ZONE MAP
OF THE
VILLAGE
OF
GATES MILLS

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2019

Scale: 1" = 500'

LEGEND

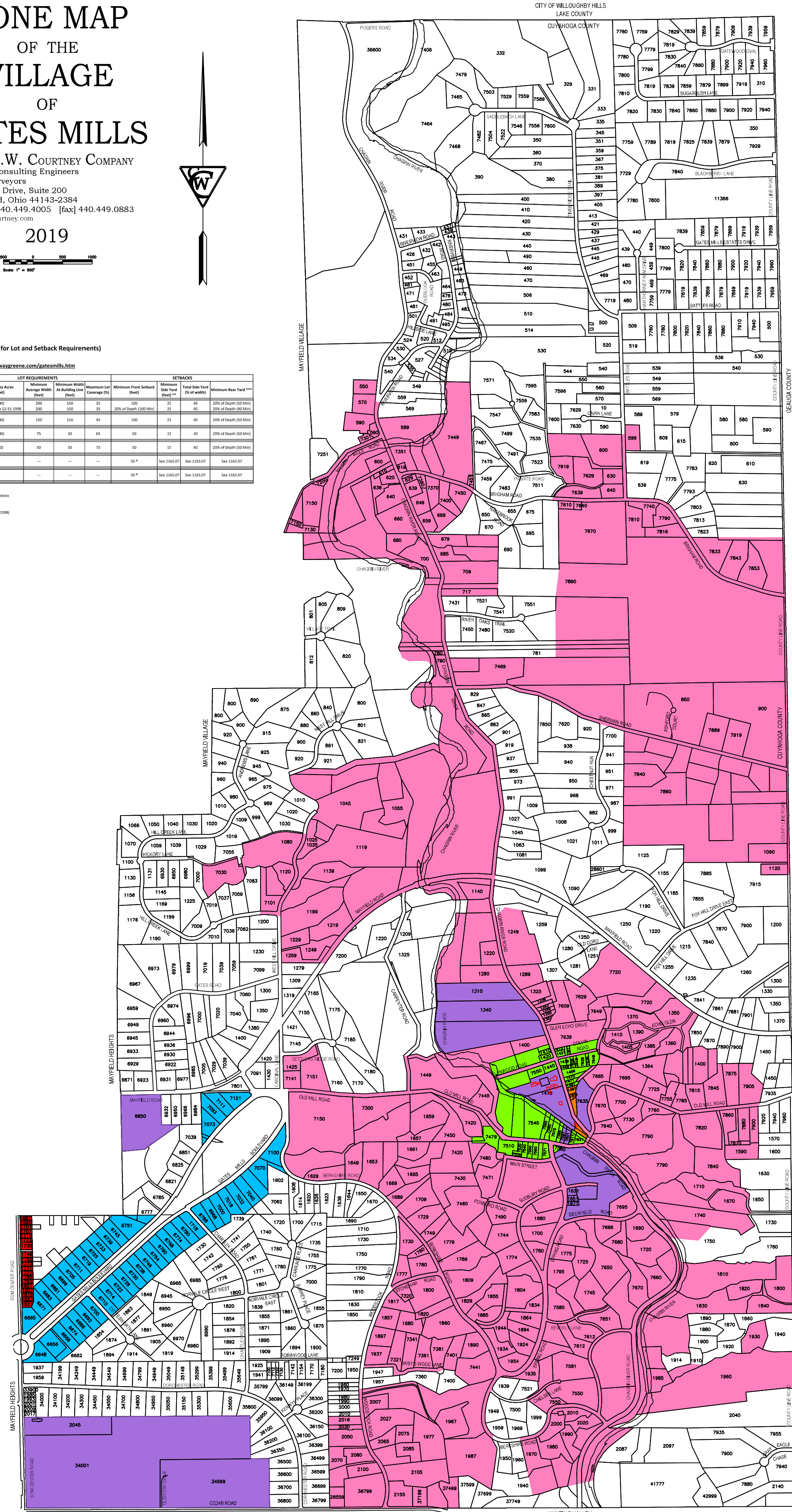
HISTORIC DISTRICT

ZONING CODE LEGEND (Refer to Code Chapter 1163 for Lot and Setback Requirements)

