

City of South Euclid, Ohio
Ordinance

Chapter 738
Cedar Center District

738.01 PURPOSE

The Cedar Center District (C-C) and its regulations are established in order to achieve, among others, the following purposes:

- (a) To permit and encourage a mixture of uses including higher density residential, offices, limited retail and civic uses in a manner which ensures the area is functionally competitive in today's housing and retail markets.
- (b) To provide increased opportunities for economic development and expansion of the city's tax base while strengthening the diversity of uses found in the community.
- (c) To create a pedestrian-friendly, mixed-use district that imparts a sense of identity and acts as a focal point for the community.
- (d) To establish design guidelines for new development or redevelopment that reinforces the district's "sense of place" and ensures that an aesthetically pleasing environment is created. Specifically, the design guidelines are intended to:
 - (1) Protect and preserve the appearance and character of the community.
 - (2) Reduce the impact between zoning districts.
- (e) To provide interest along the streetscape.
- (f) To promote building additions and renovations in a manner consistent with the objectives, standards, and design criteria for this district.
- (g) To ensure that the development occurs in a unified manner in accordance with an approved development plan.

738.02 USE REGULATIONS

Buildings and land shall be used, and buildings shall be designed, erected, altered, moved, or maintained, in whole or in part in the C-C District only for the uses permitted herein.

- (a) A use listed in Schedule 738.02 shall be permitted in the C-C District when denoted by the letter "P" provided that all requirements of this zoning code and any other applicable other city ordinances have been met.

- (b) A use listed in Schedule 738.02 shall be permitted as a conditional use in the C-C District when denoted by the letter “C”, provided that the Planning Commission first makes the determination that the requirements of Sections 738.03 and 762.05 have been met.
- (c) A use listed in Schedule 738.02 shall be permitted as an accessory use in the C-C District when denoted by the letter “A”. Such accessory uses shall be permitted as a subordinate use when it is clearly incidental to and located on the same zoning lot as the principal building use.

Schedule 738.02 Schedule of Uses	
Land Use Category	C-C
(a) RESIDENTIAL	
(1) Multiple Family (including apartments and townhouses, which may be above retail or office uses)	P
(2) Nursing Home, Senior Citizen Living Facilities and other similar congregate care facilities	C
(b) OFFICES	
(1) Administrative, Professional and Business	P
(2) Sales	P
(3) Medical Offices, Urgent Care Centers and Hospitals	C
(c) RETAIL/SERVICES	
(1) Automated Teller Machines (walk-up access)	P
(2) Financial institutions without drive through facilities	P
(3) Personal services in completely enclosed buildings	P
(4) Restaurants without drive through facilities	P
(5) Retail in completely enclosed buildings	P
(6) Drive-up/drive-through windows when associated with a use otherwise permitted in this district	C
(7) Outdoor sales/displays, including dining	C
(8) Parking garage as principal use of a lot	C
(d) ENTERTAINMENT AND COMMUNITY FACILITIES	
(1) Assembly halls, meeting places	P
(2) Libraries	P
(3) Museums	P
(4) Theaters- community/movie	P
(5) Amphitheaters, gazebos and other similar landscape features	C
(e) ACCESSORY USES	
(1) Accessory parking garages and off-street parking areas	A
(2) Signs	A

738.03 CONDITIONAL USE REQUIREMENTS

- (a) Medical offices, urgent care centers and hospitals are conditionally permitted in the C-C District provided a minimum distance of 200 feet separates residential uses from the lot on which the medical use is located.

- (b) Other conditionally permitted uses shall be subject to the requirements of Section 762.05.

738.04 LOT REQUIREMENTS

The minimum lot and open space requirements for the C-C District are specified in Schedule 738.0304

Schedule 738.0304 Lot Requirements

	Residential Uses ⁽¹⁾	Non-Residential Uses
(a) Minimum Lot Area	5 acres	1 acre
(b) Minimum Lot Width	300 feet	150 feet
(c) Minimum Landscaped Open Space ⁽²⁾	20% of lot area	20% of lot area
⁽¹⁾ For mixed-use projects that include residential dwelling units, the entire project shall comply with the minimum requirements for residential uses set forth in this schedule. ⁽²⁾ See also section 738.11.		

738.05 BUILDING REQUIREMENTS

All buildings and structures shall be located on a lot in compliance with the setback requirements set forth in Schedule 738.05.

