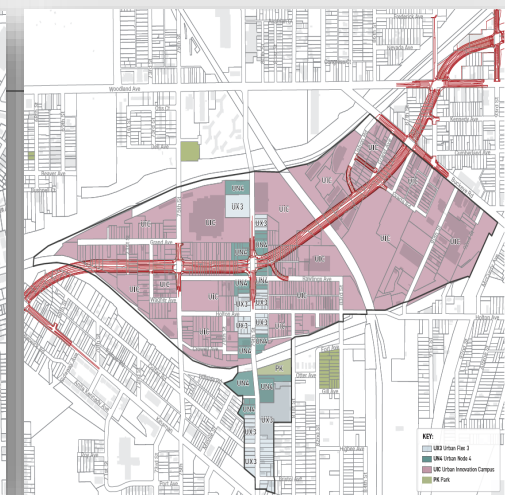
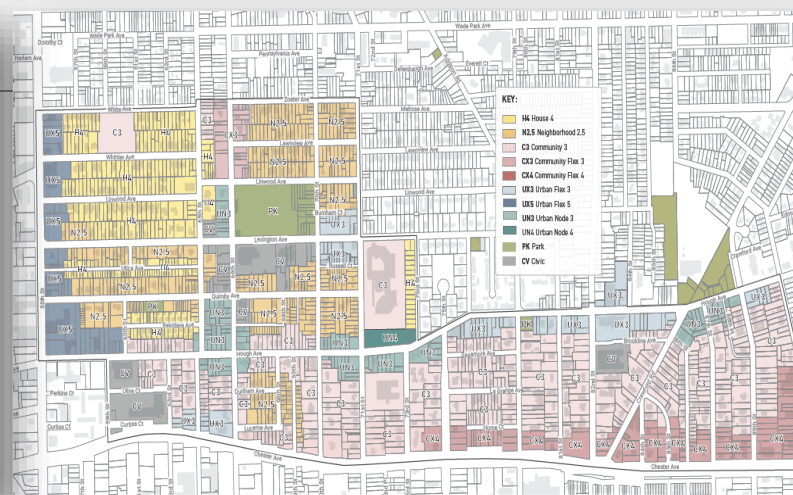
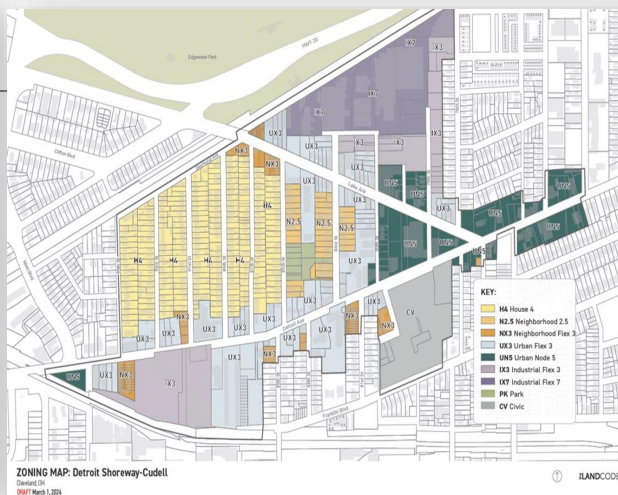
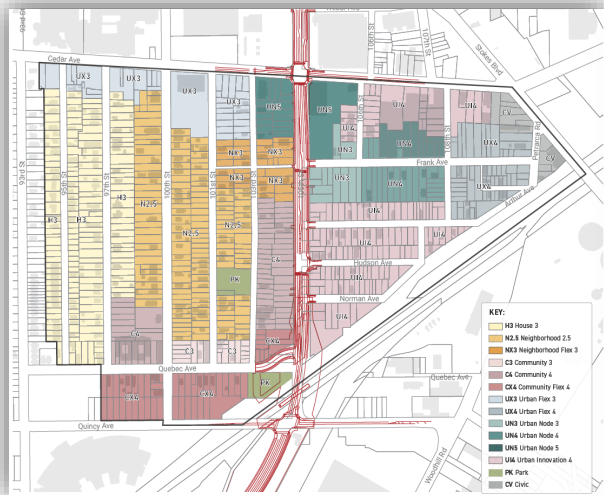
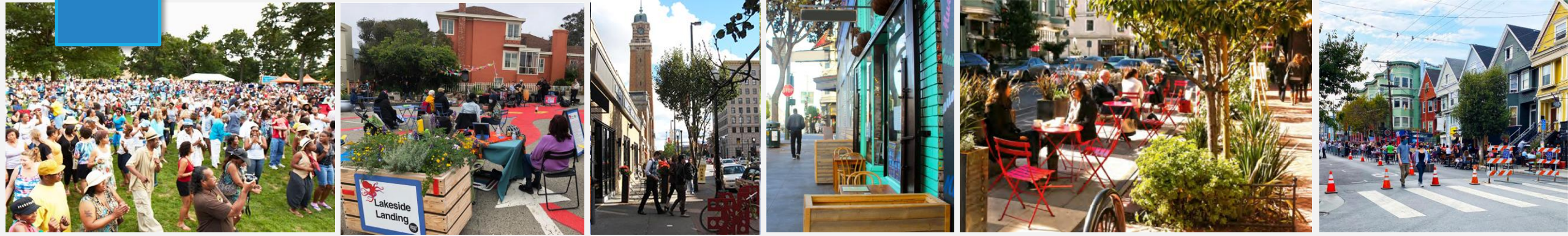


