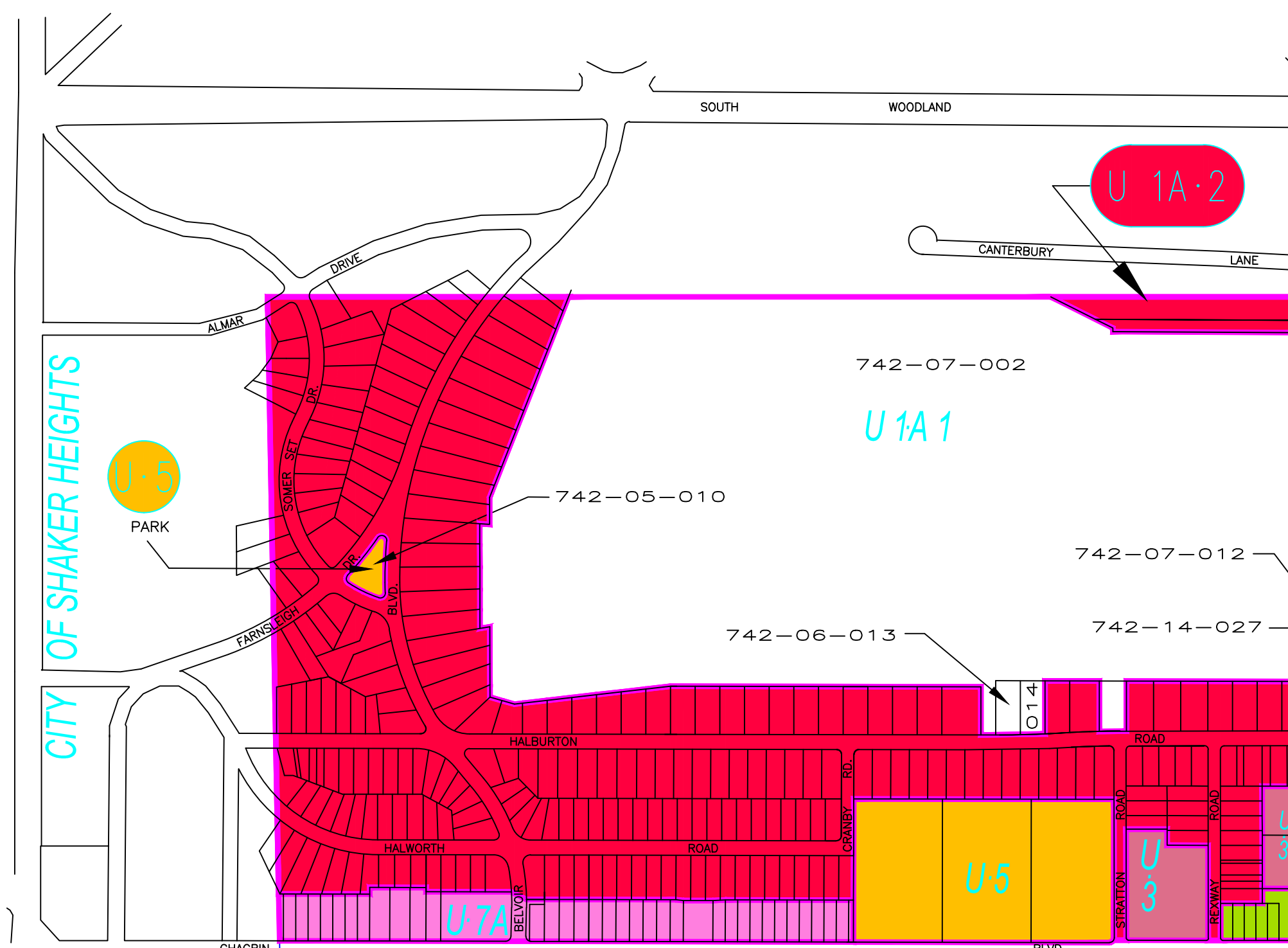
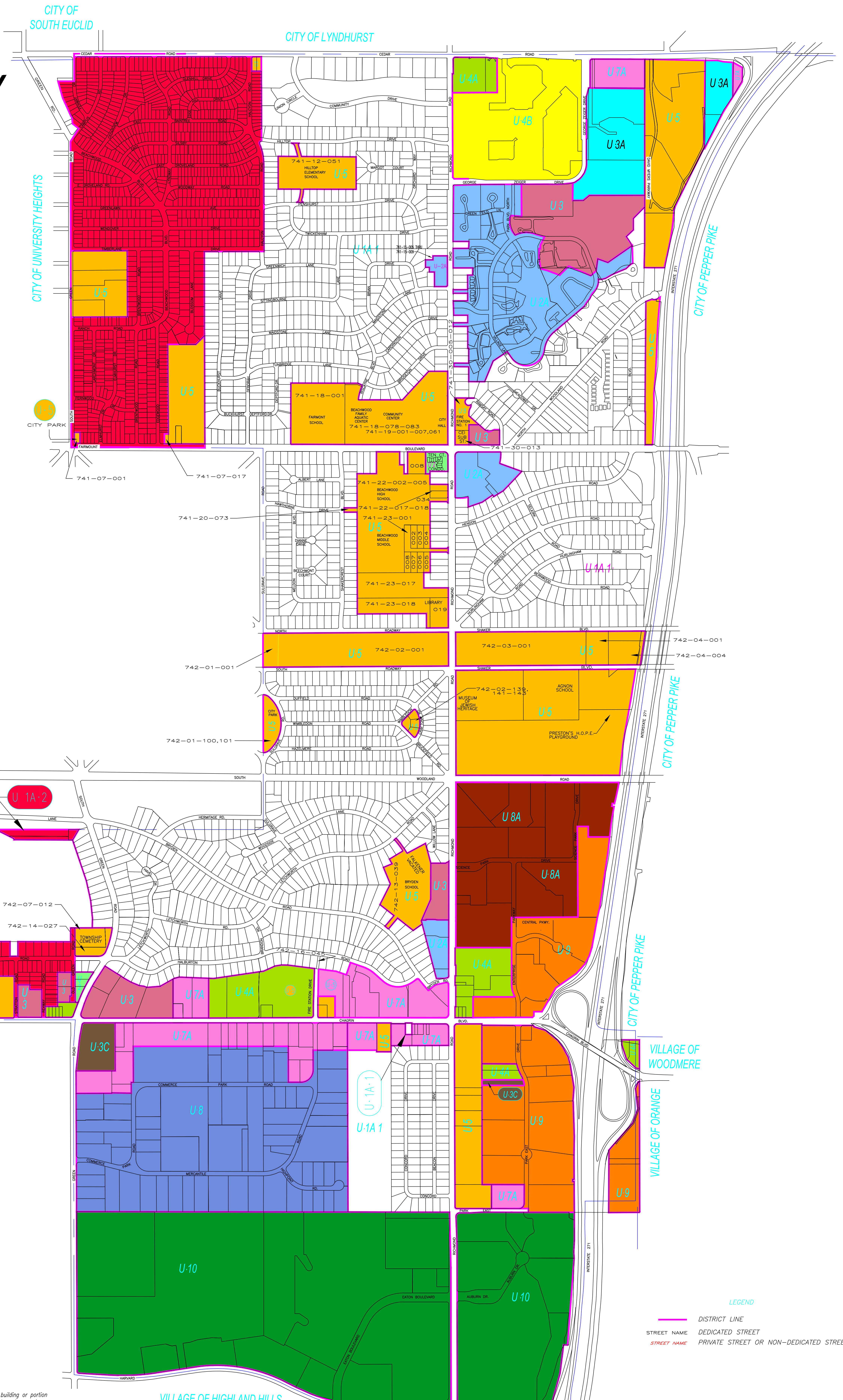
## ZONING MAP