Schedule 738.05 Minimum Building Setbacks

	Residential Uses	Non-Residential Uses
(a) Setback from Cedar Road or Warrensville Center Road		
(1) When the building façade facing the street includes a public entrance	10 feet	10 feet
(2) When the building façade facing the street does not include a public entrance	30 feet	30 feet
(b) Setback from all other public rights-of-way	30 feet	30 feet
(c) Setback from property line abutting a non-residential district⁽¹⁾	10 feet	10 feet
(d) Setback from property line abutting a residential district	25 feet ⁽²⁾⁽³⁾	20 feet ⁽²⁾⁽³⁾
⁽¹⁾ Elimination of the building setback may be approved by the Planning Commission to permit buildings that are on two adjoining parcels to abut when the property owners of both parcels enter into an agreement to develop the properties as a joint development. ⁽²⁾ In no case however, shall the setback be less than equal to the height of the building. ⁽³⁾ See also Schedule 738.08.		

738.06 PARKING REQUIREMENTS AND SETBACKS

- (a) Off-street parking shall be provided according to the requirements of Chapter 734 and shall comply with the minimum parking setbacks measured from the street right-of-way or property line, as specified in Schedule 738.06.
- (b) Off-street parking structures shall comply with the building setback requirements set forth in Schedule 738.05.
- (c) All required parking setback areas shall be landscaped according to Section 738.11.

Schedule 738.06 Minimum Parking Setbacks

	Residential Uses	Non-Residential Uses
(a) Setback from Cedar Road or Warrensville Center Road		
(1) When parking area is within 50 feet of the Cedar Road/Warrensville Center Road intersection	50 feet	50 feet
(2) When parking area is more than 50 feet from the Cedar/Warrensville Center Road intersection	20 feet	20 feet
(b) Setback from all other public rights-of-way	20 feet	20 feet
(c) Setback from property line abutting a non-residential district	10 feet	10 feet
(d) Setback from property line abutting a residential district	20 feet	20 feet

- (d) Bicycle Parking. Off-street bicycle parking shall be provided as follows:
 - (1) One bicycle parking space shall be provided for every twenty (20) automobile parking spaces, with a minimum of two (2) spaces and a maximum of forty (40) spaces. No bicycle parking is required where less than twenty (20) automobile parking spaces are required.
 - (2) Each bicycle parking space shall be sufficient to accommodate a bicycle 7 feet in length and 2 feet in width, and shall be provided with some form of stable frame permanently anchored to a foundation to which a bicycle frame and both wheels may be conveniently secured.
 - (3) All bicycle parking spaces shall be clearly marked as such and shall be separated from auto parking and traffic. The separation of bicycle parking spaces and the amount of corridor space shall be adequate for convenient access to every space when the parking area is full.
 - (4) Bicycle parking spaces shall be located near the entrance of the use being served and within view of pedestrian traffic if possible, and shall be sufficiently secure to reasonably reduce the likelihood of bicycle theft.

However, they must be located so not to interfere with pedestrian or automobile traffic patterns or pose any potential safety problems.

- (5) Any property owner required to have bicycle parking may elect to establish a shared bicycle parking facility with any other property owner within the same block to meet the combined requirements.
- (6) When automobile parking spaces are provided in a structure, all required bicycle parking spaces shall be located inside that structure or in other areas protected from the weather.

738.07 DWELLING UNIT FLOOR AREA REQUIREMENTS

All dwelling units shall comply with the following dwelling unit floor area requirements.

- (a) Each dwelling unit shall have a minimum floor area of 600 square feet plus 100 square feet for each bedroom.
- (b) Measurements shall be made from the interior face of exterior walls and from the centerline of party walls.
- (c) All areas that are within garages, terraces, porches, public hallways, and general storage areas shall be excluded in this measurement.

738.08 HEIGHT REGULATIONS

- (a) Buildings and structure shall not exceed the maximum building height specified in Schedule 738.08.
- (b) All buildings shall be designed to create the appearance of having a minimum of two (2) stories through the use of architectural elements.

Schedule 738.08 Maximum Building Heights

Front Building Setback from Cedar Road or Warrensville Center Road rights of way	Building Height	Mixed Use Project Building Height ⁽⁺⁾
10 feet — 30 feet	40 feet	60 feet
30 feet — 75 feet	60 feet	75 feet
75 feet or more	75 feet ⁽²⁾	75 feet ⁽²⁾
⁽⁺⁾ Buildings must be part of a development project in which a minimum of fifty percent (50%) of the total project floor area is devoted to residential uses. ⁽²⁾ A portion of the building, or a separate building on the same lot, must be located within thirty (30) feet of the public right-of-way of Cedar Road or Warrensville Center Road.		