Gates Mills Zoning Code Can Be Found Online At: http://www.conwaygreene.com/gatesmills.htm

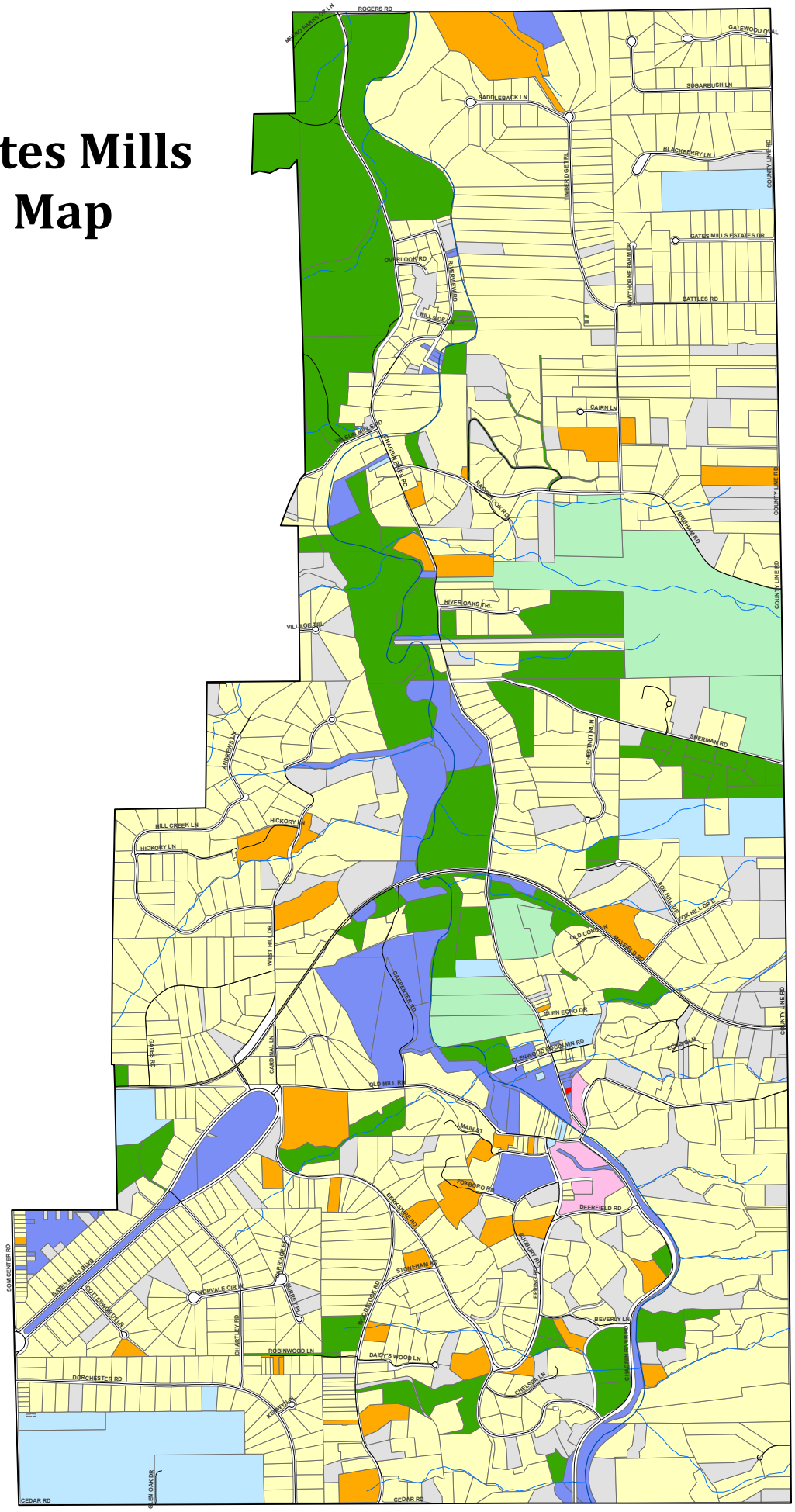
				LOT REQUIREMENTS				SETBACKS			
Designation	District	Use	Maximum Height Stories (feet)	Minimum Lot Size Acres (Square Feet)	Minimum Average Width (feet)	Minimum Width At Building Line (feet)	Maximum Lot Coverage (%)	Minimum Front Setback (feet)	Minimum Side Yard (feet) **	Total Side Yard (% of width)	Minimum Rear Yard ***
	U-1, H-1, A-1 ****	Single Family Residential	2.5 - (33)	5.0 (217,800) 2.5 (108,900) Prior to 12-31-1998	200 200	150 150	35 35	100 20% of Depth (100 Min)	25 25	40 40	20% of Depth (50 Min) 20% of Depth (40 Min)
	U-1, H-1, A-2	Single Family Residential	2.5 - (33)	1.95 (85,000)	150	110	45	100	25	40	20% of Depth (50 Min)
	U-1, H-1, A-3	Single Family Residential	2.5 - (33)	0.34 (15,000)	75	50	65	50	15	40	20% of Depth (50 Min)
	U-1, H-1, A-4	Single Family Residential	2.5 - (33)	0.17 (7,500)	50	50	75	50	15	40	20% of Depth (50 Min)
	U-2, H-1	Commercial	2.5 - (33)	---	---	---	---	50 *	See 1163.07	See 1163.07	See 1163.07
	U-3, H-1	Commercial Special	2.5 - (33)	---	---	---	---	50 *	See 1163.07	See 1163.07	See 1163.07