SHOWING ALL AMENDMENTS TO AND INCLUDING ORDINANCE No. 2022-187 ADOPTED BY THE COUNCIL OF THE CITY OF BEACHWOOD, OHIO.

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BEACHWOOD, OHIO, MAP UPDATE OCTOBER 28, 2022.

Map Revised 2022

CLASS USE / AREA	DISTRICT	MINIMUM LOT AREA/FAMILY SQ. FT.	SETBACK FT.	MAXIMUM % COVERAGE	MAXIMUM HEIGHT FT.	PARKING
U-1A.1	SINGLE FAMILY	18,000	SEE NOTES ON MAP		35	
U-1A.2	SINGLE FAMILY	8,000	SEE NOTES ON MAP		35	
U-2	MULTIPLE FAMILY	VARIES	75	25	25	2/UNIT
U-2A	ATTACHED SINGLE FAMILY	10 ACRES	50	50%	25	3/UNIT
U-3	APARTMENT HOUSE	VARIES	50	35	35	2/UNIT
U-3A	HIGH RISE APARTMENT	7 ACRES	80 MIN.	20%	100	2/UNIT
U-3B	SENIOR APARTMENT & LONG TERM CARE DISTRICT	10 ACRES	160,000 (ON RICHMOND)	20%	40	VARIES
U-4A	INTEGRATED BUSINESS	5 ACRES	100	25%	25	VARIES
U-4B	SHOPPING CENTER	300	20%	2 STORES	1/50 SALES AREA	
U-5	PUBLIC AND INSTITUTIONAL	3 ACRES	75	25%	40	VARIES
U-7A	GENERAL OFFICE (MEDICAL OFFICES REFER TO ORDINANCE)	1 ACRE	75	20%	35	VARIES
U-8	STORAGE AND MANUFACTURING	1 ACRE	2-ACRES-100 1-ACRES-75	40%	35	VARIES
U-8A	OFFICE BUILDING AND RESEARCH	2 ACRES	100,000 (ON RICHMOND)	35% - 35%	35 OR 3 STORES	VARIES
U-9	MOTOR SERVICE	VARIES	VARIES	VARIES	60	VARIES
U-10	PLANNED MIXED USE DEVELOPMENT DISTRICT	SEE NOTES ON MAP				
U-3C	PLANNED MULTI-FAMILY RESIDENTIAL DISTRICT	7 ACRES	40	60%	65	1.5/UNIT

