

INTERSTATE 90

ZONING CLASSIFICATION

THE PROPERTY SHOWN HEREON LIES WITHIN ZONE **OFFICE BUILDING**. UNDER THIS CLASSIFICATION THE FOLLOWING WOULD APPLY TO NEW CONSTRUCTION PER CITY OF WESTLAKE CODIFIED ORDINANCES:

1215.05 SCHEDULE OF YARD REQUIREMENTS:

IN THE PLANNED OFFICE DISTRICT FRONT, SIDE OR REAR YARDS SHALL BE AS PROVIDED ON EVERY LOT OCCUPIED BY A MAIN, CONDITIONAL OR ACCESSORY BUILDING OR USE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

BUILDING:
 FRONT YARD ON PUBLIC STREET - 70 FEET
 SIDE YARD ADJOINS NON RESIDENTIAL - 10 FEET
 SIDE YARD ABUTS A STREET OR CORNER LOT - 30 FEET
 REAR YARD ABUTS A PUBLIC STREET OR FREEWAY - 40 FEET

PARKING:
 FRONT YARD ON PUBLIC STREET - 40 FEET
 SIDE YARD ADJOINS NON RESIDENTIAL - 10 FEET
 SIDE YARD ABUTS A STREET OR CORNER LOT - 30 FEET
 REAR YARD ABUTS A PUBLIC STREET OR FREEWAY - 10 FEET

1215.06 LOT AREA WIDTH REQUIREMENTS

EVERY LOT OCCUPIED BY A PERMITTED MAIN BUILDING OR USE IN A PLANNED OFFICE DISTRICT SHALL COMPLY WITH THE REQUIREMENTS FOR LOT AREA AND WIDTH AS FOLLOWS:

- (g) THE MINIMUM LOT WIDTH SHALL BE 150 FEET MEASURED AT THE BUILDING SETBACK LINE. A LOT OF RECORD AT THE EFFECTIVE DATE OF THIS SECTION WITH A LOT WIDTH UNDER THE MINIMUM MAY BE DEVELOPED WITH A PERMITTED MAIN USE IF:
 - (1) NO OTHER ADJACENT LAND IS COMMONLY OWNED; AND
 - (2) ALL OTHER STANDARDS CAN BE MET.
- (b) THE MINIMUM LOT AREA SHALL BE ONE ACRE FOR ALL PERMITTED MAIN BUILDINGS AND USES. A LOT OF RECORD AT THE EFFECTIVE DATE OF THIS SECTION WITH A LOT AREA UNDER ONE ACRE MAY BE DEVELOPED WITH A PERMITTED MAIN USE IF:
 - (1) NO OTHER ADJACENT LAND IS COMMONLY OWNED; AND
 - (2) IF ALL OTHER STANDARDS CAN BE MET.
- (c) ANY LOT HAVING A LOT WIDTH OF LESS THAN 150 FEET OF A LOT AREA OF UNDER TWO ACRES SHALL NOT BE PERMITTED ANY CONDITIONAL USE OR AN ACCESSORY OR CONDITIONAL RETAIL OR BUSINESS SERVICE USE AS LISTED IN SECTION 1215.03 (D) AND (E). (ORD. 1988-233. PASSED 1-19-89.)

1215.07 BUILDING HEIGHT:

BUILDING SHALL NOT EXCEED THIRTY-FIVE (35) FEET IN HEIGHT.

1215.13 PARKING AND LOADING.

PARKING AND LOADING REQUIREMENTS SHALL BE AS REGULATED IN CHAPTER 1221 EXCEPT AS PROVIDED BELOW:

PARKING REQUIREMENTS FOR ACCESSORY OR CONDITIONAL RETAIL STORES OR SERVICES AS PERMITTED:

FIRST FLOOR UNDER 4,000 SQUARE FEET:
 1 SPACE PER 150 SQUARE FEET OF GROSS FLOOR AREA

1221.09 IMPROVEMENTS OF PARKING AREAS

PARKING AREAS AND ACCESS DRIVEWAYS SHALL BE DESIGNED, CONSTRUCTED, ALTERED, GRADED AND MAINTAINED AS FOLLOWS:

- (g) GRADING AND PAVEMENT. PARKING AREAS AND ACCESS DRIVEWAYS SHALL BE SO GRADED AND DRAINED SO AS TO DISPOSE OF ALL SURFACE WATER AND DRAINAGE SHALL NOT BE ALLOWED TO FLOW ACROSS A PUBLIC SIDEWALK OR ONTO ADJACENT PROPERTIES. THE AREAS AND DRIVEWAYS SHALL BE IMPROVED WITH BITUMINOUS OR PORTLAND CEMENT PAVEMENT, IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY THE BUILDING CODE.

212-13-060
 OCORRAGAIN PROPERTIES, LLC
 1480 CAHOON RD
 ZONED: OFFICE BUILDING

212-13-056
 KARANGALAN M. GARCIA
 27600 DETROIT ROAD
 AFN: 00189274
 ZONED: OFFICE BUILDING

212-21-002
 REMINGTON WESTLAKE, LLC
 27701 DETROIT RD
 ZONED: MULTI FAMILY 24

212-21-001
 DOAN PROPERTIES LIMITED
 27843 DETROIT RD
 ZONED: MULTI FAMILY 15

SURVEY NOTE:

PREPARED FOR:

MCQA4 PROPERTIES LLC
 27630 DETROIT RD
 WESTLAKE, OH 4415

CAHOON NURSERY SITE DESIGN
 MAINTENANCE BUILDING REPLACEMENT
 OVERALL SITE PLAN

CITY OF WESTLAKE, COUNTY OF CUYAHOGA, STATE OF OHIO

SHEET

C2.0

JOB NO.

20-5396B

J:\2025\988 Cahoon Nursery Site Design\DRAWINGS\Improvement Plans\MAINTENANCE BUILDING SITE\C2.0 Overall Site Plan.dwg, Plotof: Apr 29, 2026 - 11:04am

DATE	BY	DESCRIPTION
04-29-2026	WTB	ISSUE TO PLANNING COMMISSION

DRAWN BY:
CAT

CHECKED BY:
WTB



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