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Akron Cleveland Association of REALTORS®

COMMERCIAL connection

A Specialty Publication for Commercial Practitioners!

CUYAHOGA COUNTY UNIFIED ZONING CODE

Aiming for a new approach to zoning, County Planning is developing an opt-in zoning ordinance that modernizes regulations and unlocks development opportunities, while maintaining local administrative authority.

The Cuyahoga County Unified Zoning Code (UZC) is a comprehensive zoning ordinance and map that will be held and maintained by County Planning, yet adopted and administered by individual communities. This approach modernizes zoning regulations and unlocks development opportunities through a shared platform that is updated by County Planning, while preserving local administrative authority and approvals so communities can shape their own growth.

The UZC addresses longstanding zoning issues—outdated codes and maps, challenges with updating language, and a fragmented regulatory environment—and establishes an innovative approach that can repopulate our communities and grow our region.

Changes made to the UZC would automatically apply to those communities that have adopted the code. This unique approach goes beyond a model code or best practice guide by uniting participants and County Planning in a partnership that maintains alignment over time. While the UZC is comprehensive, each community can still integrate local elements unique to their community and apply only the zoning districts that make sense for them. This built-in flexibility allows communities to benefit from the UZC, while maintaining a tailored solution.

Project Purpose
Many communities of Cuyahoga County have outdated regulations that slow development, and they have few options to easily update those regulations. High costs, limited staff capacity, and a lack of professional expertise all hinder progress and innovation.

County Planning has highlighted the impacts of these long-standing zoning problems in recent regional analyses. In the First Suburbs, 41% of existing single-family zoned lots do not meet minimum lot size requirements. Along our most frequent transit corridors, only 5.5% of parcels meet basic requirements to support TOD. These structural barriers to investment limit our ability to grow our region.

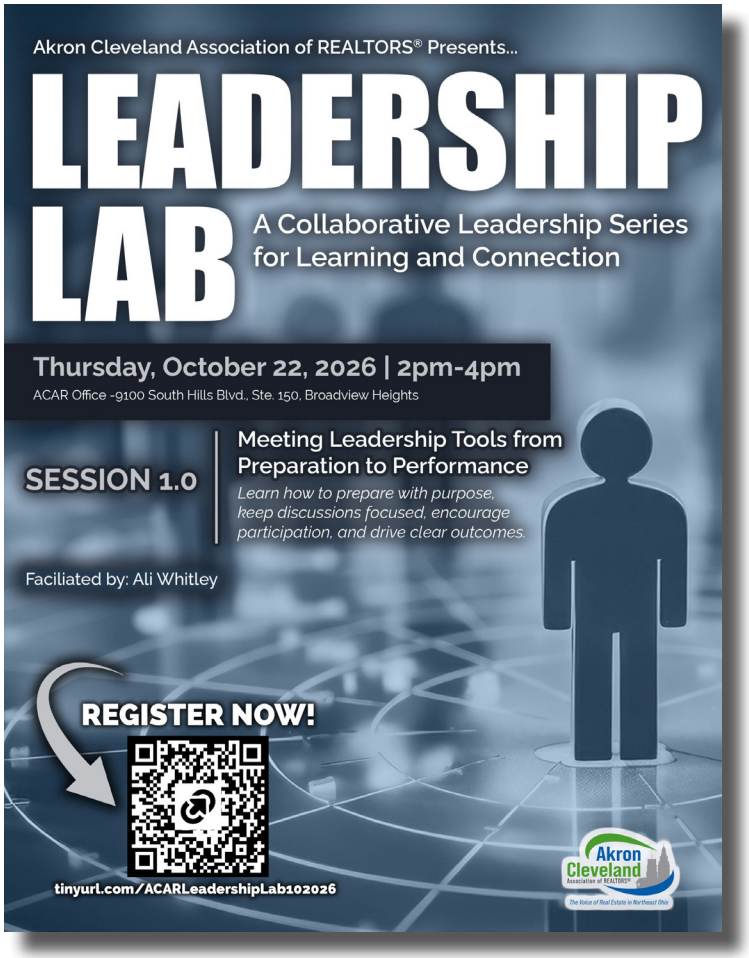
Even if all 59 Cuyahoga County communities update their codes to address these barriers, the lack of coordinated efforts means codes vary, creating a patchwork of regulations that reduce effectiveness and increase confusion. This further slows development as residents, builders, and investors must navigate inconsistent regulations and processes that create delays and uncertainty.

FULL ARTICLE HERE!

LEADERSHIP LAB 1.0

Leadership Lab is a hands-on learning series designed to help ACAR members grow as confident, effective leaders, at any stage of their career.

Leadership doesn't look the same at every level, and this series is designed to help you explore what it means to lead, connect, and make an impact within the real estate industry. Each session combines practical learning, candid conversations, relationship-building, and opportunities to put leadership skills into practice.



REGISTER HERE!

If you have questions please contact ACAR at info@akronclevelandrealtors.com

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COMMERCIAL connection

ARTIFICIAL INTELLIGENCE IN REAL ESTATE: ENHANCING CONSUMER SERVICE THROUGH CLAUDE AI | LIVE IN-PERSON



Lunchtime Success Series presents Artificial Intelligence in Real Estate: Enhancing Consumer Service Through Claude AI — Curious about how Artificial Intelligence can help you better serve your clients while maintaining the highest professional and ethical standards? This course introduces REALTORS® to Claude AI, a generative AI tool that can assist with creating consumer-friendly communications, simplifying complex real estate concepts, organizing information, and enhancing responsiveness throughout the transaction process.

Participants will explore practical applications of Claude AI, including drafting client communications, creating educational materials, summarizing market information, and improving consumer understanding of the buying and selling process. The course will also address important considerations surrounding Fair Housing, consumer protection, confidentiality, accuracy, and the ethical use of AI in real estate. Learn how to use emerging technology responsibly to improve communication, enhance consumer experiences, and support informed decision-making.

REGISTER HERE!

ACAR IN PROPERTIES MAGAZINE: RENOVATION & RESTORATION

Every month, ACAR has a column in Properties Magazine, Northeast Ohio's monthly realty, construction and architecture magazine. We'll share each column here so you can follow along.

This month's theme is Renovation & Restoration, and our column, "Financing a Renovation When You Buy," explains how buyers can roll the cost of repairs and upgrades into their home purchase loan. It covers FHA, conventional, VA and USDA renovation options, the types of properties that qualify, including multi-unit and mixed-use buildings, and why one loan can beat borrowing after closing.

READ THE FULL COLUMN

ABOUT PROPERTIES MAG

JOIN US FOR 2026 #HOMEFORALL CASINO NIGHT!