CLEVELAND CITY
PLANNING

Title VIIA: Cleveland Neighborhood Form-Based Code



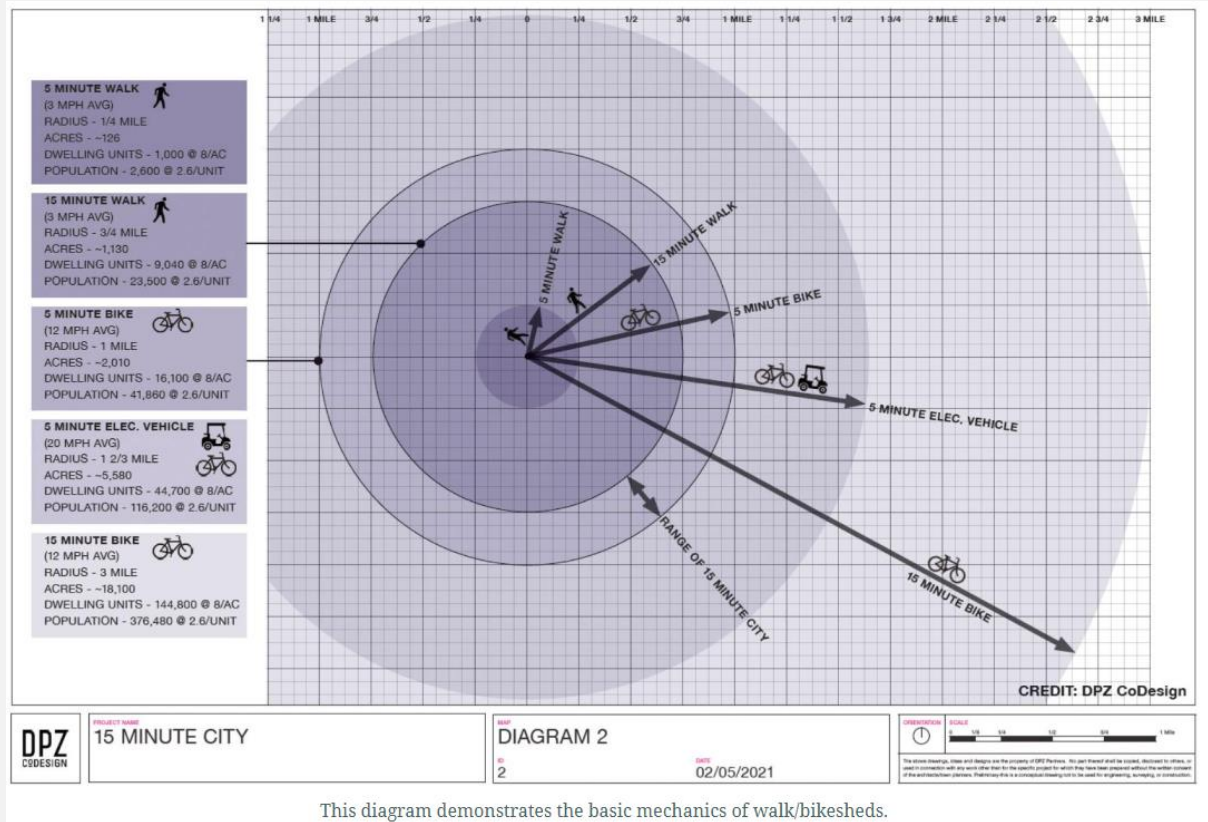


Common Goals

A CITY THAT IS WALKABLE, ACCESSIBLE, CONNECTED, SUSTAINABLE,
SAFE, HEALTHY, EQUITABLE & VIBRANT

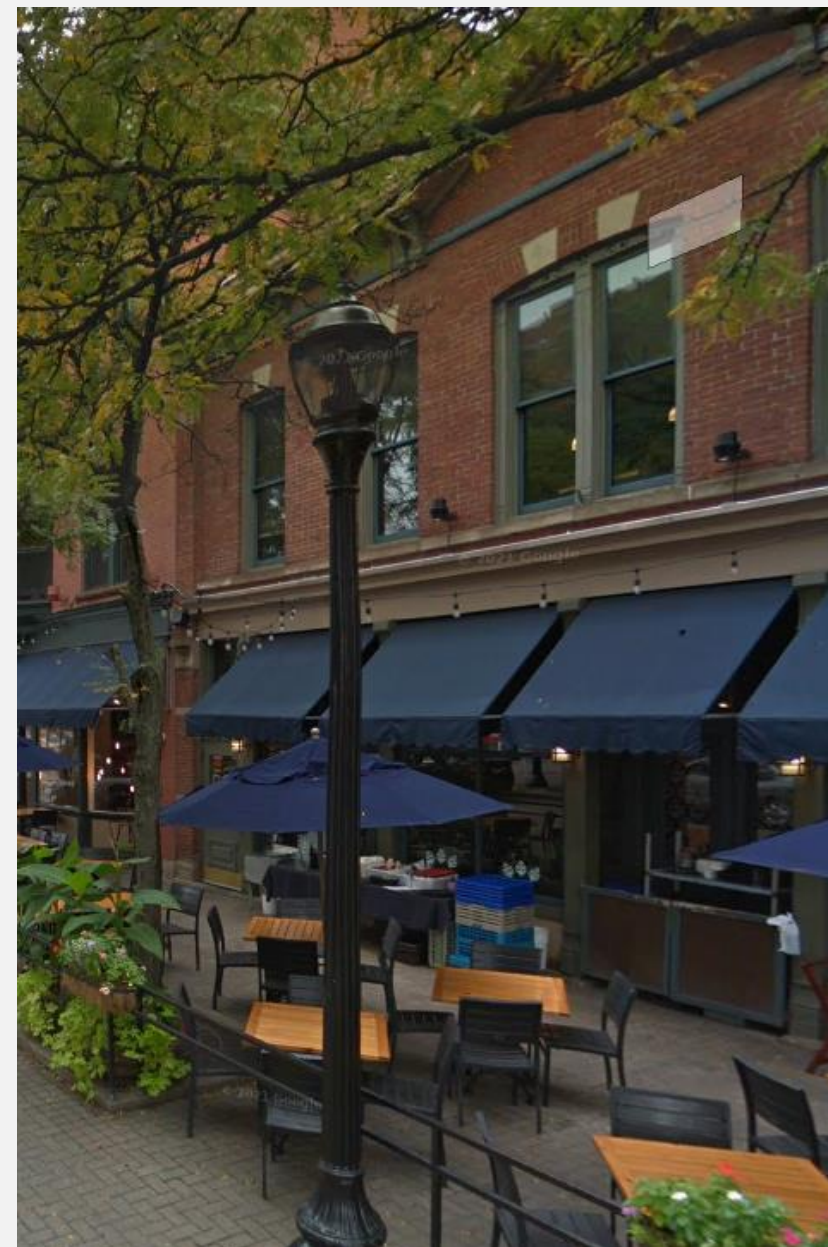
Sustainable Neighborhoods

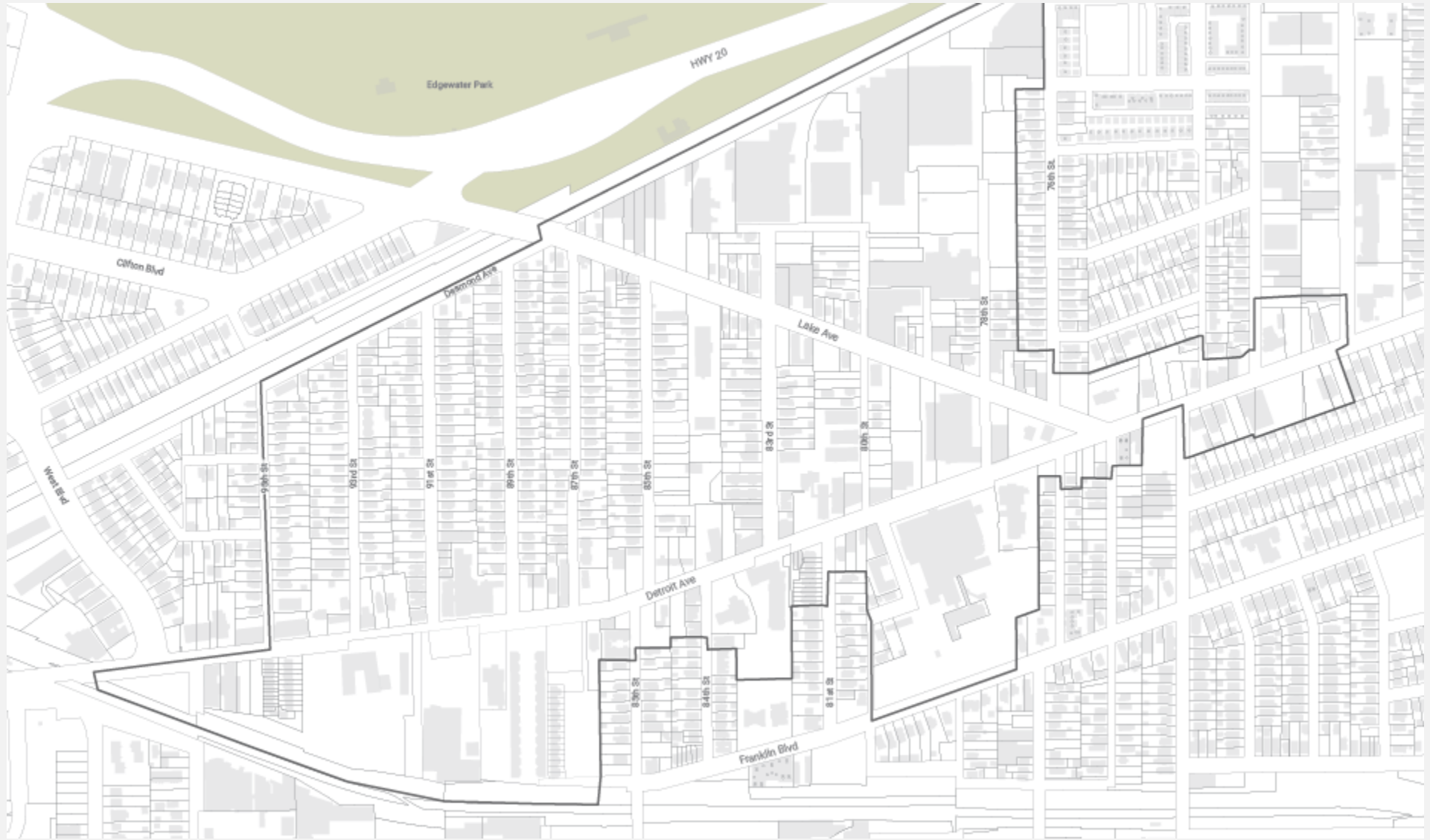
- Community gardening
- Senior Friendly
- Convenient public transportation
- Clear air & water
- New “green” housing on vacant lots
- Healthy homes & schools
- Sustainable jobs
- Pedestrian & Bicycle Connections
- Access to human and social services
- Public Safety



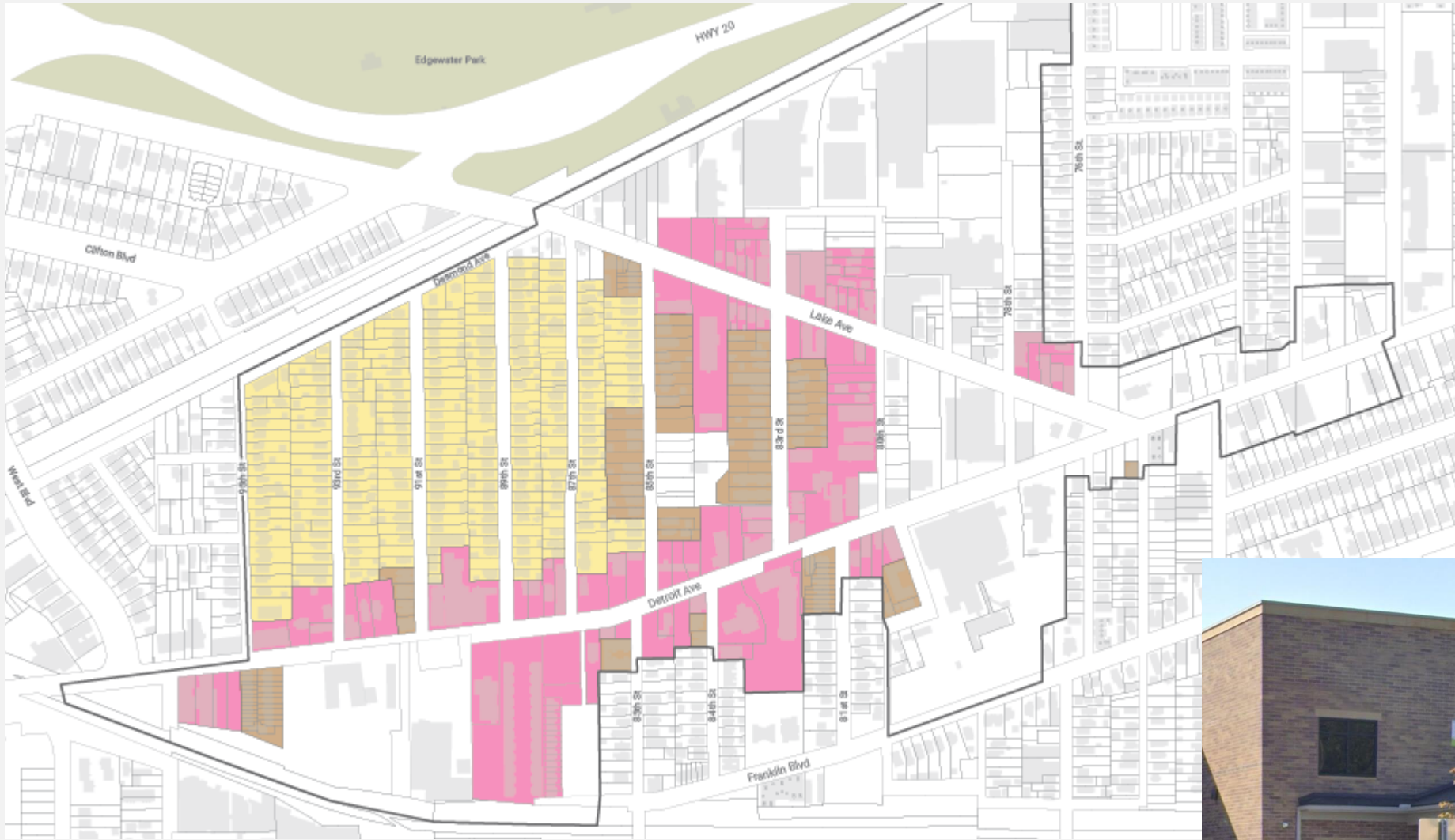
This diagram demonstrates the basic mechanics of walk/bikesheds.

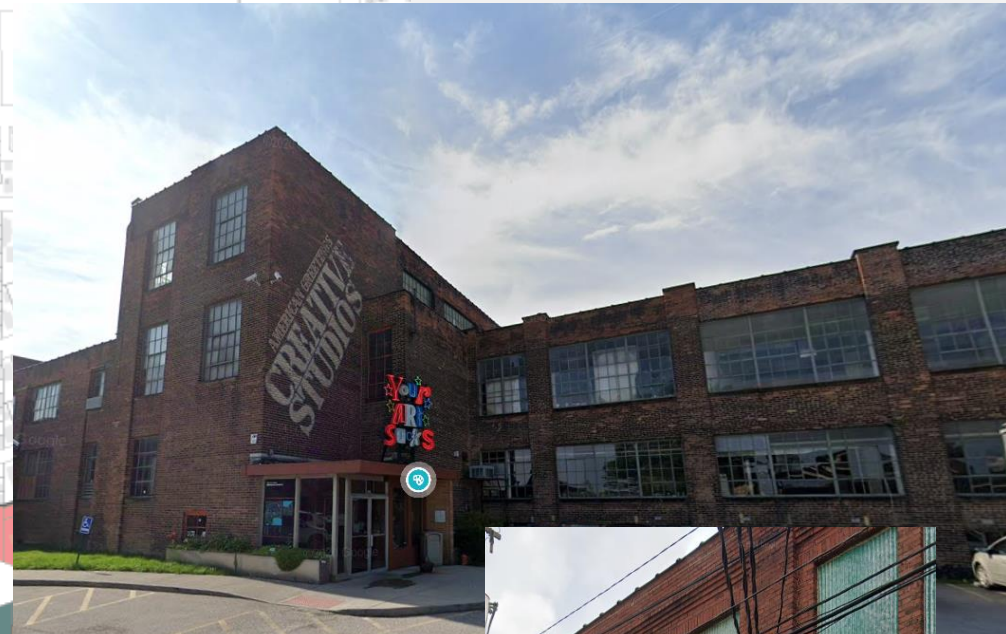
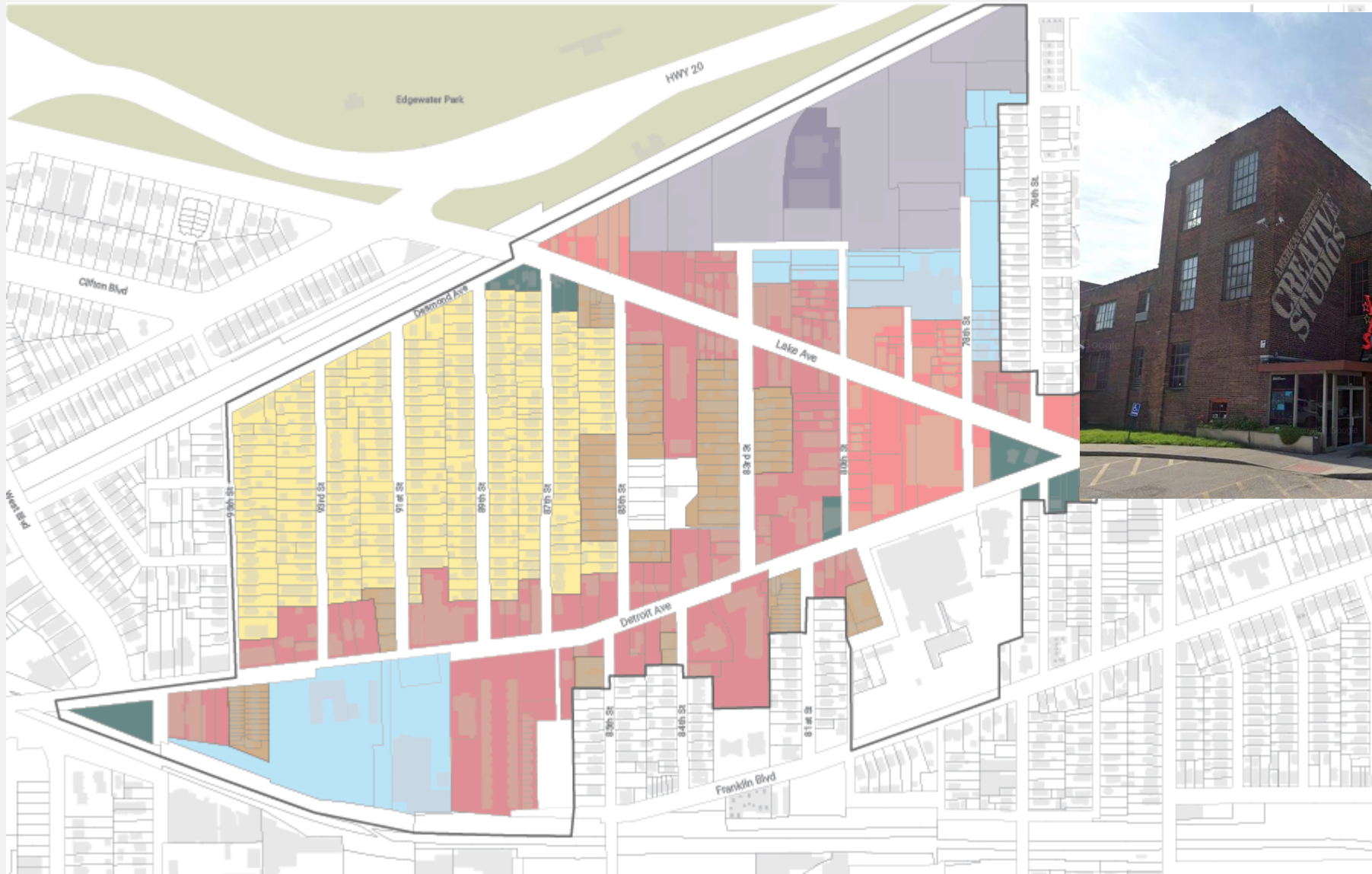
Quality of Life

