



Change of Use retail policy

Ohio City is one of Cleveland's most walkable and diverse neighborhoods. People are drawn to the neighborhood because of the eclectic and high quality small businesses that currently exist here. Ohio City has three growing commercial corridors (West 25th Street, Lorain Avenue, and Detroit Avenue), which are zoned Local Retail Business Districts. In the past five years, 80 new businesses opened in the neighborhood and nearly half have been restaurants, bars, breweries and other food and beverage-oriented businesses.

Ohio City Incorporated believes in order to be vibrant and walkable, the neighborhood must have businesses that provide vital services to residents. Ohio City Incorporated strives to preserve the character of the neighborhood's commercial districts while ensuring the neighborhood has businesses and amenities that serve the different types of people who live, work and visit here. In an effort to protect the neighborhood's existing retail uses and encourage diverse commercial districts, Ohio City Incorporated will not support the Change of Use from an established Mercantile Use, unless the property owner can prove a substantial, or unmet, need for the proposed new use.

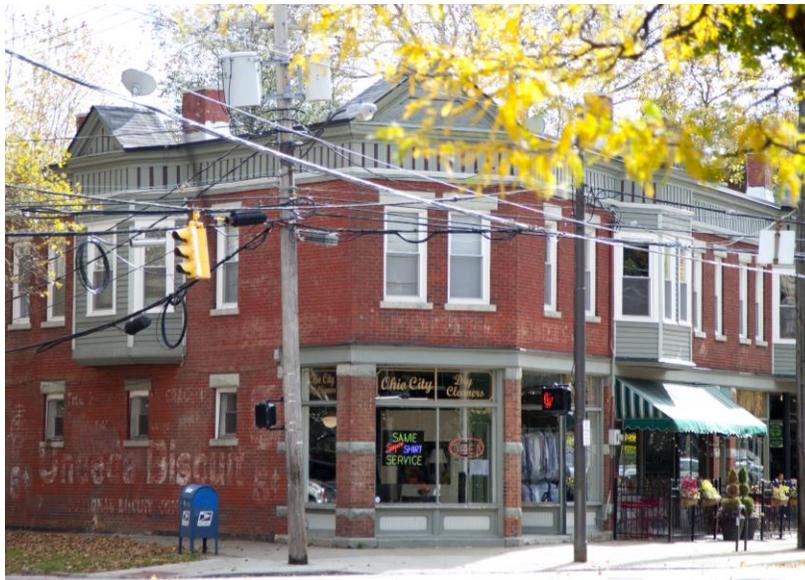


Ohio City strives to attract more retail and service-based businesses to complement the quality bars and restaurants that already exist here.

A Change of Use Permit is required when a change in the designated use or a change in the occupancy occurs. Every occupied property must have a designated use. The zoning code spells out the allowed uses for a particular piece of property. While building code use and occupancy classifications address the protection of the people using the building, zoning use classifications focus on the intensity of the use of a property and its impact on surrounding properties.



Small storefronts along Ohio City's commercial corridors provide opportunities for local retailers to thrive.



Wherever possible, landlords are encouraged to seek commercial tenants that provide vital services for residents, especially in storefronts that already have an established retail use.