Building Heights

Minimum Building Setback	Building Height	Mixed-Use Project Building Height ⁽¹⁾
(a) When the building setback from Cedar Road or Warrensville Center Road is at least		
(1) 10 feet	55 feet	65 feet ⁽²⁾
(b) When the building setback from Fenwick Road is at least		
(1) 30 feet	40 feet ⁽³⁾	40 feet ⁽³⁾
(2) 55 feet	55 feet	55 feet
(3) 65 feet	65 feet	65 feet
(c) When the building setback from the nearest property line zoned single-family residential is at least		
(1) 25 feet	25 feet ⁽⁴⁾	25 feet ⁽⁴⁾
(2) 40 feet	40 feet	40 feet
(3) 100 feet	55 feet	55 feet
(4) 300 feet	55 feet	65 feet ⁽²⁾
⁽¹⁾ A minimum of fifty percent (50%) of the building floor area must be devoted to residential uses. ⁽²⁾ A portion of the building, or a separate building on the same lot, must be located within thirty (30) feet of the public right-of-way of Cedar Road or Warrensville Center Road. ⁽³⁾ Between 40 and 55 feet, the maximum permitted building height is equal to the setback. ⁽⁴⁾ Between 25 and 40 feet, the maximum permitted building height is equal to the setback.		

738.09 REQUIRED DESIGN ELEMENTS

All use in the C-C District shall comply with the following design requirements.

- (a) Each lot shall have a minimum of sixty-five percent (65%) of the linear length of the lot frontage abutting Cedar Road or Warrensville Center Road devoted to a building or wall that is located within thirty (30) feet of the public right-of-way. The building or wall shall comply with the following:
 - a. The length of the lot frontage utilized in the calculation shall not include the width of access drives.
 - b. Walls shall be constructed of solid masonry and shall have a height not less than three (3) feet, not including ornamentation or other features.
 - c. Buildings shall comply with the setback requirements set forth in Section 738.05 and the height regulations of Section 738.08.
 - d. Walls shall be located a minimum of ten (10) feet from the public right-of-way.
- (b) Walls of buildings shall comply with the following:

- (1) When the wall of a building faces a public right-of-way or parking area, or is within 45 degrees of facing a public right-of-way, a minimum of fifty percent (50%) of such wall area shall have display-type windows on the ground floor. The bottom edge of such windows shall not be higher than three (3) feet above grade. A maximum of twenty percent (20%) of such windows may be opaque.
 - (2) Walls shall have no more than twenty (20) feet of contiguous wall length devoid of windows on any ground floor, unless the wall includes architectural features such as piers, columns, defined bays or an undulation of the building, so that a pedestrian scale, rhythm, and visual interest is created.
 - (3) Walls that meet the following criteria shall be exempt from the requirements of the subsection (b)(2), above:
 - A. Two walls face one another, are separated by not more than thirty (30) feet and the space between the two walls is used for servicing the buildings, or
 - B. The wall faces an area devoted solely to loading and delivery and is screened from view from all public rights-of-way, parking areas and abutting residential areas.
- (c) All on-site utility and power lines shall be buried underground.

738.10 SUPPLEMENTAL ACCESSORY USE AND ACCESSORY STRUCTURE REGULATIONS.

- (a) Off-Street Parking Areas. Off-street parking shall be provided in accordance with Chapter 1123.
- (1) The use of community and/or shared parking facilities is encouraged. The Planning Commission may approve a development plan with a reduction in the number of parking spaces required when the following conditions are met:
 - A. If it can be shown that because of varying peak demands, the uses can be adequately accommodated with a lesser number of parking spaces than that which is required based on the sum of the various uses computed separately; and
 - B. If it is determined that the lesser number of spaces is appropriated and consistent with three regulations. In such case not more than fifty percent (50%) of the required parking spaces shall be shared.
 - ~~(2) Parking facilities shall not be located adjacent to a street intersection, square, park or other public open space.~~
 - ~~(3)~~(2) All walkways and parking facilities shall conform to the design requirements established by the Americans with Disabilities Act (ADA).
- (b) Lighting. Lighting fixtures shall comply with the following regulations:
- (1) Light poles shall not exceed a height of twenty (20) feet.