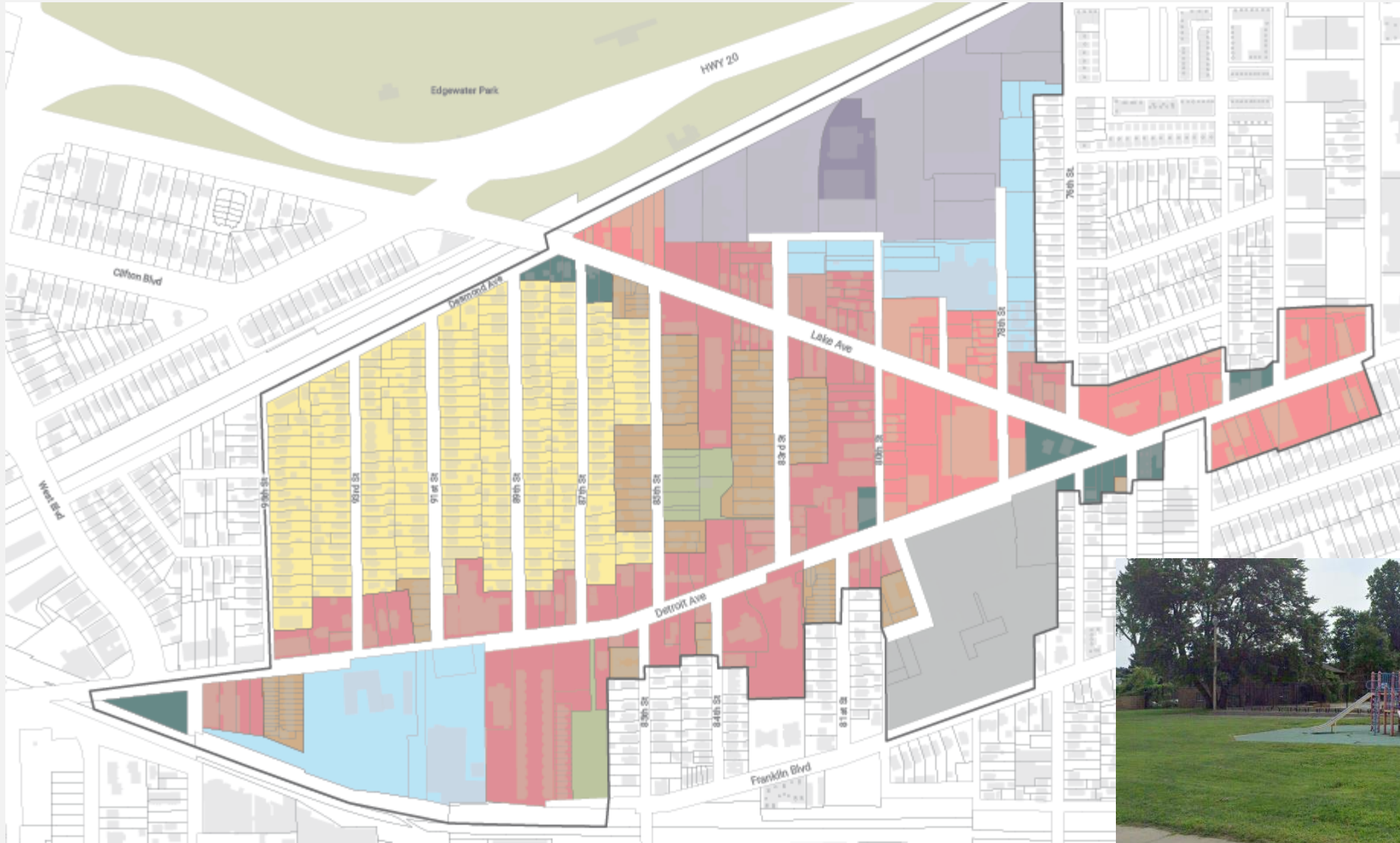












Planning

Engagement

Advocacy

Regulation

How Does Cleveland's Zoning Code Work?

Euclidean Zoning and "Use" Districts

Zones are divided into three basic "use" categories: Residential, Commercial, and Industrial. These categories are then broken into sub-categories. The zones are tiered from most restrictive (residential at the bottom of the pyramid) to least restrictive (industrial at the top). The pyramid works like a nesting doll, uses in the more restrictive districts are also permitted in the less restrictive districts. For instance, a single family home is permitted in the One Family, Two Family and even the General Retail district. A retail use is permitted in the Local Retail, General Retail, Semi-Industry districts but not in the residential districts. The zoning districts work in tandem with the zoning map, meaning that all zoning categories are mapped.

Height and Area Districts

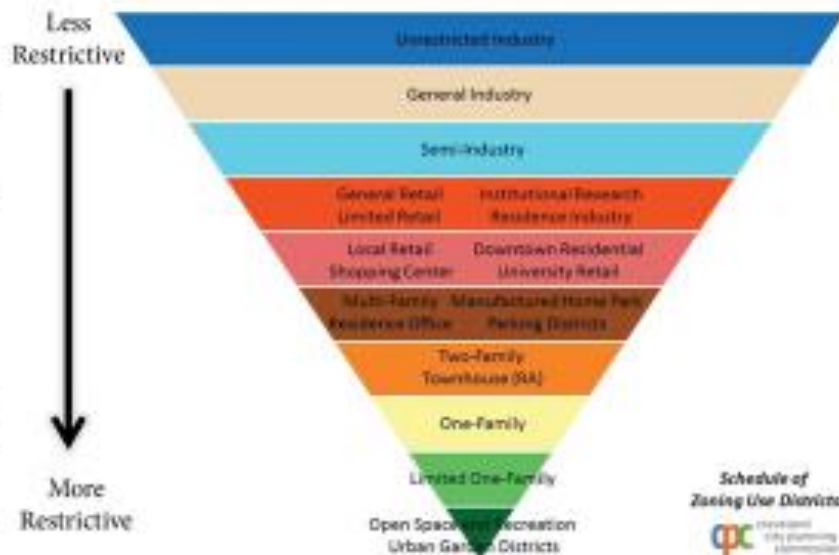
Apart from "use" categories, the zoning code also regulates the height of a building and the area a building can occupy on a lot. Area districts only apply to residential structures or in the case of a mixed-use structure, only those floors with residential uses, are taken into consideration in the calculation for an area district. The area districts range from 1/3 the lot area (indicated as a B district) to 6 times the lot area (indicated as a K district). Height districts range from 1 (35' max. height) to 9 (90' max. height).



CITY OF CLEVELAND
PLANNING COMMISSION
Zoning Map Legend

Revised 2/14
17700 Cleveland Blvd., Independence, OH 44131

USE DISTRICTS	HEIGHT DISTRICTS	AREA DISTRICTS
<p>U1 Unrestricted Industrial</p> <p>GI General Industrial</p> <p>SI Semi-Industrial</p> <p>GR General Retail</p> <p>LR Local Retail</p> <p>SR Shopping Center</p> <p>MF Multi-Family</p> <p>OF One-Family</p> <p>LOF Limited One-Family</p> <p>OS Open Space</p> <p>UR Urban Recreation</p> <p>UG Urban Garden</p>	<p>H1 35'</p> <p>H2 40'</p> <p>H3 45'</p> <p>H4 50'</p> <p>H5 55'</p> <p>H6 60'</p> <p>H7 65'</p> <p>H8 70'</p> <p>H9 75'</p> <p>H10 80'</p> <p>H11 85'</p> <p>H12 90'</p>	<p>B 1/3</p> <p>F 1/2</p> <p>M 2</p> <p>T 3</p> <p>4 4</p> <p>5 5</p> <p>6 6</p> <p>7 7</p> <p>8 8</p> <p>9 9</p> <p>10 10</p> <p>11 11</p> <p>12 12</p> <p>13 13</p> <p>14 14</p> <p>15 15</p> <p>16 16</p> <p>17 17</p> <p>18 18</p> <p>19 19</p> <p>20 20</p> <p>21 21</p> <p>22 22</p> <p>23 23</p> <p>24 24</p> <p>25 25</p> <p>26 26</p> <p>27 27</p> <p>28 28</p> <p>29 29</p> <p>30 30</p> <p>31 31</p> <p>32 32</p> <p>33 33</p> <p>34 34</p> <p>35 35</p> <p>36 36</p> <p>37 37</p> <p>38 38</p> <p>39 39</p> <p>40 40</p> <p>41 41</p> <p>42 42</p> <p>43 43</p> <p>44 44</p> <p>45 45</p> <p>46 46</p> <p>47 47</p> <p>48 48</p> <p>49 49</p> <p>50 50</p> <p>51 51</p> <p>52 52</p> <p>53 53</p> <p>54 54</p> <p>55 55</p> <p>56 56</p> <p>57 57</p> <p>58 58</p> <p>59 59</p> <p>60 60</p> <p>61 61</p> <p>62 62</p> <p>63 63</p> <p>64 64</p> <p>65 65</p> <p>66 66</p> <p>67 67</p> <p>68 68</p> <p>69 69</p> <p>70 70</p> <p>71 71</p> <p>72 72</p> <p>73 73</p> <p>74 74</p> <p>75 75</p> <p>76 76</p> <p>77 77</p> <p>78 78</p> <p>79 79</p> <p>80 80</p> <p>81 81</p> <p>82 82</p> <p>83 83</p> <p>84 84</p> <p>85 85</p> <p>86 86</p> <p>87 87</p> <p>88 88</p> <p>89 89</p> <p>90 90</p> <p>91 91</p> <p>92 92</p> <p>93 93</p> <p>94 94</p> <p>95 95</p> <p>96 96</p> <p>97 97</p> <p>98 98</p> <p>99 99</p> <p>100 100</p>



Schedule of Zoning Use Districts
CPC

Example 2F-B1:

Use: 2F indicates two-family residential uses are permitted
Area: "B" allows a residential unit to occupy 1/3 the lot area, (2,000ft² home allowed on a 4,000ft² lot)
Height: "1" allows for a building up to 35'

Example LR-G2:

Use: LR indicates that Local Retail uses permitted
Area: "F" allows a building to occupy 2 times the lot area (applies to residential component only)
Height: "2" allows for a building up to 60'

Variances

In some instances there may be a need for special consideration of a property or use that is not permitted by the zoning code. This special consideration is called a variance. Property owners can request a variance if they are one zoning sub-category away from what their intended use requires. For example, if a property owner wants to put an apartment building in a Two Family district, the applicant may request a zoning variance. Variances are considered by the Board of Zoning Appeals (BZA) which accepts testimony by both supporters and opposition of a variance. If an intended use is more than one zoning designation away from current zoning designation (e.g. a retail store in a Two-Family zone) the only remedy would be a rezoning. A rezoning is a longer and more scrutinized public process. Similar to a variance, all affected and neighboring property owners are given opportunities to voice their support or opposition.