* Denotes Setback from Centerline of Street Rather than Right-of-Way
** See Code Sections 1163.06, 1163.07, and 1163.09 for Corner Lot Regulations
*** See Code Section 1163.06 for Rear Yard Regulations
**** See Code Sections 1163.12 to 1163.20 for OLD STANDARDS (pre 12-31-1998)



MAP 1

Village of Gates Mills Land Use Map



Legend

- Streets
- Streams
- Chagrin River
- Village Boundary

Land Use

- Single-Family
- Other Residential
- Office/Lodges
- Retail/Commercial
- Village/County Owned
- Other Public/Utility
- Protected Open Space
- Agriculture
- Vacant/Undeveloped

Data Source:
Cuyahoga County

N

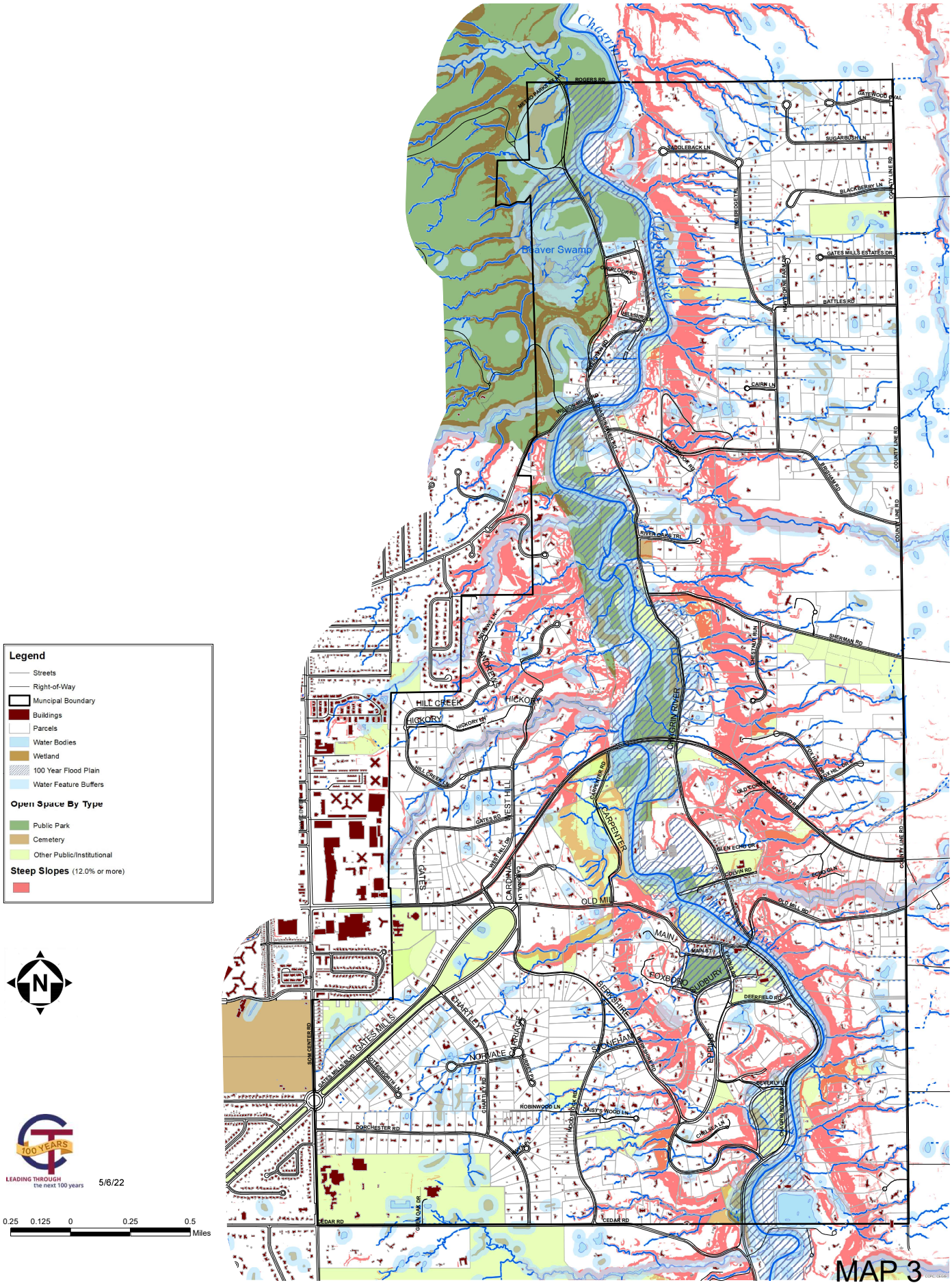
LEADING THROUGH the next 100 years

5/6/22

0.2 0.1 0 0.2 0.4 Miles

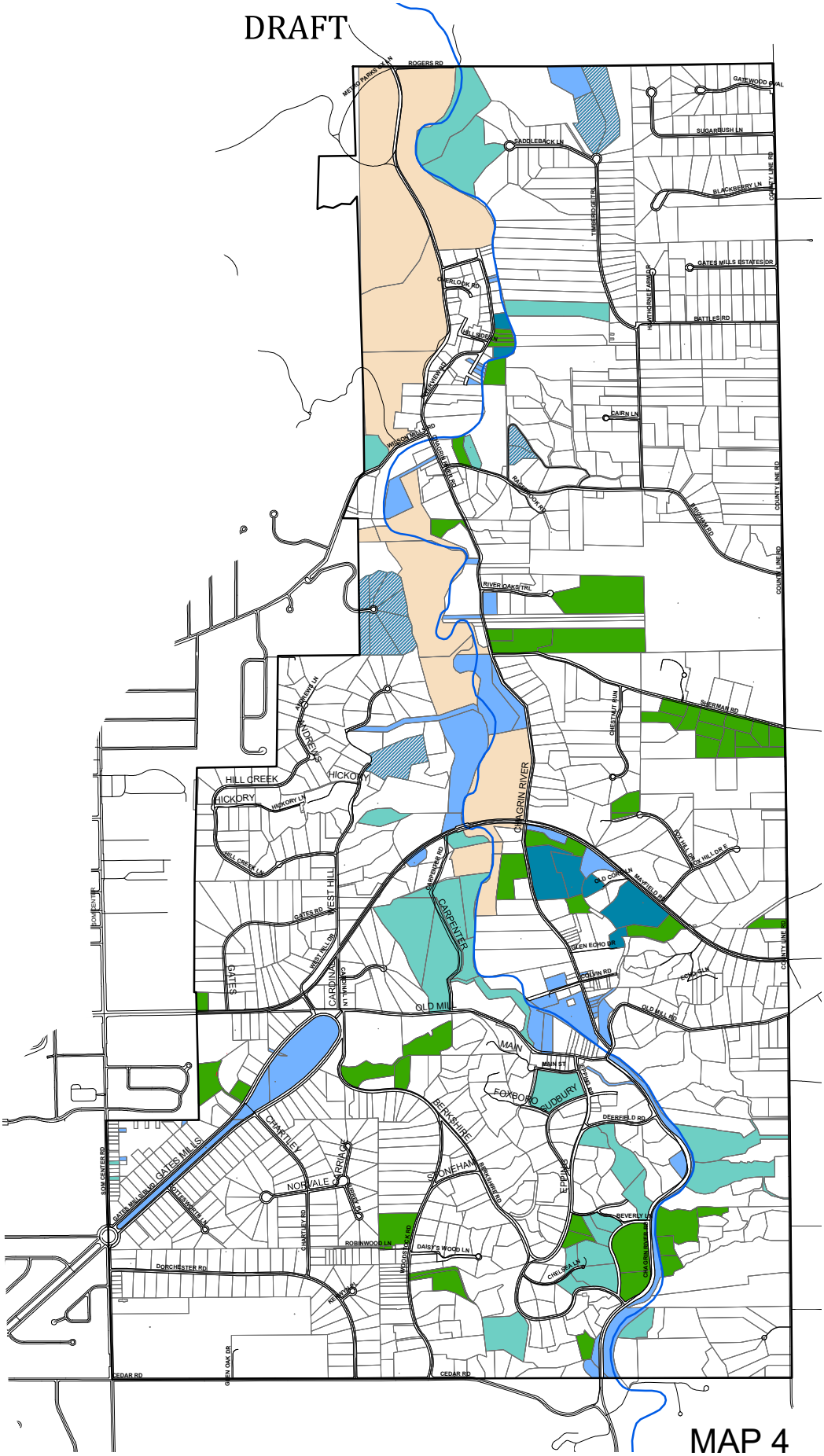
MAP 2

Village of Gates Mills
Environmental Features



Village of Gates Mills Conservancy Map

DRAFT



Legend

- Streets
- Right-of-Way
- Chagrin River
- Muncipal Boundary
- Parcels
- Fee-Owned Properties
- Conservation Easements
- Deed Restrictions
- Deed Restrictions (Partial)
- Village Owned Land
- Metroparks Land