- (2) All lighting fixtures shall be arranged, hooded or shielded so as to direct light away from adjoining residential districts and streets and so that light source is not directly visible from adjacent properties.

- (c) Signs. Signs shall be provided according to the regulations set forth in Chapter 735.

738.11 LANDSCAPING AND SCREENING REQUIREMENTS.

All portions of the site not devoted to buildings and pavement shall be landscaped and screening shall be provided in order to: remove, reduce, lessen or absorb the impact between one use or zone and another; reduce the impact of large parking areas; provide interest and lessen the monotony of the streetscape; and obscure the view of waste receptacles, parking areas and loading areas.

- (a) Required Open Space. A minimum of the site shall be devoted to open space as set forth in Schedule 738.0304 and shall be landscaped according to the requirements of this section.
 - (1) ~~Impervious~~ Landscaped areas having a width of ten (10) feet or more, including but not limited to areas devoted to required setbacks and interior parking lot landscaping, shall be included as meeting the open space requirement.
 - (2) ~~Impervious~~-Landscaped areas having a width of less than ten (10) feet, but not less than five (5) feet, which are located adjacent to buildings or walls, may be included as meeting the open space requirement when the Planning Commission determines that the area is of sufficient size and shape to provide for a suitable landscaped area.
- (b) Landscaping Along the Street Frontage. All areas within the required building and parking setback, excluding driveway openings, shall be landscaped. The following minimum plant materials shall be provided and maintained.
 - (1) One major shade tree for every fifty (50) linear feet of lot frontage or fraction thereof, not including drive entrances. Each tree, at the time of installation, shall have a clear trunk height of at least six (6) feet and a minimum caliper of two (2) inches.
 - (2) One shrub for every ten (10) linear feet of lot frontage or fraction thereof, not including drive entrances.
 - (3) Grass, ground covers or other live landscape treatment, excluding paving or gravel.
- (c) Screening of Parking Lots Along Public Streets. Whenever parking areas consisting of five (5) or more spaces are located such that the parked cars will be visible from a public street, screening shall be provided and maintained between the parking area and the street right-of-way. To the extent that the provisions of Section 738.11(b) have not satisfied the provisions of this section, additional screening shall have a minimum height of three (3) feet and shall be placed along the perimeter of the parking area to effectively obscure a minimum of fifty

percent (50%) of the view of the parking area. A wall that is provided in compliance with Section 738.09(a) shall fulfill this requirement.

- (d) Landscaping on the Interior of Parking Lots. For any parking area that is designed to accommodate forty (40) or more vehicles, a minimum of ten percent (10%) of the parking lot area shall be planted as landscaped island areas. These areas shall be reasonably distributed throughout the parking lot so as to provide visual and climatic relief from broad expanses of pavement.
- (1) Each landscaped island shall be a minimum of ten (10) feet in any horizontal dimension.
 - (2) Within the landscaped islands, one major shade tree shall be provided for every ten (10) parking spaces. Each tree, at the time of installation, shall have a clear trunk height of at least six (6) feet and a minimum caliper of two (2) inches.
 - (3) Landscaped areas adjacent to the perimeter of the parking area shall not be counted as interior parking lot landscaped areas.
 - (4) The interior parking lot landscaped areas shall be counted toward the minimum open space required in Schedule 738.0304.
- (e) Screening Adjacent to Residential Districts. Screening shall be provided within the required setback areas adjacent to residential districts in compliance with the following:
- (1) Screening shall consist of one or a combination of the following:
 - A. A dense vegetative planting incorporating trees and/or shrubs of a variety which shall be equally effective in winter and summer.
 - B. A solid non-living opaque structure such as a masonry wall or a solid fence constructed of materials approved by the Architectural Review Board.
 - C. A fence with openings through which light and air may pass, together with a landscaped area at least twenty (20) feet wide.
 - D. A landscaped mound or berm at least twenty (20) feet wide with a maximum height of three (3) feet.
 - (2) The height of the screening shall be in accordance with the following:
 - A. Visual screening walls, fences, or mounds and fences in combination shall be a minimum of six (6) feet high measured from the natural grade.
 - B. Vegetation at the time of installation shall be a minimum of six (6) feet high measured from the natural grade.
- (f) Screening of Waste Receptacles: Waste receptacles shall be screened from view on all sides by building walls and by supplemental opaque fences, walls, or landscaping having a minimum height of six (6) feet.
- (g) Screening of Loading Areas: Loading areas shall be screened from view from public streets, parking areas and adjacent lots by a wall or dense vegetative

planting incorporating trees and/or shrubs of a variety which shall be equally effective in winter and summer, having a minimum height of eight (8) feet.