357.04 Front Yard Regulations

In Residence Districts and in Local Retail Business Districts front yard lines shall be determined as follows and, except as provided in this section and Sections 357.05 to 357.07, no portion of a building or structure shall be erected above the grade level within such front yard.

(a) General Provisions for Front Yard Lines. Except as provided in Section 357.06, on any street frontage, on either side of a street between two (2) successive intersecting streets but excluding the frontage along the side lines of corner lots, a line which is set back of the street line a distance equal to fifteen percent (15%) of the average or normal depth of the lots having their front lines along such street frontage shall be the front yard line, but the distance from the front yard line to the street line shall not be required to exceed thirty (30) feet.

(b) Lots Fronting on Public Spaces. Where one (1) or more lots abut a public park or parkway such park or parkway frontage shall be deemed to be a street frontage, and the line between such public park or parkway and the privately owned property abutting thereon shall be deemed to be a street line in determining the location of a required front yard line. This shall not, however, be interpreted to relieve any privately owned property of any other building line requirement.

357.06 Exceptions to Front Yard Regulations

(a) Alignment to Existing Building Lines. Where no specific building line is indicated on the Building Zone Map, on a street frontage on one (1) side of a street between two (2) successive intersecting streets but excluding the frontage along the side lines of corner lots, where twenty (2) percent (20%) or more of the aggregate street frontage of the property abutting thereon is occupied by main buildings, the average of the (3) setbacks of the existing buildings within one hundred (100) feet on both sides of any lot shall determine the location of the required front (4) yard line for that lot, except that such front yard line shall not be required to be more than forty (40) feet back of the street line. The location (5) of fences or structures other than a building shall not be a consideration in making such determination.

(b) Alignment to Less Restricted Building Lines. Where a setback building line is required on a lot that adjoins a street frontage along which either no setback building line is required or the required setback building line is nearer to the street, that part of a building within fifty (50) feet of such less restricted frontage may be erected to a building line midway between the required building lines or to a line drawn diagonally from a point fifty (50) feet from the less restricted frontage and on the required setback building line for such lot to the nearest point on the building line of the adjoining less restricted frontage; provided that where such lot is less than fifty (50) feet in width, the diagonal line shall be drawn from the point of intersection of the side lot line and the required setback building line for such lot.

(c) Building Lines on Approved Plats. Whenever the plat of a land subdivision approved by the Planning Commission and on record in the office of the County Recorder shows a setback building line along any frontage for the purpose of creating a front yard or side street yard line, the building line thus shown shall apply along such frontage in place of any other yard line specified in this chapter unless specific building lines shown on the Building Zone Map require a greater setback.

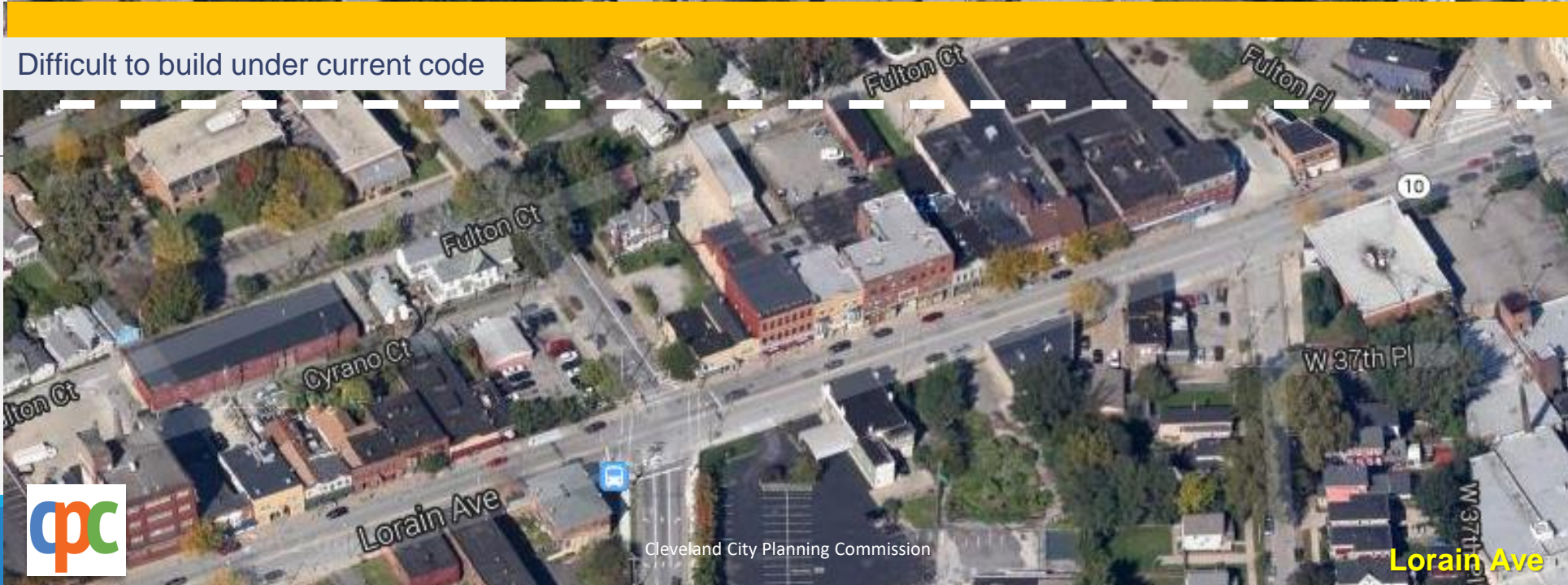
(d) Front Yard Extensions into Other Districts. At the intersection of a residence street with a street in any other use district, where the corner and succeeding lots had been platted before November 5, 1929, to face the residence street and not more than the first three (3) such lots, aggregating a frontage of one hundred fifty (150) feet or less, are included within the less restricted district, the required front yard line for such lots shall be a continuation of the front yard line of the portion of the block included in the Residence District.

(e) Building Lines on Widened Streets. The subsequent widening of a street shall not change the location of a building line established before the street widening except where it would lie within the new street.

Easy to build under current code



Difficult to build under current code





Kamm's Corner
Zoning Local Retail

One Size fits all (regardless of context)



