

Zoning Analysis – Julie Billiard School Addition (Parcel B AFN-202006120123)

- **Parcel:** Cuyahoga County – Parcel B AFN- 202006120123
- **Municipality Zoning Code:** City of Westlake – Section 3600
- **Zoning District:** R-1F-80 (Single-Family Residential)

- **Adjacent Zoning:**
- R-1F-80
- R-1F Cluster
- **Overlay District:** None identified

- **Proposed Use:** K-12 School Addition (Educational Use)
- **Permitted Use:** Yes (per Sec. 1211.03)

- **Minimum Lot Width:** 100 ft at building line
- **Minimum Street Frontage:** 45 ft
- **Minimum Lot Area:** 20,000 SF

- **Front Yard Setback:** 50 ft
- **Side Yard Setback:** 15 ft
- **Rear Yard Setback:** 30 ft

- **Height Limit:** 2.5 stories
- **Proposed Condition:**
- One-story addition complies with height limitations

- **Maximum Lot Coverage:** 50%
- Includes building footprint + impervious surfaces (parking, drives, walks)
- **Design Implication:**
- At least 50% of the site must remain pervious / open space
- **Total Lot = 129,053 sf**
- 50% site coverage = 64,526.5 maximum
- Designed Open Space = 64, 921 sf

- **Minimum Greenspace:**
- Implied through 50% max coverage requirement
- **General Requirements (to be verified during site plan review):**
- Lawn, planting beds, and/or naturalized areas required in non-built areas
- Landscaping required along street frontage and around parking areas
- Interior parking lot landscaping (typically islands) likely required

- **Buffering Intent:**
- Required where non-residential use abuts residential zoning
- **Typical Requirements (per Westlake standards – confirm at site plan stage):**
- 10' Landscape buffer yards along property lines adjacent to residential uses
- Combination of:
 - Deciduous and/or evergreen plantings
 - Fencing or walls (if applicable)

- **Required Parking Ratio:**
- 1 space per 3 seats (largest assembly area)
- Plus 1 space per full-time faculty/staff
- **Parking Metrics:**
- Largest Assembly Space = 398 occupants
- Staff = 56
- Total Required = 189
- Total Provided = 46 (250 collective parking approach with church)

Julie Billiard School
SD Arch Site Plan

06/03/2026