- (h) Flexibility in the Arrangement and Placement of Landscaping and Screening. The standards and criteria in subsections “(a)” through “(g)” establish the City’s objectives and levels of landscaping intensity expected. However, in applying these standards, the Planning Commission may exercise discretion and flexibility with respect to the placement and arrangement of the required elements to assure that the objectives of this district and the proposed development or redevelopment are best satisfied.

738.12 DEVELOPMENT AND DESIGN GUIDELINES

The following development and design guidelines are established to ensure that all new development or redevelopment complies with the purpose and objectives of this Chapter, as set forth in Section 738.01.

(a) General Criteria.

- (1) The proposal shall enhance and improve the character of the community and be appropriate and compatible with its surroundings in accordance with the intent, objectives and development requirements set forth in this Chapter.
- (2) Buildings, structures and landscaping should be designed and located on the site and be of a scale and massing to complement adjacent buildings and enhance the character of the surrounding area.
- (3) Buildings are encouraged to be placed near the street to provide a sense of enclosure and definition to the street. This criteria nevertheless recognizes that the internal portion of the site will also be developed with new buildings or renovations and/or additions to existing buildings.
- (4) Each building or unit of a multiple building development should have its own distinct identity, yet should also be compatible with adjacent units or buildings in terms of proportion, color, and materials.
- (5) Where natural or existing topographic patterns positively contribute to the appearance and utility of a development, they shall be preserved and developed. Modifications to topography will be permitted providing the modifications do not affect surrounding properties or the overall quality of the proposed development in an adverse way.
- (6) Pedestrian activity shall be encouraged and safe pedestrian connections shall be provided between the principal uses in the project area and between the principal uses, adjacent uses and sidewalks.

(b) Design of Buildings.

- (1) Architectural style is not restricted, but evaluation of the project's appearance shall be based on the quality of its design and its relationship to the prevailing design characteristics of the surrounding area.
- (2) Building components such as windows, doors, eaves, and parapets shall be composed on a building façade so as to create a proportional and harmonious relationship with one another and surrounding buildings.
- (3) Architectural features should be located upon a building façade so that a well-balanced pattern with a constant rhythm and harmonious appearance results.
- (4) Buildings and principal building entrances shall be oriented toward the street so as to define the street edge and contribute to a dynamic pedestrian and street environment.
- (5) Building surrounding public spaces shall be oriented so as to focus activity on that area.
- (6) Buildings located at street intersections and other important pedestrian or automobile entry points shall employ distinctive architectural features to distinguish these areas.

(c) Building Materials.

- (1) Buildings shall have finish materials on all sides. Finish materials shall not include exposed concrete, cinder block or stucco (commonly known as "dryvit") unless it is utilized with bands of accent color, recessed or protruding belt courses, wide reveals or combinations thereof.
- (2) A combination of materials, textures, colors, and finishes are preferred to create visual interest.

(d) Design of Parking Areas.

- (1) Walkways shall be provided in large parking areas and in parking areas that are associated with a high pedestrian volume and shall be clearly distinguished and separated from the automobile parking spaces and aisles.
 - A. These walkways shall be integrated with existing sidewalks and pedestrian routes and coordinated surrounding neighborhoods where pedestrian routes are located.
 - B. Such walkways shall be constructed of concrete, stone, or brick and set apart and enhanced with landscaping and lighting.
- (2) Entrances and exits to parking areas should be located so as to minimize traffic volume and conflicts with pedestrians, residential streets, and busy intersections.
- (3) Parking structures should be designed with a façade treatment that reasonably screens the parked vehicles, at each level of the parking structure, from view from the street.
- (4) Bicycle parking areas shall be located in an area clearly designated as such and safely separated from pedestrian and automobile traffic.

(e) Landscaping.

- (1) Landscape treatment shall be provided to emphasize a pedestrian environment, separate pedestrian ways from parking areas, enhance architectural features,

provide shade, and strengthen vistas and important axes between the development and other locations near the Cedar/Warrensville intersection.

- (2) Trees and shrubs shall be arranged to create varied and attractive views.
- (3) Plant material should provide a variety of colors and displayed throughout the year.

