

VILLAGE OF GATES MILLS

ZONE MAP OF THE VILLAGE OF GATES MILLS

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2019

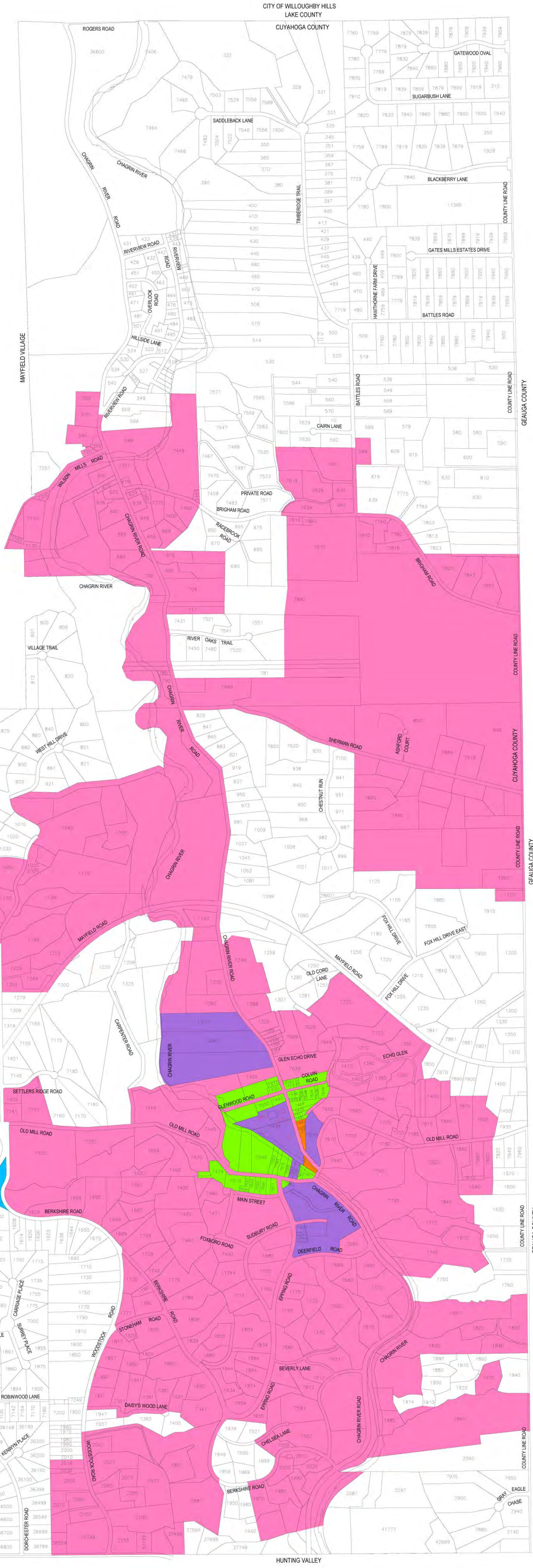
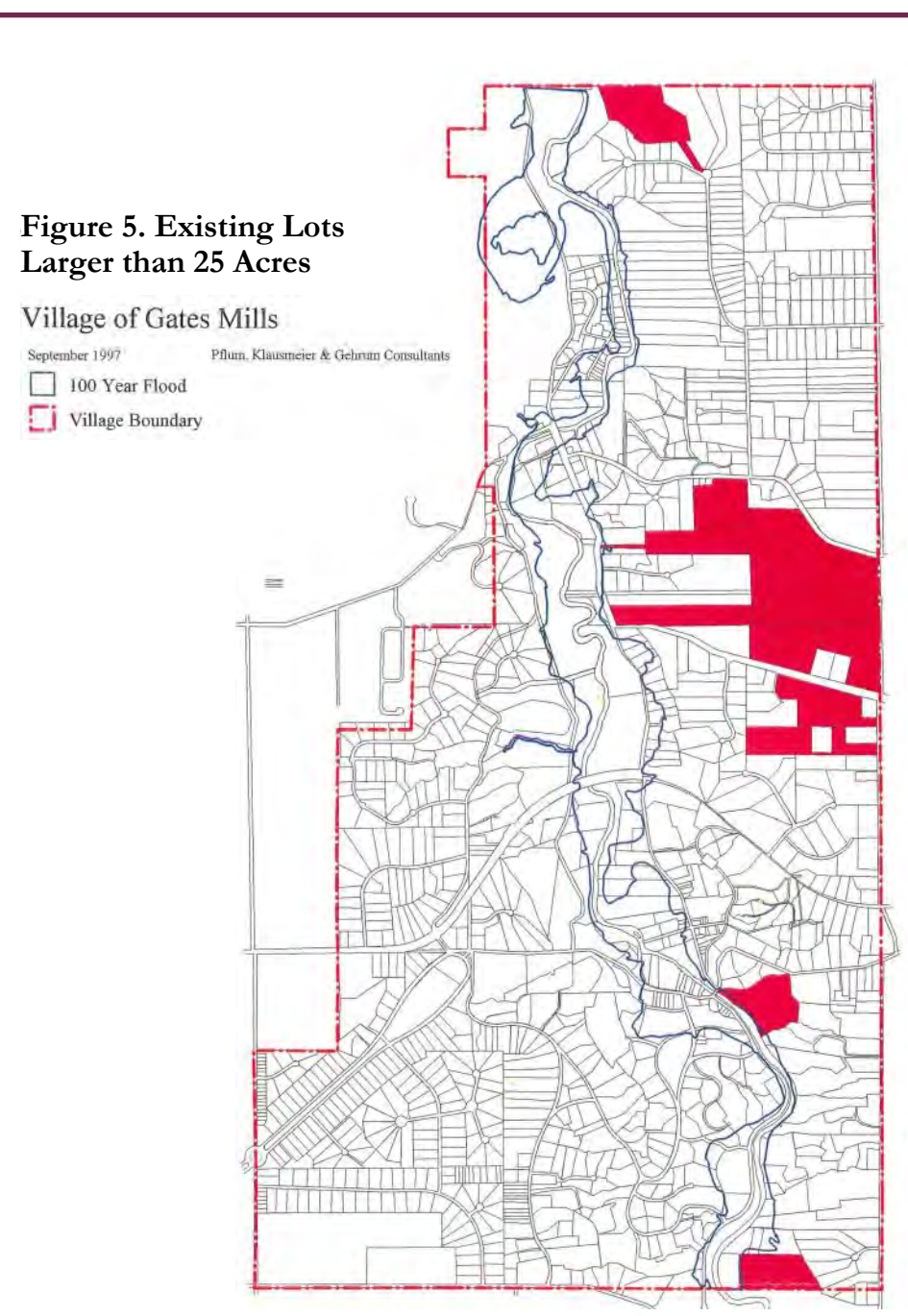
LEGEND