Buckeye
Zoning Local Retail

Setback mins (no max);
unpredictable form

Dependent on Design Review to
advocate good form— can be
discretionary

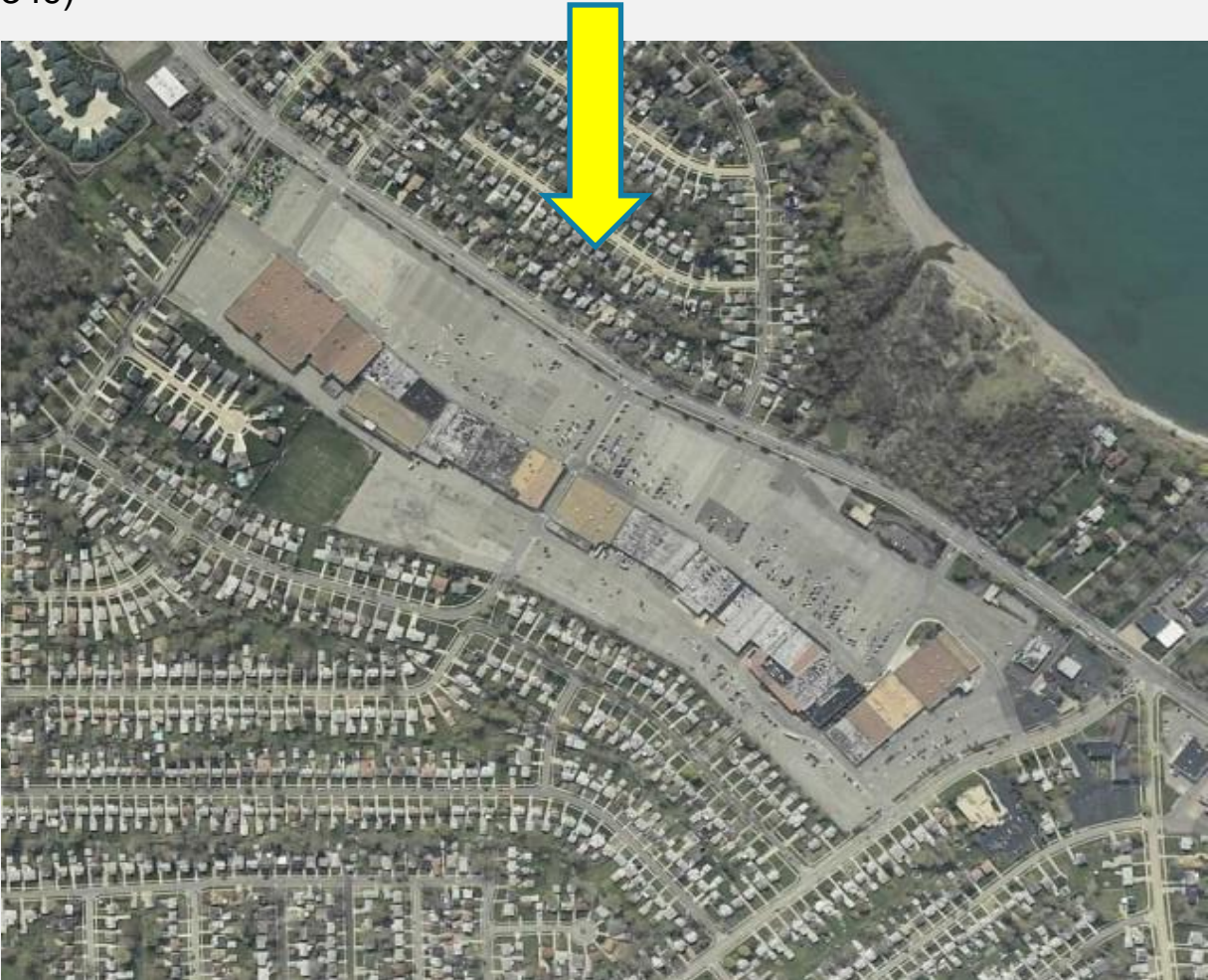


Detroit Shoreway
Zoning Local Retail



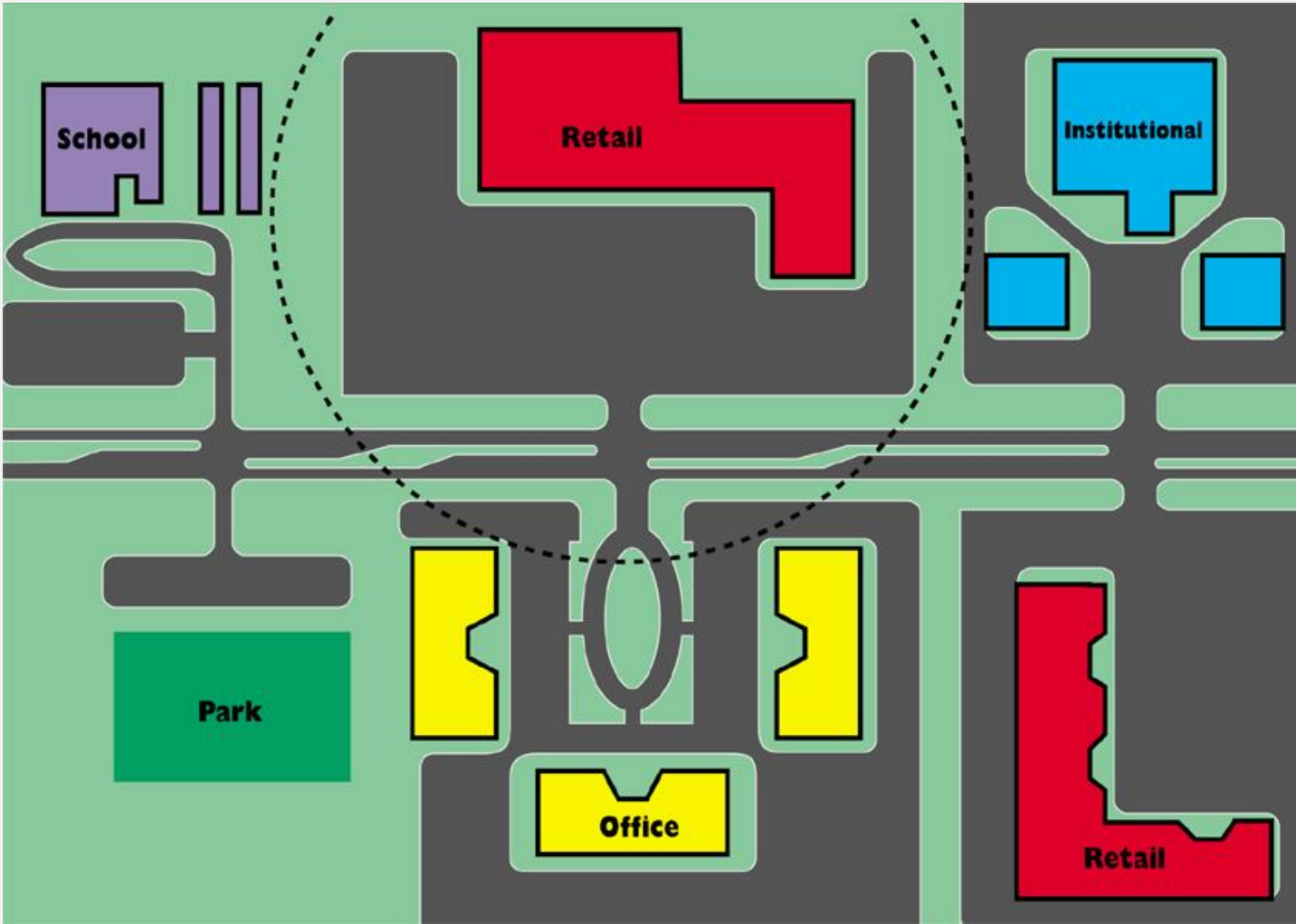
Ohio City
Zoning Local Retail

Often requires more parking sf than allowable floor area for building (Ch. 349)