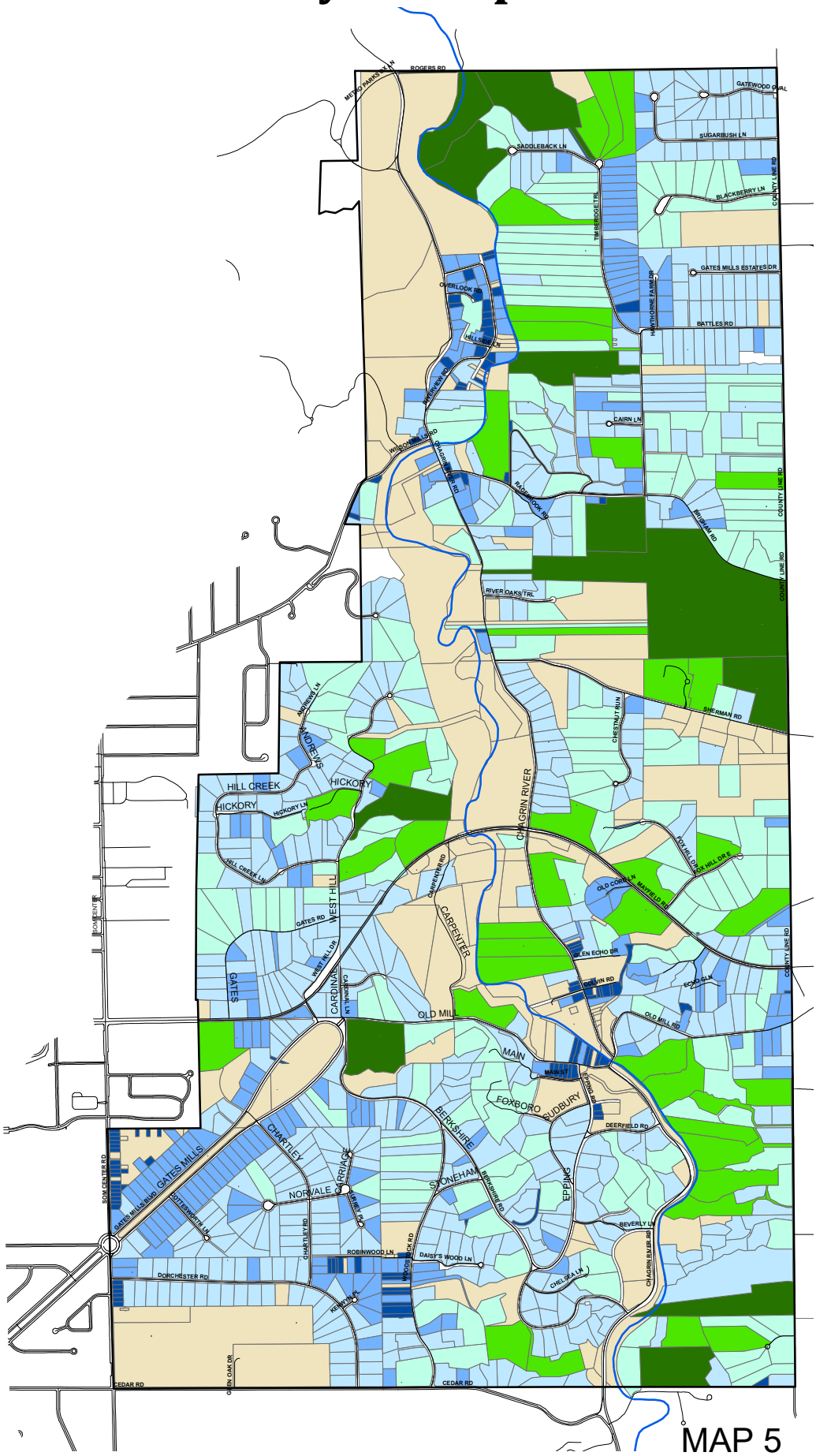
N

5/6/22

0.25 0.125 0 0.25 0.5 Miles

MAP 4

Village of Gates Mills
Lot Size Analysis Map



Legend

- Streets
- Right-of-Way
- Chagrin River
- Muncipal Boundary
- Non-Residential
- Less than 1 ac to 2.49 ac
- 1 ac to 2.49 ac
- 2.5 ac to 4.99 ac
- 5 ac to 9.99 ac
- 10 ac to 19.99 ac
- 20 ac or larger