HISTORIC DISTRICT

Designation	District	Use	Maximum Height Stories (feet)	Minimum Lot Size Acres (Square Feet)
	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
	U-1, H-1, A-2	Single Family Residential	2.5 - (33)	1.95 (85,000)
	U-1, H-1, A-3	Single Family Residential	2.5 - (33)	0.34 (15,000)
	U-1, H-1, A-4	Single Family Residential	2.5 - (33)	0.17 (7,500)
	U-2, H-1	Commercial	2.5 - (33)	---
	U-3, H-1	Commercial Special	2.5 - (33)	---

* 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)

In 2000, Gates Mills adopted the minimum 5-acre lot size for the U-1, H-1 District, which applies to ~93% of Gates Mills. Much of Gates Mills had already been subdivided, see the inset map (Figure 5) below from the 1997 Growth Management Plan.

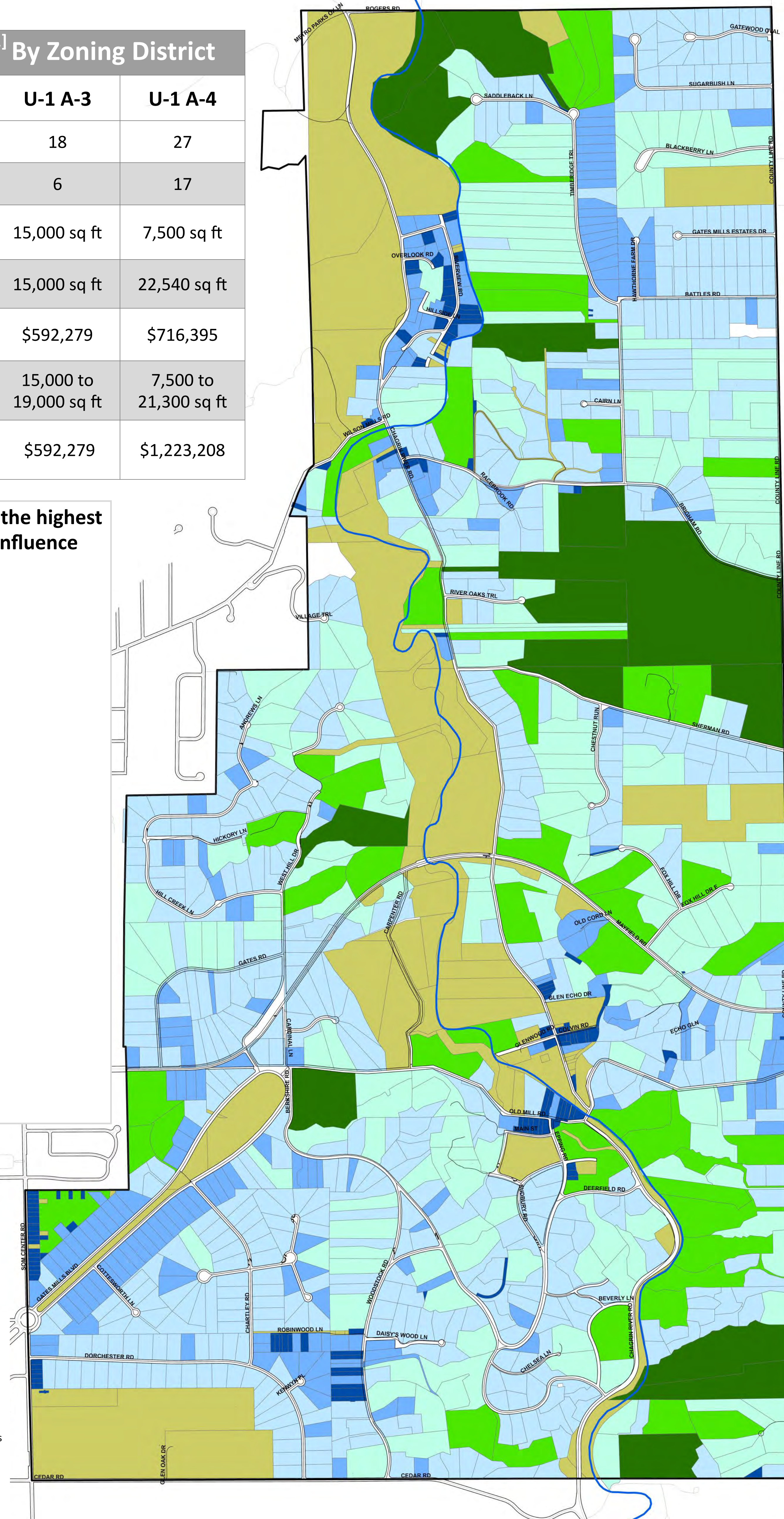


Analysis of Residential House Lots^[1] By Zoning District

	U-1 A-1	U-1 A-2	U-1 A-3	U-1 A-4
# of House Lots	836	44	18	27
Acres of House Lots	3,278	101	6	17
Minimum Lot Size per Zoning	5 acres (2.5 ac prior to 12/31/98)	85,000 sq ft (1.95 ac)	15,000 sq ft	7,500 sq ft
Median Lot Size ^[2]	2.8 acres	2.15 acres	15,000 sq ft	22,540 sq ft
Median Value per acre	\$169,432	\$161,020	\$592,279	\$716,395
Lot size Range with highest value per acre	<5 ac	2.5 to <5 ac	15,000 to 19,000 sq ft	7,500 to 21,300 sq ft
Median Value for lot size noted above	\$450,900	\$179,880	\$592,279	\$1,223,208

Noting that small lots in the Village Center have the highest per acre value, what other factors do you think influence housing/property values in Gates Mills?

Lots Size Analysis Map



Notes to Above Table: Analysis of Residential House Lots^[1] By Zoning District

[1] A "residential house lot" is a property that is (1) classified by the Cuyahoga County Fiscal Office as residential for property tax purposes, (2) developed with at least one housing unit, and (3) does not have a conservation easement or deed restriction. For the purposes of this analysis, whenever a homeowner owned an adjacent vacant unbuildable parcel, the area and valuation of the two parcels was combined and treated as one "residential house lot".

[2] This reflects the fact that 76% of the lots in the U1 A-1 District are nonconforming lots that predate the minimum 5-acre requirement that took effect 12/31/99.