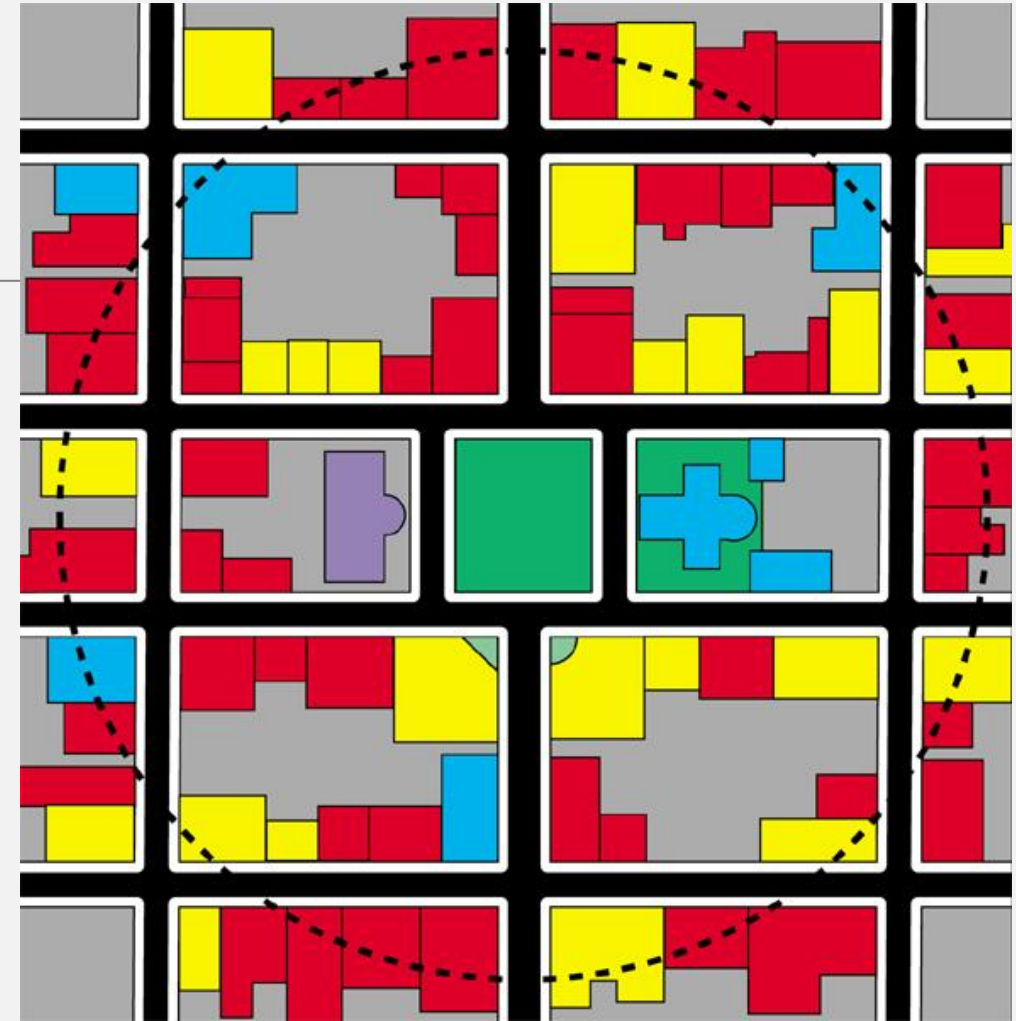


Single Use Zoning + Highway Construction + Auto Growth – Urban Sprawl



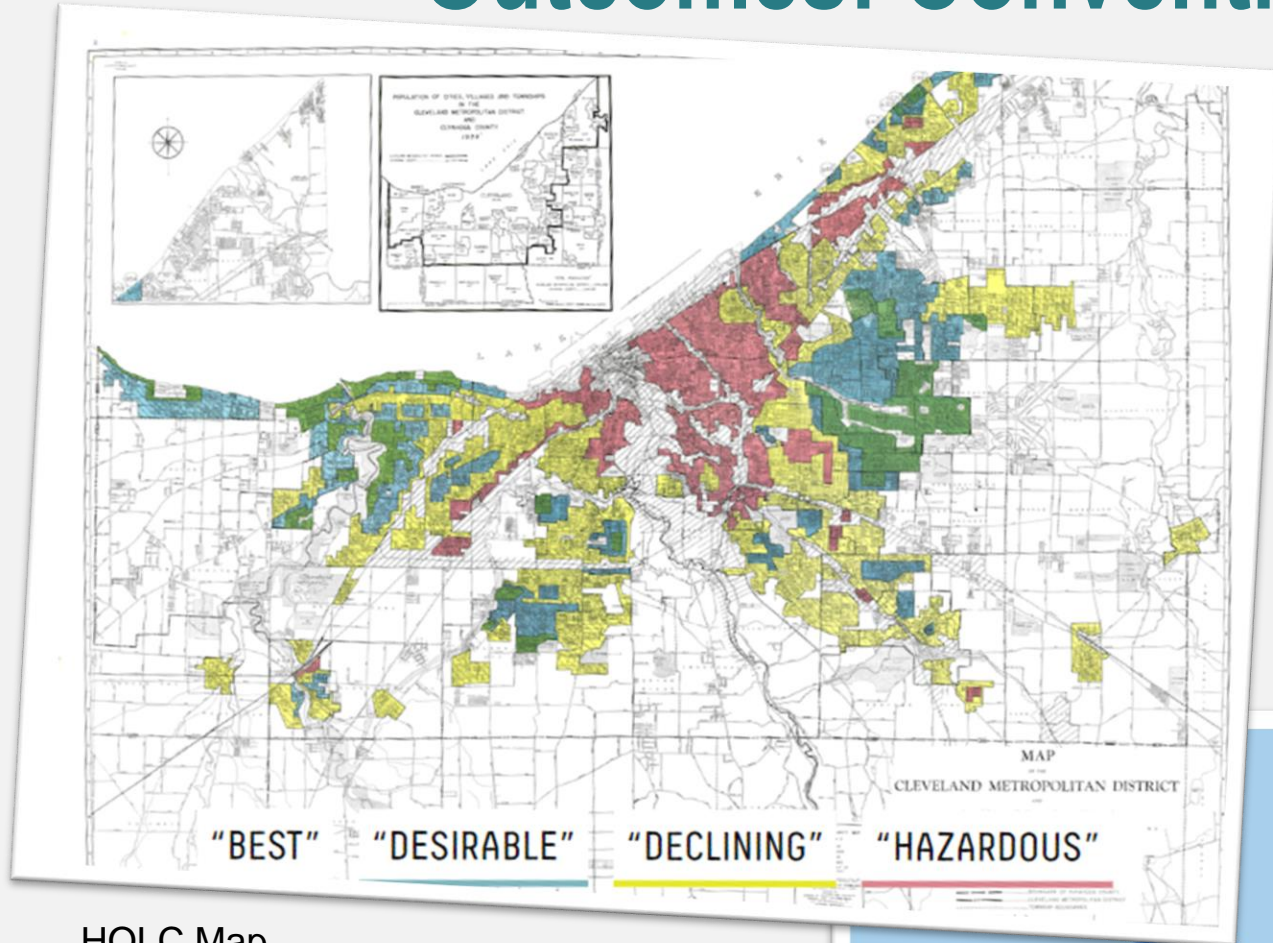


CURRENT ZONING CODE
SEPARATING USES = LOTS OF DRIVING

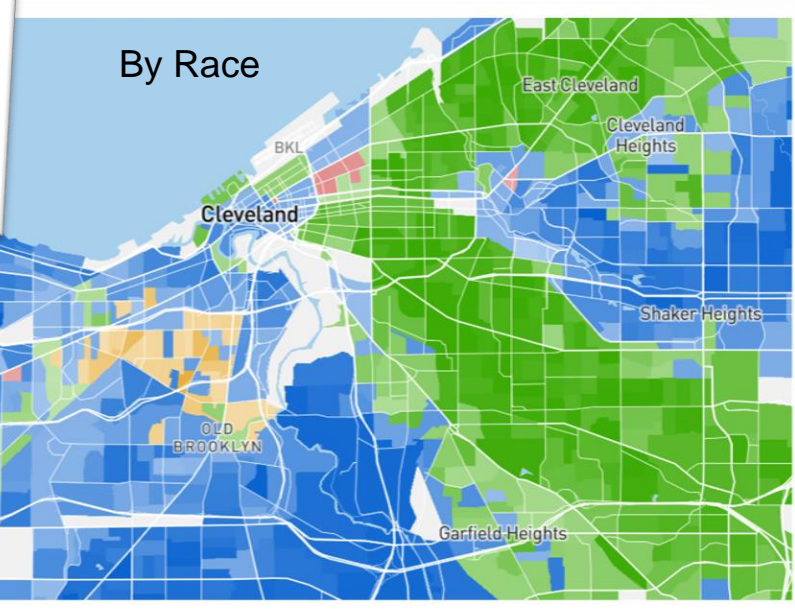
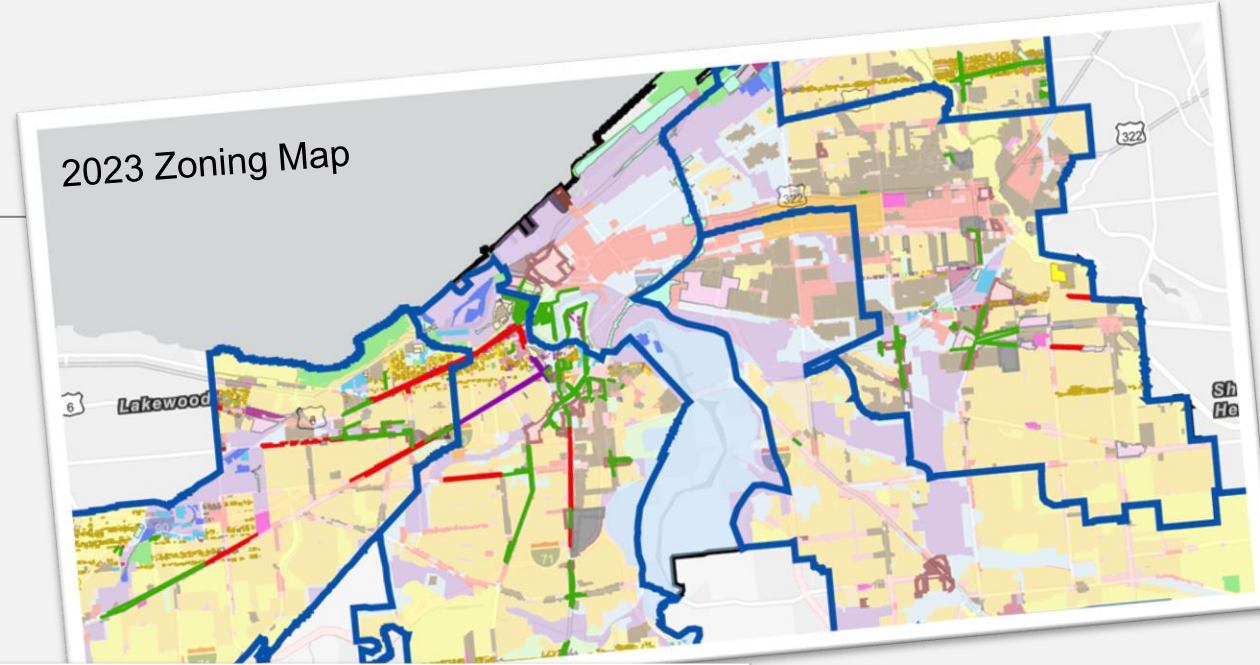


FORM-BASED CODE
A MIX OF USES = WALKABILITY

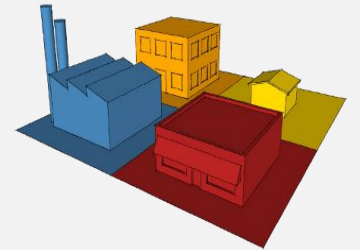
Outcomes: Conventional (Euclidean) Zoning?



HOLC Map



Separation of Uses & Users



CONFIDENTIAL



Alternatives

Variance(s)

Planned Unit Developments

Overlay Districts

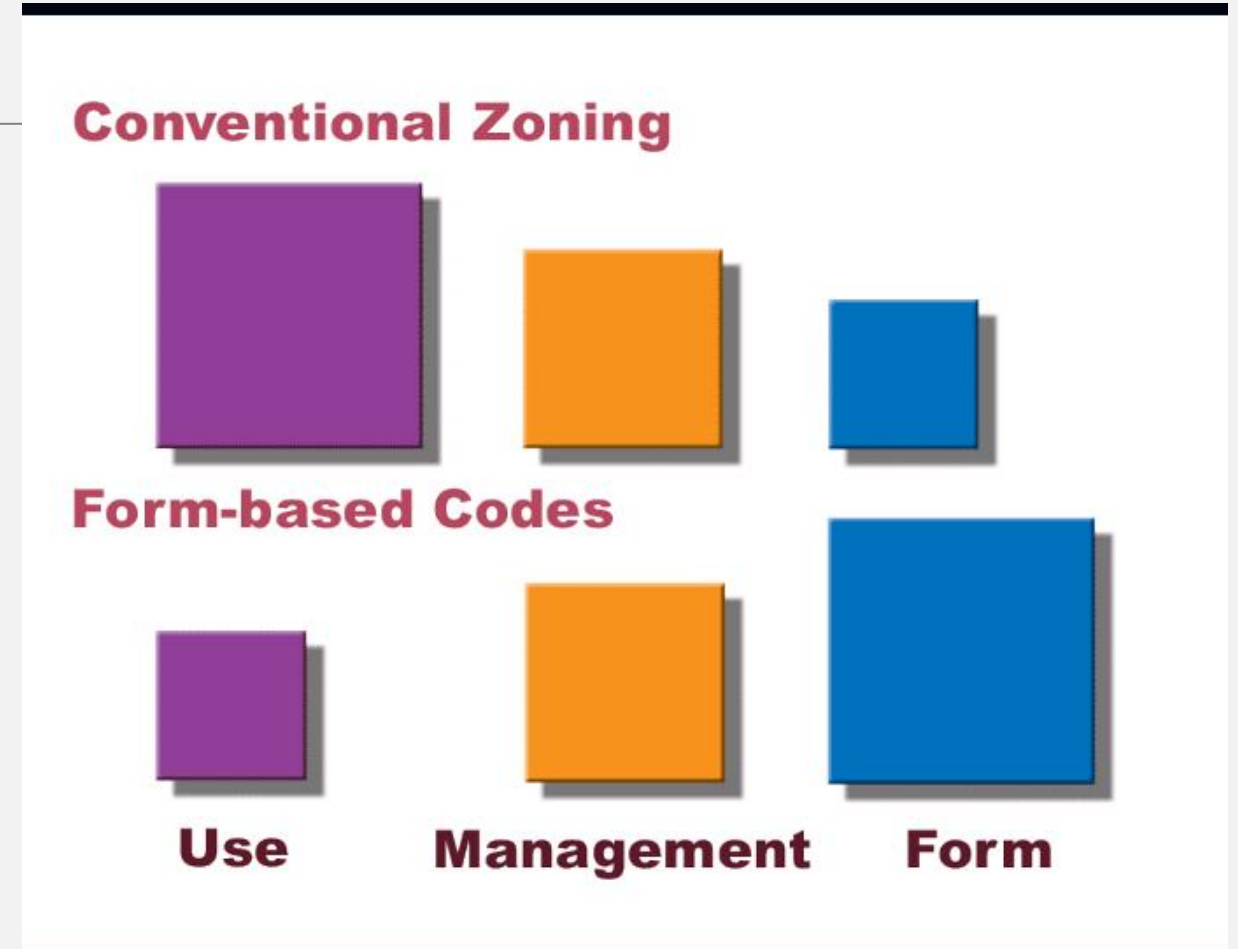
New Zoning Districts

Revising the Code

Euclidean vs Form Based Code

- Euclidian zoning regulates land according to Use
- Regulations are the same for each district, regardless of context
- One size fits all regulations
- Overlay districts used as patches to regulate form

*FBCs allow for mixing of compatible uses
Allows for car lite/free alternative
More equitable - options in housing & transportation*



What is a FORM-BASED CODE?

FORM-BASED CODE
For JOB CORE & NEW
ECONOMY ZONES of
OPPORTUNITY
CORRIDOR &
HOUGH

A **form-based code** is a way to translate the ideals of a plan into regulatory language to create the physical “place” envisioned by the community. Form-based codes address the

relationship between:

- *building facades and the public realm*
- *the form and mass of buildings*
- *the scale and types of streets and blocks*

SITING



HEIGHT



USE



FORM



Steps to Implementation



REVIEWS

- 26 interdepartmental/internal reviews
- 16 External Reviews
- Lots of Feedback
- Consolidated Comments
- Formal Law Review (multiple)



REVISE

- May 29 Public Draft Release
- June 9 FBC Zoning Workshop with AIA, ULI, Attorneys & APA
- Public Feedback collected
- Fall 2023 & Early 2024 Community Meetings
- Formal legal review
- Formal Presentation for Adoption



CONTRACT EXTENDED

- Remaining Contract Extended
- Consultant assists with Adoption at Council
- One on One with Code Studio
- Corrections/Reorganization In House

Public Engagement & Process

July 2019: Code Studio selected consultant to lead FBC project

October 2019: Detroit Shoreway Visioning (Charrette) Week

Fall 2019 – Early 2020: Meetings with BBC & Fairfax

March 2020: COVID-19

November 12 & 17, 2020: Hough's community meetings about FBC over Zoom

November 19, 2020: Freedom Zone performance livestreamed for residents

March-May 2021: Neighborhood Zoom meeting & working group meetings

May 2021-May 2023: Internal revisions made to prepare for public launch

June 2023: FBC Public Draft available to public & Zoning workshop

August 2023: A New Day in Hough Festival

September – November 2023: Community Meetings with Hough to explore FBC Draft

November 2023 – Community Meeting at McNamara's at Detroit-Shoreway/Cudell

December 2023: CPC

February 2024: Detroit-Shoreway/Cudell Community Meeting (500 Door Knockers, 500+ postcards mailed)

Path to a New Code

- Introduce the principles & concepts of Form Based Codes (FBCs)
 - Easy to read format
 - Clearly defines expectations for new development
 - Creates a transparent & predictable administrative process
- Urban Form Overlay - Mixed-use corridors - 2015
- Best Practices in Zoning Symposium - 2015
- Urban Core Overlay - Downtown districts – 2016
- Townhouse Code update – 2017/2023
- Downtown Code Update - 2018
- Issue RFQ & Consultant selected for new code – 2018
- Code Work begins – 2019
- Transit Oriented Development – TDM Strategies - 2023