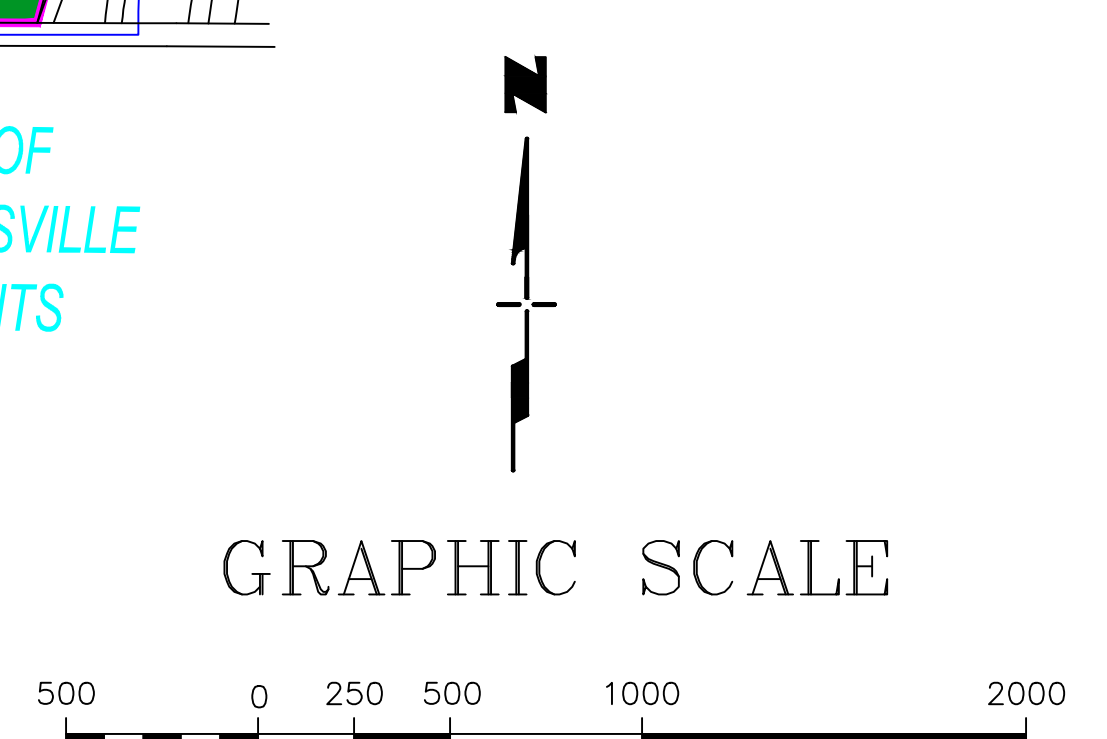


**U-1A.1** 1113.04 LOCATION OF BUILDING LINE.  
On a street frontage in a Class U-1 District the location of the building line shall be as follows:  
(a) On a street frontage other than the side line of a corner lot, the distance of the building line back from the street right-of-way line shall be twenty percent (20%) of the average depth of the lot or thirty-five (35) 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** 1113.04 FRONT YARDS; 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, 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 shrubs 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 seventy-five feet of the center of such intersection, of approaching cross traffic which is within seventy-five feet of the center of such intersection.

- U-10** 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-4A Retail).  
Not more than the greater of seven acres of land or 100,000 square feet of gross leasable area shall be permitted in the PUO, excluding accessory space in office buildings.
  - (2) Class P-2 (U-7A Office Building).  
Not more than twenty percent of the PUO District shall be Class U-8A. A U-8A use shall be occupied by not less than ten percent of office use for each building.
  - (3) Class P-3 (U-8A "Flex" Space).  
Hotel (not less than four stories and forty feet in height).  
Municipal and public utility service uses.
  - (4) Class P-4 (U-9 Hotel, Gas Station or restaurant).
  - (5) Class P-5.
  - (6) Class P-6.
- Park land. Prior to designation of the use P-1 through P-5, District by the owner and approved by the planning and zoning commission per section 1122.08, all land shall be designated as park land.

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



( IN FEET )  
Revised 2022

