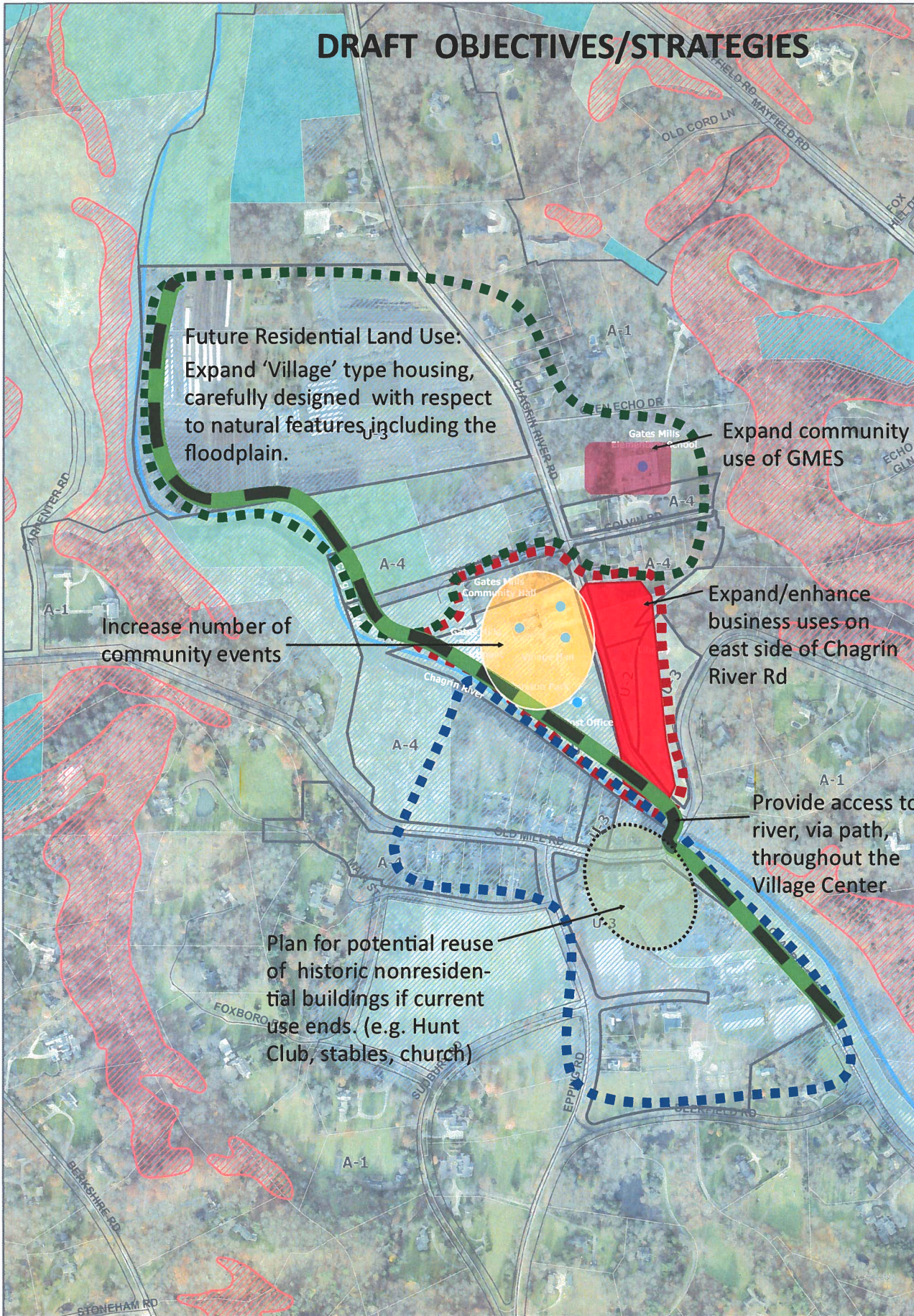


Village of Gates Mills Village Center Area

DRAFT OBJECTIVES/STRATEGIES



Future Residential Land Use:
Expand 'Village' type housing,
carefully designed with respect
to natural features, including the
floodplain.

Increase number of
community events

Plan for potential reuse of
historic nonresidential
buildings if current
use ends. (e.g. Hunt
Club, stables, church)

Expand community
use of GMES

Expand/enhance
business uses on
east side of Chagrin
River Rd

Provide access to
river, via path,
throughout the
Village Center.

Zoning Legend

Non-Residential Districts

- U-2 = Commercial
- U-3 = Special Commercial

Residential Districts Minimum Lot Size

- A-1 = 5 ac
- A-2 = 1.95 ac
- A-3 = 15,000 sq ft
- A-4 = 7,500 sq ft

Legend

- Chagrin River
- Streets
- Right-of-Way
- Protected Hillside Parcels
- Zoning Districts
- Municipal Boundary
- 100 Year Flood Plain
- Village Owned
- Metroparks
- GMLC Fee-Owned

11/14/22



Housing Discussion

Village of Gates Mills

Lots Over 10 Acres with Vacant Land, Zoning, Environmental Features, and Non-Residential/Public/Protected Properties

Zoning Legend

Non-Residential Districts

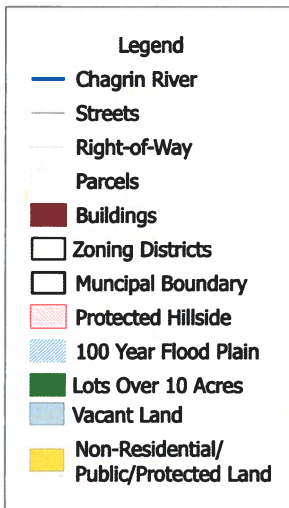
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Issue Areas

1. SOM CTR —15,000 sq ft house lots
2. Transition between Gilmour & Dorchester Rd lots.—consider 2 units/ac
3. Small nonconforming lots
4. Village Center—consider 2 units/ac for new development (current A-4 is 7,500 sq ft)
5. Village-owned land - transition between SOM & Gates Mills Blvd.
6. Developed Areas—permit redevelopment with no loss in # of units
7. Vacant Areas—min 5 ac lots, encourage Conservation Development with incentive



11/14/22



0.2 0.1 0 0.2 0.4 Miles