Form-Based Code

Objectives

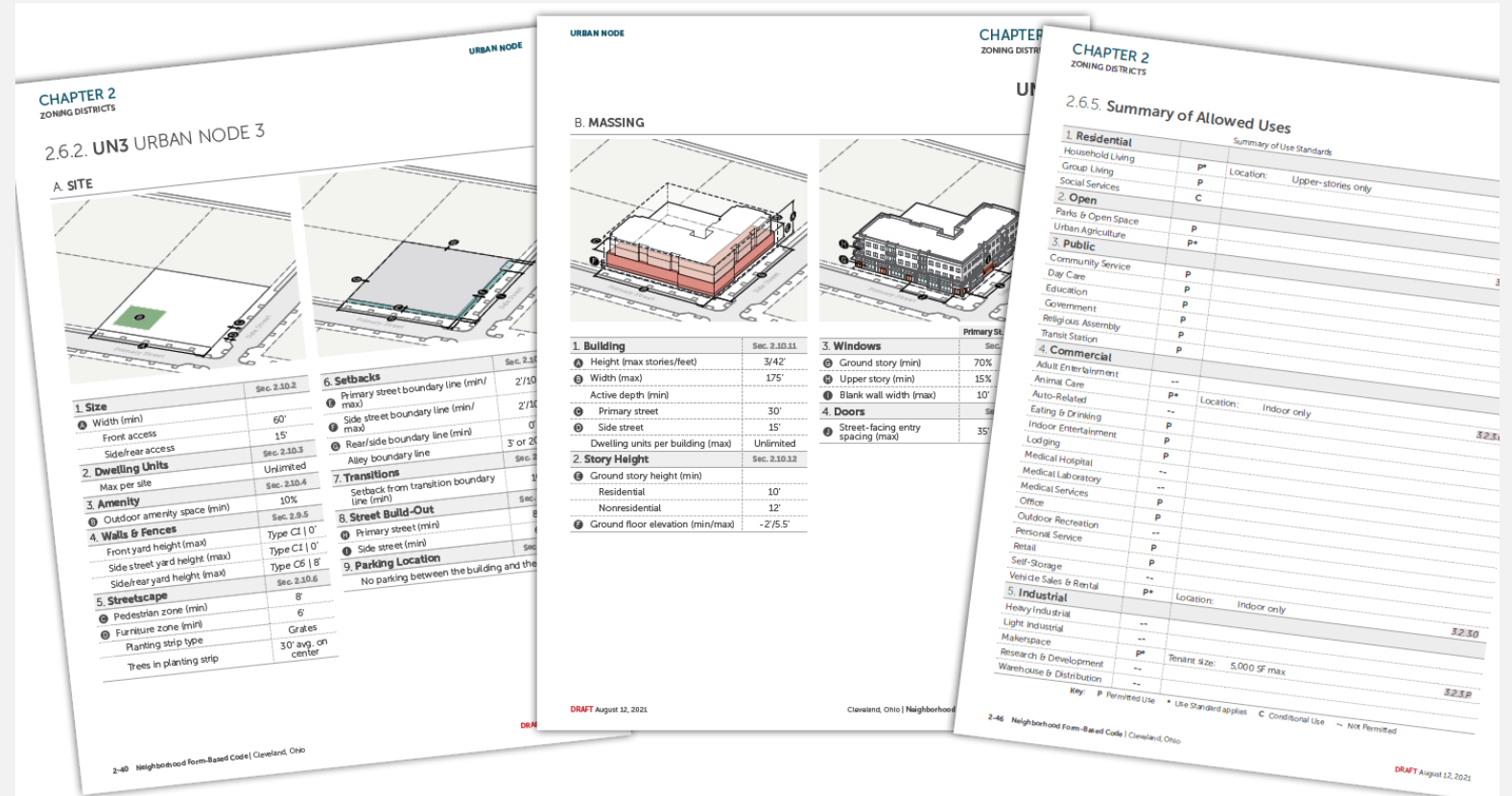
Resident-
Centered
Neighborhoods

Simplicity and
Accessibility

Efficiency at
City Hall



Cleveland's Neighborhood Form Based Code Provisions & Structure



2023 S-22 (current)

OH > Cleveland > Cleveland, OH Code... > PART THREE: LAND USE CODE



Part IIIB: Land Use Code – Zoning Code

Title VII: Zoning Code

Part IIIB Land Use Code – Zoning Code
Chapter 325 – Chapter 359

Cleveland Overview

Cleveland, OH Code of Ordinances

CITY OF CLEVELAND, OHIO CODE OF ORDINANCES

CHARTER OF THE CITY OF CLEVELAND

PART ONE: ADMINISTRATIVE CODE

PART TWO: HEALTH CODE

PART THREE: LAND USE CODE

PART IIIA: LAND USE CODE - PLANNING AND HOUSING

PART IIIB: LAND USE CODE - ZONING CODE

PART IIIC: LAND USE CODE - HOUSING CODE

PART IIID: LAND USE CODE - FIRE PREVENTION CODE

PART IIIE: LAND USE CODE - BUILDING CODE

PART FOUR: TRAFFIC CODE

PART FIVE: MUNICIPAL UTILITIES AND SERVICES CODE

PART SIX: OFFENSES AND BUSINESS ACTIVITIES CODE

- Chapter [325](#) Definitions
- Chapter [327](#) Enforcement and Penalty
- Chapter [329](#) Board Of Zoning Appeals
- Chapter [331](#) Building Zone Maps
- Chapter [333](#) Changes and Amendments
- Chapter [334](#) Planned Unit Development Overlay District
- Chapter [335](#) Use Districts
- Chapter [336](#) Urban Garden District
- Chapter [337](#) Residential Districts
- Chapter [338](#) Manufactured Housing Park (MHP) District
- Chapter [339](#) Parking Districts
- Chapter [340](#) Institutional-Research (I-R) Districts
- Chapter [341](#) Design Review
- Chapter [342](#) Open Space and Recreation (OSR) Districts
- Chapter [343](#) Business Districts
- Chapter [344](#) Midtown Mixed-Use District
- Chapter [345](#) Industrial Districts
- Chapter [346](#) Live-Work Overlay Districts
- Chapter [347](#) Specific Uses Regulated

Title VIIA: Cleveland’s Neighborhood Form-Based Code (Chapter 3001 – Chapter 3007)

Legal Intent, Purpose, Authority & Application

Introductory Provisions

Section 3001.2. **Districts**

1.2.1. **Districts Established**

In order to carry out the purposes and intent of this Code, the following zoning districts are established.

HOUSE-SCALE

H3 House 3

H4 House 4

NEIGHBORHOOD-SCALE

N2.5 Neighborhood 2.5

NX3 Neighborhood Flex 3

COMMUNITY-SCALE

C3 Community 3

CX3 Community Flex 3

C4 Community 4

CX4 Community Flex 4

C5 Community 5

CX5 Community Flex 5

URBAN FLEX

UX3 Urban Flex 3

UX4 Urban Flex 4

UX5 Urban Flex 5

URBAN NODE

UN3 Urban Node 3

UN4 Urban Node 4

UN5 Urban Node 5

INDUSTRIAL FLEX

IX3 Industrial Flex 3

IX5 Industrial Flex 5

IX7 Industrial Flex 7

URBAN INNOVATION

UI4 Urban Innovation 4

UIC Urban Innovation Campus

SPECIAL

CV Civic

PK Park

Zoning Districts

- 3002.3: House – Scale
- 3002.4: Neighborhood – Scale
- 3002.5: Community Scale
- 3002.6: Urban Flex
- 3002.7 Urban Node
- 3002.8: Industrial Flex
- 3002.9: Urban Innovation
- 3002.10 Special



Section 3002.6. Urban Flex



2.6.1. Intent

Moderate intensity mixed-use, office and residential buildings intended to accommodate a variety of residential, retail, service and commercial uses in a vibrant, pedestrian-friendly environment.

UX3	UX4	UX5
No density restrictions	No density restrictions	No density restrictions
15' site width	15' site width	15' site width
3 stories/42' in height	4 stories/55' in height	5 stories/68' in height
275' building width	275' building width	275' building width

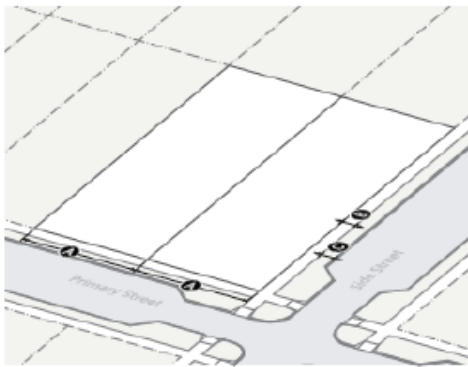
2.6.5. Summary of Allowed Uses

Summary of Use Standards		Add. Stds.
1. Residential		
Household Living	P	
Group Living	P	
Social Services	C	
2. Open		
Parks & Open Space	P	
Urban Agriculture	P*	3.2.3.C
3. Public		
Community Service	P	
Day Care	P	
Education	P	
Government	P	
Religious Assembly	P	
Transit Station	P	
4. Commercial		
Adult Entertainment	--	
Animal Care	P*	Location: Indoor only 3.2.3.G
Auto-Related	--	
Eating & Drinking	P	
Indoor Entertainment	P	
Lodging	P	
Medical Hospital	C	
Medical Laboratory	P	
Medical Services	P	
Office	P	
Outdoor Recreation	--	
Personal Service	P	
Retail	P	
Self-Storage	--	
Vehicle Sales & Rental	P*	Location: Indoor only 3.2.3.O
5. Industrial		
Heavy Industrial	--	
Light Industrial	--	
Makerspace	P*	Tenant size: 5,000 SF max 3.2.3.P
Research & Development	--	
Warehouse & Distribution	--	

Key: P Permitted Use * Use Standard applies C Conditional Use -- Not Permitted

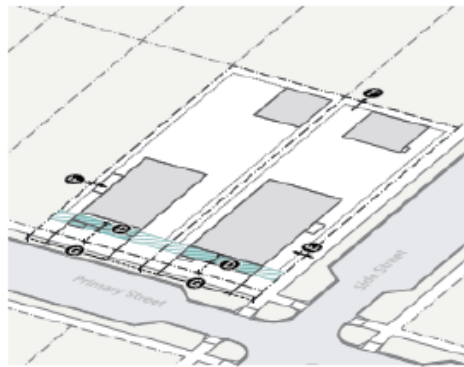
2.3.3. H4 HOUSE 4

A. SITE



1. Size	Sec. 2.2.2
A Width (min)	
Front access	35'
Side/rear access	20'
2. Dwelling Units	Sec. 2.2.3
Max per site	4
3. Amenity	Sec. 2.2.4
Outdoor amenity space (min)	n/a
4. Walls & Fences	Sec. 2.2.5
Front yard height (max)	Type C2 4'
Side street yard height (max)	
Within 3' of boundary line	Type C2 4'
More than 3' from boundary line	Type C3 5'
Side/rear yard height (max)	Type C5 5'
5. Streetscape	Sec. 2.2.6
B Pedestrian zone (min)	6'
C Furniture zone (min)	6'
Planting strip type	Tree lawn
Trees in planting strip	30' avg. on center

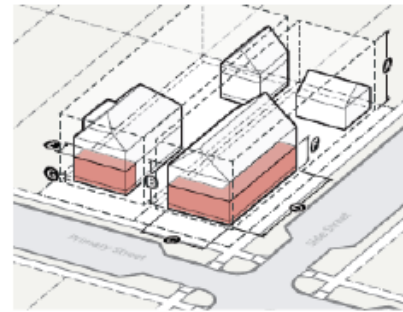
maximum units per site



6. Setbacks	Sec. 2.2.7
D Primary street boundary line (min/max)	Established setback range or 10/20'
E Side street boundary line (min)	3'
F Rear/side boundary line (min)	
Up to 15' in height	1.5'
15' or more in height	3'
Alley boundary line	3' or 20' min
7. Transitions	Sec. 2.2.8
Setback from transition boundary line	n/a
8. Street Build-Out	Sec. 2.2.9
G Primary street (min)	50%
Side street (min)	n/a
9. Parking Location	Sec. 2.2.10
Front yard	Not allowed
Side street yard	Allowed
Side yard	Allowed
Rear yard	Allowed

parking locations

B. BUILDING



1. Massing	Sec. 2.2.11
Height (max)	
A Stories/feet	2.5/32'
B Top plate	25'
Width (max)	
C Primary street	35'
D Side street	70'
E Active depth (min)	9'
Dwelling units per building (max)	4
2. Story Height	Sec. 2.2.12
F Ground story height (min)	9'
G Ground floor elevation (min/max)	2'/5.5'

maximum structure height & stories



3. Windows	Sec. 2.2.13	
H Ground story (min)	35%	30%
I Upper story (min)	15%	15%
J Blank wall width (max)	10'	20'
4. Doors	Sec. 2.2.14	
K Street-facing entry spacing (max)	30'	50'

window coverage requirements



More information can be found at: www.thelandcode.com

Section 3002.1. Applicability

All applications filed for activities regulated by this Code after the effective date of this Code must comply with the standards in this Chapter, as further specified below.

2.1.1. General Applicability

- A. Standards apply based on the type of activity proposed, as shown in the table below. For all zoning districts, the standards apply as shown in the table below:

		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
2.2.2	Site Width	●	○	○	○	○	○	○
2.2.3	Dwelling Units per Site	●	○	○	○	●	○	○
2.2.4	Amenity	●	●	●	○	●	○	○
2.2.5	Walls & Fences	●	●	●	○	●	○	○
2.2.6	Streetscape	●	●	●	○	○	○	○
2.2.7	Setbacks	●	●	○	○	○	○	○
2.2.8	Transitions	●	●	●	○	●	○	○
2.2.9	Street Build-Out	●	●	○	○	○	○	○
2.2.10	Parking Location	●	●	●	○	○	○	○
2.2.11	Massing	●	●	○	○	○	○	○
2.2.12	Story Height	●	●	○	○	○	○	○
2.2.13	Windows	●	●	○	●	○	○	○
2.2.14	Doors	●	●	○	●	○	○	○

● = Standards apply ○ = Standards do not apply

- B. The general applicability may be further specified in the applicability provisions for each set of standards in [Section 3002.2](#).