(f) Fire Protection. All development and redevelopment shall comply with the National Fire Prevention Associations 24, Standard for the Installation of Private Fire Service Mains and their Appurtenances.

738.13 DEVELOPMENT PLAN REVIEW REQUIRED.

All new development and alterations to existing development in a C-C District shall comply with the regulations set forth in this Chapter.

- (a) Development plans shall be submitted and reviewed by the Planning Commission and/or the Architectural Review Board (ARB) according to Schedule 738.13

Schedule 738.13

Type of Development Proposed	Review by Planning Commission	Review by Architectural Review Board (ARB)
New construction, including building additions	Yes	Yes
Modifications or changes to the bulk area of an existing building	Yes	Yes
Modifications to the exterior façade treatment of an existing building or required screening elements	No	Yes
Modifications to the site plan of an existing building	Yes	No

Notwithstanding the regulations for nonconforming uses set forth in Chapter 751, no alterations that affect the exterior of an existing building, parking, or site circulation shall be permitted unless the entire building and its accessory uses, including parking facilities, comply with the regulations of this Chapter.

(b) Development Plan Submission. Development plans of the proposed development shall be drawn at a scale of not less than 1' = 50' and designed in accordance with the regulations set forth in this Chapter and any other applicable plans that may have been adopted by the City which apply to the subject site. The development plan shall include, but not be limited to:

- (1) Site plan: The site plan shall indicate:
 - E. The proposed location of all structures identified by type, size, height and use;
 - F. The assignment of all lands subdivided; and
 - G. The location of all structures within two hundred (200) feet of properties adjoining the proposed development.

- (2) Circulation plan: The circulation plan shall show on-site vehicular and pedestrian circulation patterns, including the location and dimensions of proposed driveways and walkways and the locations and arrangement of parking spaces and service facilities. A traffic engineer may be retained by the City, at the request of the Planning Commission, to further review, comment, and provide recommendations to the City, owner and developer. All costs incurred shall be reimbursed to the City from the applicant, owner or developer.
- (3) Floor plans and elevations: These documents shall include plans and designs for all structures and other such information to explain the purpose, appearance, materials and construction.
- (4) Landscape plan: These drawings shall show:
 - A. The proposed grading and drainage plan;
 - B. The a landscape treatment; and
 - C. Plazas, parks and other landscape features.
- (5) Construction plan: The construction plan shall indicate the proposed method and standards for the construction and maintenance of utilities and paved areas.
- (6) Any proposed covenants running with the land; deed restrictions or easements proposed to be recorded and covenants proposed for maintenance.
- (7) Schedule of construction.
- (8) Such other reasonable information as the Commission or Board may require.
- (9) All plans, unless otherwise specified, shall be prepared by professional person qualified in the planning of land development, traffic circulation, and building and landscape design.

(c) Plan Review. Upon receipt of a development plan, the application shall be forwarded to the Planning Commission and/or the ARB as specified in Schedule 738.13, the building commissioner (if not a member of the ARB), and to any professional consultants retained by the City.

(d) Approval. The approval of the Planning Commission and/or the ARB shall be based upon compliance with the standards contained in this Zoning Code and with any supplementary criteria and guidelines that the Planning Commission and/or the ARB shall adopt from time to time.

(e) Plan Review by University Heights. All projects proposed within the South Euclid Cedar Center District shall be reviewed by the University Heights Planning Commission in order to help achieve the following: to accomplish the common goals and development policies identified by the *Cedar Center Plan* which are applicable to both South Euclid and University Heights; to address the unique nature of the Cedar Center District; to achieve a cohesive design program in both cities; and to facilitate the joint outcomes desired by the Cities of South Euclid and University Heights.

When a development plan is submitted for review to the South Euclid Planning Commission and/or the ARB, a copy of the development plan shall also be forwarded to the University Heights Planning Commission for its review and comment. Such proposed plan shall be presented at a public meeting of the University Heights Planning Commission, to be scheduled within thirty (30) days of its submission. Comments expressed at such public meeting shall be transmitted to the secretary of the South Euclid Planning Commission.

If the City of University Heights fails to participate in the process described above, it in no way invalidates or prevents the City of South Euclid from continuing the development plan review process as set forth in this section.

738.14 APPLICATION OF DISTRICT REGULATIONS.

The Cedar Center District and its regulations are established to achieve the purposes set forth in Section 738.01. In the event there is a conflict between the regulations of this Chapter and regulations contained elsewhere in the Zoning Code, the provisions contained in this Chapter shall govern.