



Jack Bradley  
Mayor

# CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszmir  
Director

David Faciana  
Chief Building Official

December 31, 2025

To: Planning Commission

From: Evelisse Atkinson, Planning and Zoning Administrator

Re: Z.C.A. 03-2025 (Previously held in abeyance) Submission for Planning Commission's review and recommendation to Lorain City Council, the Zoning Reclassification of, 2973 G St., from a B-2 General Commercial District to an R2-Transitional Residential district. Iraida Robles, applicant.

**My responses regarding compliance are below:**

***Standards for a Zoning Map Amendment:***

Section 1177.04 In order to promote the public health, safety, and general welfare of the city against the unrestricted use of property, the Council and Planning Commission may consider the following standards and any other factors relevant to balancing the public interest in making any rezoning decision:

- (a) Is the request in conformance with the City's comprehensive long-range plan?
- (b) Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
- (c) Does the current zoning classification unreasonably restrict the use and enjoyment of the subject property?
- (d) Has a change of conditions occurred in the surrounding area which makes the current zoning of the property unreasonable?
- (e) Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
- (f) Could traffic created by the proposed use or other uses permissible under the proposed zoning district travel through established residential neighborhoods on minor streets, leading to congestion, noise and traffic hazards?
- (g) Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
- (h) Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
- (i) Will the request have any impact on any present or planned historic site or development in the City?
- (j) Will the action adversely impact adjacent or nearby properties in terms of:
  - (1) Environmental quality or livability, resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern.

(2) Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted.

(k) Will the action create development potential of such increased intensity that storm water runoff from the site cannot be controlled within previous limits, resulting in adverse impacts upon existing down-stream drainage problems or potential problems?

(l) Will the action create development opportunities that could create traffic flow beyond the carrying capacity of the current street system?

(m) Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided economically and therefore would create an actual burden to the public?

### ***Requirements for Single- Family Dwellings***

Section 1141.32 - All dwelling units located outside of manufactured home communities shall comply with the following requirements:

(a) All dwelling units shall provide a minimum height between the interior floor and ceiling of seven and one-half (7½) feet or if a permanently sited manufactured home, it shall meet the requirements of the United States Department of Housing and Urban Development Regulations, entitled Mobile Home Construction and Safety Standards, effective June 15, 1976, as amended.

(b) The minimum width of any single-family dwelling unit or permanently sited manufactured home shall have a width of at least twenty-two (22) feet at one point, a length of at least twenty-two (22) feet at one point, and a total living area, excluding garages, porches, or attachments, of at least nine hundred (900) square feet.

(c) All dwellings shall be firmly attached to the permanent foundation so as to be watertight as required by the Ohio Building construction code adopted by the City or, if a permanently sited manufactured home, shall be anchored to the permanent foundation by an anchor system designed and constructed in compliance with the United States Department of Housing and Urban Development Regulations entitled "Mobile Home Construction & Safety Standards."

(d) The wheels, pulling mechanism, and tongue of any permanently sited manufactured home shall be removed prior to placement on a foundation.

(e) All dwellings shall be connected to a sanitary sewer system and water supply system approved by the city and/or County Health Department.

(f) All dwellings shall provide steps or porch areas, permanently attached to the foundation where there exists an elevation differential of more than one (1) foot between any door and the surrounding grade. All dwellings shall provide a minimum of two (2) points of ingress and egress and meet all Ohio Building codes.

(g) All additions to dwellings shall meet all the requirements of this Ordinance.

(h) All dwellings shall be aesthetically compatible in design and appearance with other residences in the vicinity, with either a roof overhang of not less than six (6) inches on all sides or alternatively with windowsills or roof drainage systems, concentrating roof drainage at collection points along sides of the dwellings. The compatibility of design and appearance shall

be determined in the first instance by the building official upon review of the plans submitted for a particular dwelling. An appeal by an aggrieved party may be taken to the Zoning Board of Appeals. Any determination of compatibility shall be based upon the standards set forth in this section as well as the character, design and appearance of residential dwellings located within 500 feet of the subject dwelling. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the common or standard designed home.

(i) Prior to issuance of a building permit for any dwelling unit, construction plans, including a plot plan adequate to illustrate compliance with the requirements of this ordinance, shall be submitted to the building official. If the dwelling unit is a permanently sited manufactured home, there shall also be submitted adequate evidence to assure that the dwelling complies with the standards applicable to permanently sited manufactured homes set forth in this section.

(j) All manufactured homes shall meet the standards for manufactured home construction contained in the United States Department of Housing and Urban Development Regulations entitled "Mobile Home Construction & Safety Standards" effective June 15, 1976, as amended. Permanently sited manufactured homes shall meet all requirements of Section 3781.06(C)(6) of the Ohio Revised Code. All other dwellings shall meet the requirements of the Ohio Building construction code adopted by the City.

(k) A minimum of 100 square feet of enclosed storage space, excluding closets, shall be provided for each dwelling. Said enclosed storage space may consist of a basement, garage, shed or other structure approved by the Zoning Administrator.

***Section 1123.03 Dimensional Requirements for a single-family dwelling in an R-2 Transitional Residential District:***

Lot area – 6000 sf

Lot width -50 feet

Front yard setback – 25 feet

Rear yard setback – 25 feet

Side yard setback (interior) – 5 feet

Side yard setback (street) – 20 feet

Building coverage – 45%

Height – 35 feet

Respectfully,



Evelisse Atkinson

Planning & Zoning Administrator