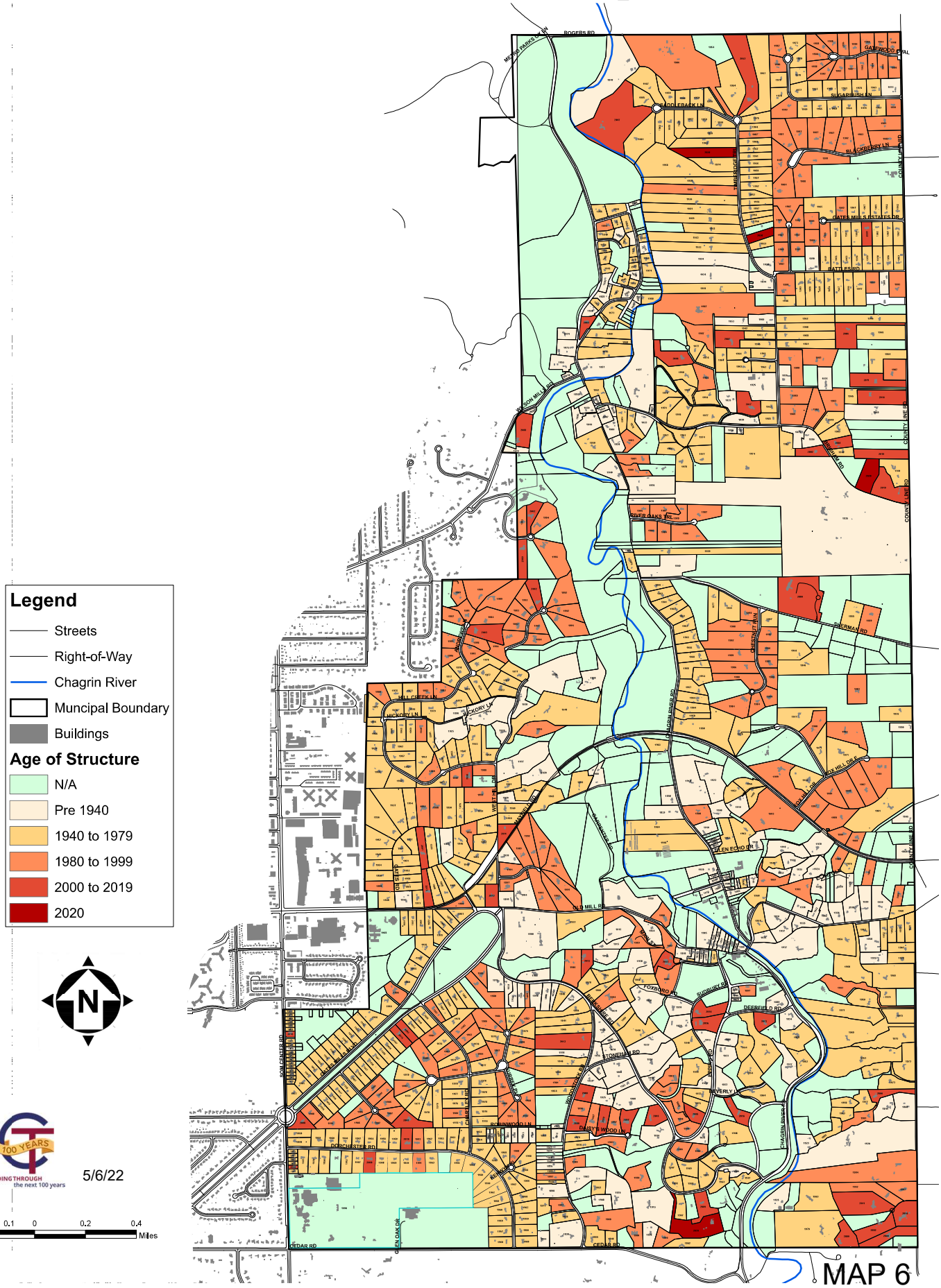
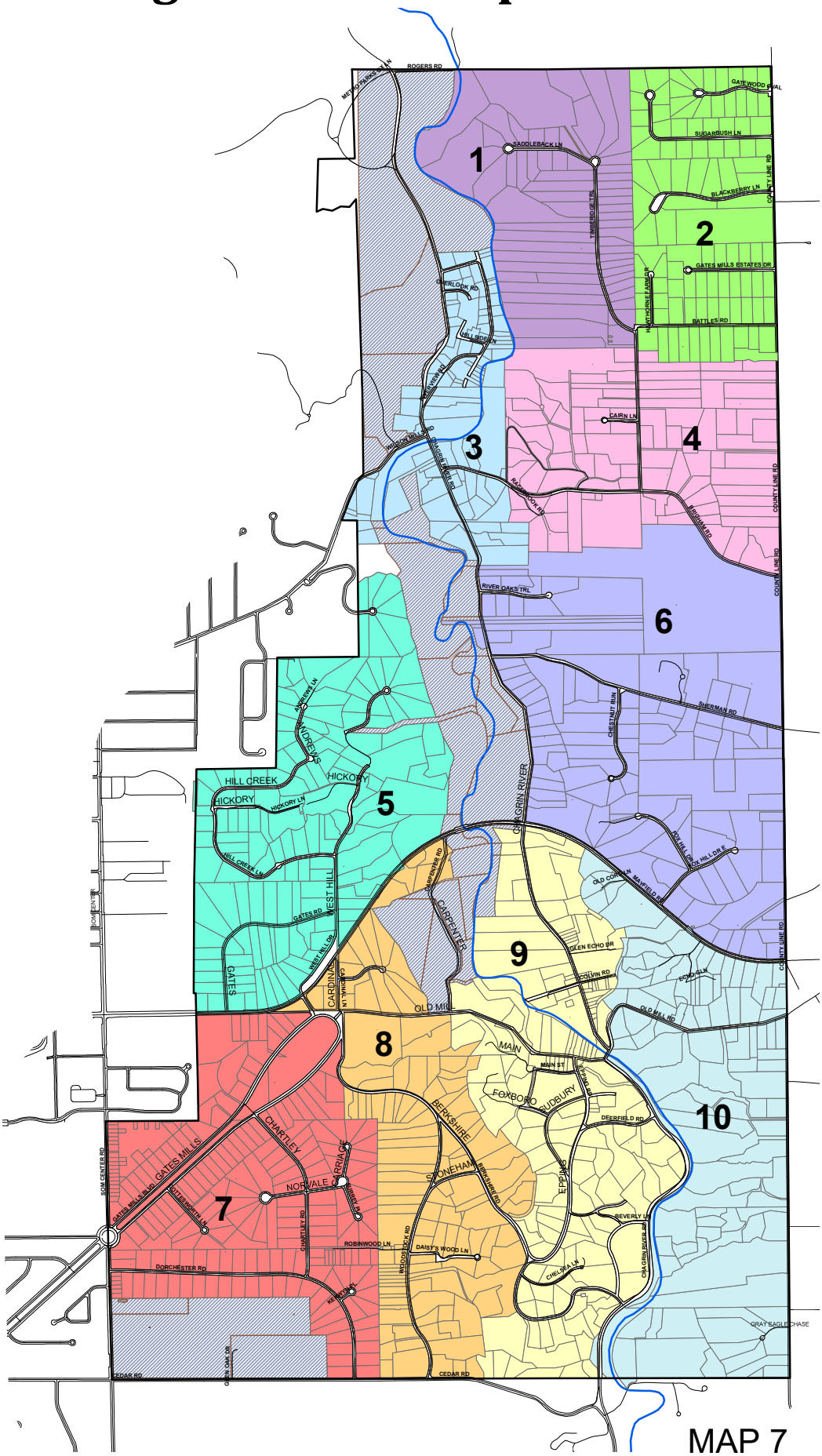
N

100 YEARS
LEADING THROUGH
the next 100 years

5/6/22

0.25 0.125 0 0.25 0.5 Miles

Village of Gates Mills
Year Built Map



Village of Gates Mills
Neighborhood Map