Rules of Interpretation

- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 **Streetscape**
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

Rules of Interpretation

2.2.1 General Provisions

2.2.2 Site Width

2.2.3 Dwelling Units Per Site

2.2.4 Amenity

2.2.5 Walls & Fences

2.2.6 Streetscape

2.2.7 Setbacks

2.2.8 Transitions

2.2.9 Street Build-Out

2.2.10 Parking Location

2.2.11 Massing

2.2.12 Story Height

2.2.13 Windows

2.2.14 Doors

Section 3002.2. Rules of Interpretation

2.2.1. General Provisions

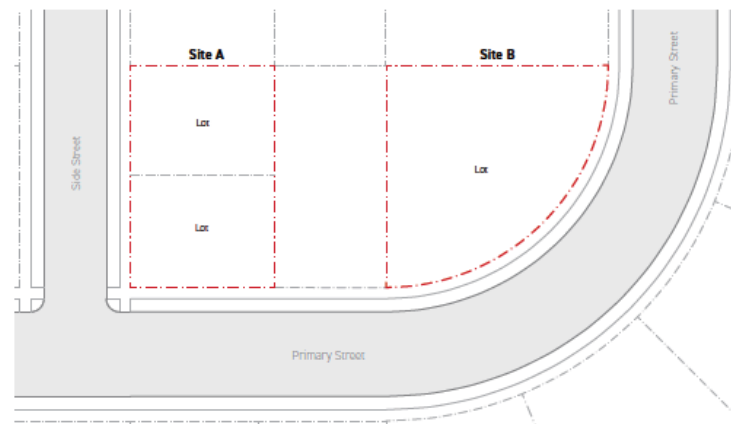
A. Specific Terms

1. Site

- A single lot or group of connected lots owned or functionally controlled by the same person or entity, assembled for the purpose of development.
- A site must abut a primary street, side street or alley.

2. Lot

- A parcel of land either vacant or occupied intended as a unit for the purpose, whether immediate or for the future, of transfer of ownership or possession or for development.
- A lot does not have to abut a primary street, side street or alley but must abut a permanent vehicle access easement of at least 8 feet in width or permanent pedestrian access easement of at least 5 feet in width.

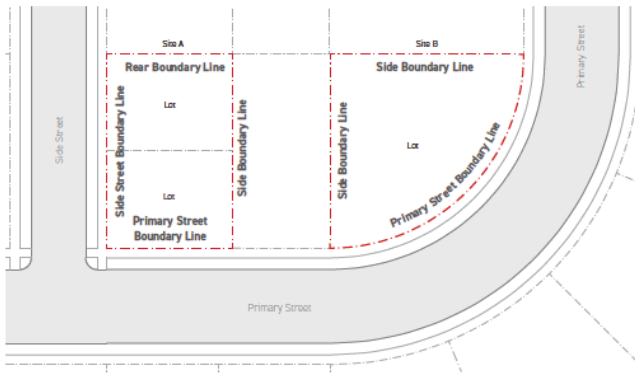


2.2.1 General Provisions

B. Site Boundary Designations

1. General

- a. Each boundary line must have one of the following designations and no boundary line can have more than one of the following designations:
 - i. Primary street boundary line;
 - ii. Side street boundary line;
 - iii. Rear boundary line;
 - iv. Side boundary line; or
 - v. Alley boundary line.



- b. In addition to these required designations, boundary lines may also be included into one of the following categories:
 - i. Street boundary line; or
 - ii. Common boundary line.

2. Primary Street Boundary Line

- a. Any boundary line that abuts a primary street right-of-way.
- b. Each site must have at least one primary street boundary line. A site may have more than one primary street boundary line.
- c. For sites that abut multiple streets, the Administrator will determine the primary street boundary line using the following:
 - i. The street or streets with the highest classification;

- ii. The established orientation of the block;
 - iii. The street abutting the longest face of the block;
 - iv. The street parallel to an alley within the block;
 - v. The street that the site takes its address from; and/or
 - vi. The primary street designation of adjacent development, either existing or approved.
- d. A boundary line abutting a park, open space, river, trail or pedestrian path can be designated as a primary street boundary line.
 - e. Once designated for a site, a primary street boundary line cannot be changed (e.g., a primary street boundary line cannot, for purposes of subsequent development, be re-designated a side street boundary line) unless all standards of the applicable zoning district are met based on the proposed change in street boundary line designation.



- 2.2.1 General Provisions
- 2.2.2 Site Width**
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

2.2.2. Site Width

The length of primary street boundary lines bounding a site.

A. Intent

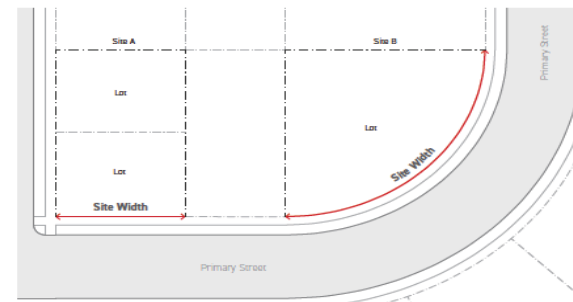
To help ensure new developments are generally consistent with the character of the neighborhood and other properties within the same zoning district and to help ensure safe and adequate vehicular access to and from a site.

B. Applicability

1. The minimum width requirement applies only to sites officially approved and recorded on or after the effective date of this Code.
2. Any use allowed in the zoning district may be established on a site officially approved and recorded before the effective date of this Code, regardless of the width of the site, provided that all other requirements of this Code are met and in no instance can a site have a width of less than 15 feet.

C. Standards

1. No applicable site can be less than the minimum width required by the zoning district.
2. Site width is measured following the geometry of all primary street boundary lines that bound the site.
3. Where a site has 2 or more primary street boundary lines facing different streets, all primary street boundary lines must meet the minimum site width standard.
4. Sites that take vehicular access from a primary street must meet the minimum width requirement for sites with front access.
5. Sites that take vehicular access from either a side street, side, rear or alley boundary line can meet the minimum width requirement for sites with side or rear access.

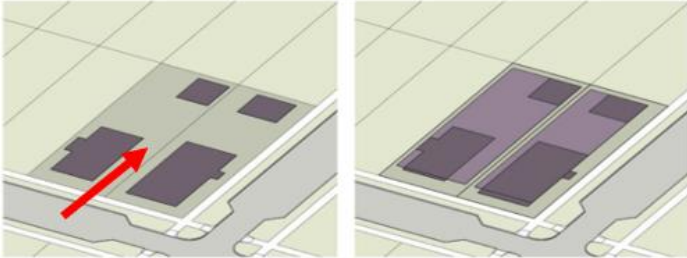


D. Relief

A reduction of up to 20% of the minimum site width may be requested in accordance with *Section 3005.1*.

- 2.2.1 General Provisions
- 2.2.2 **Site Width**
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

A. SITE



1. Size Sec. 2.9.2	
Width (min)	
Front access	35'
Side/rear access	20'
2. Dwelling Units Sec. 2.9.3	
Max per site	4
3. Amenity Sec. 2.9.4	
Outdoor amenity space (min)	n/a
4. Walls & Fences Sec. 2.9.5	
Front yard height (max)	4'
Side street yard height (max)	
Within 4' of boundary line	4'
More than 4' from boundary line	6'
Side/rear yard height (max)	6'
5. Streetscape Sec. 2.9.6	
Pedestrian zone (min)	6'
Furniture zone (min)	6'
Planting strip type	Tree lawn
Trees in planting strip	30' avg. on center
6. Setbacks Sec. 2.9.7	
Primary street boundary line (min/max)	Established setback range or 10'/20'
Side street boundary line (min)	3'
Rear/side boundary line (min)	
Up to 15' in height	15'
15' or more in height	3'
Alley boundary line	3' or 20' min
7. Street Build-Out Sec. 2.9.8	
Primary street (min)	50%
Side street (min)	n/a
8. Parking Location Sec. 2.9.9	
Front/side street yard	Not allowed
Side yard	Not allowed
Rear yard	Allowed

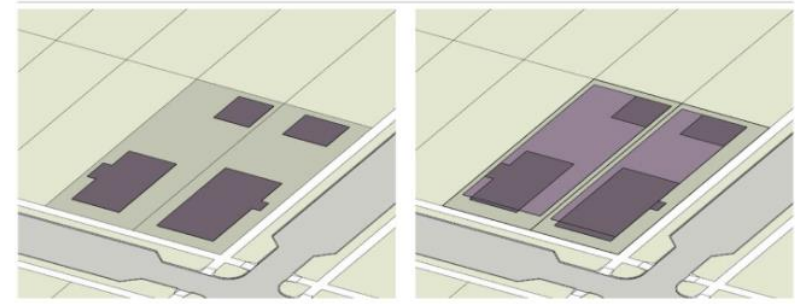
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- 2.2.1 General Provisions
- 2.2.2 **Site Width**
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

2.1.3. H4 HOUSE 4

A. SITE



1. Size	Sec. 2.9.2
A Width (min)	
Front access	35'
Side/rear access	20'

2. Dwelling Units	Sec. 2.9.3
Max per site	4
3. Amenity	Sec. 2.9.4
Outdoor amenity space (min)	n/a
4. Walls & Fences	Sec. 2.9.5
Front yard height (max)	4'
Side street yard height (max)	
Within 4' of boundary line	4'
More than 4' from boundary line	6'
Side/rear yard height (max)	6'
5. Streetscape	Sec. 2.9.6
C Pedestrian zone (min)	6'
D Furniture zone (min)	6'
Planting strip type	Tree lawn
Trees in planting strip	30' avg. on center

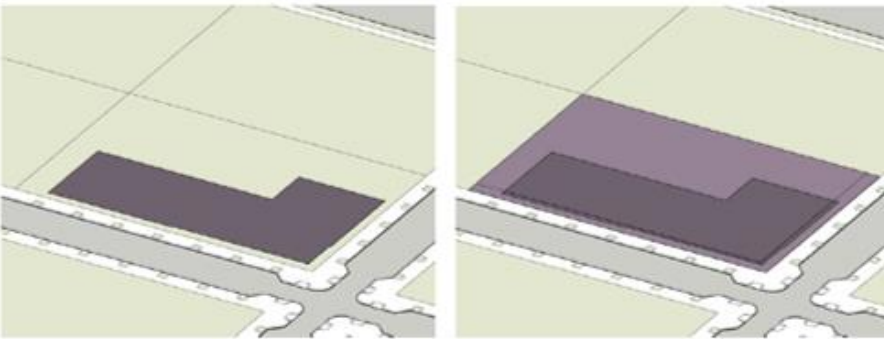
6. Setbacks	Sec. 2.9.7
E Primary street boundary line (min/max)	Established setback range or 10'/20'
F Side street boundary line (min)	3'
G Rear/side boundary line (min)	
Up to 15' in height	1.5'
15' or more in height	3'
Alley boundary line	3' or 20' min
7. Street Build-Out	Sec. 2.9.8
H Primary street (min)	50%
Side street (min)	n/a
8. Parking Location	Sec. 2.9.9
Front/side street yard	Not allowed
Side yard	Not allowed
I Rear yard	Allowed



Rules of Interpretation

- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity**
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

A SITE



1. Size	Sec. 2.9.2
A Width (min)	
Front access	60'
Side/rear access	15'
2. Dwelling Units	Sec. 2.9.3
Max per site	Unlimited
3. Amenity	Sec. 2.9.4
Outdoor amenity space (min)	10%
4. Walls & Fences	Sec. 2.9.5
Front yard height (max)	4'
Side street yard height (max)	
Within 4' of boundary line	4'
More than 4' from boundary line	6'
Side/rear yard height (max)	8'
5. Streetscape	Sec. 2.9.6
B Pedestrian zone (min)	7'
C Furniture zone (min)	6'
Planting strip type	Grates
Trees in planting strip	30' avg. on center
6. Setbacks	Sec. 2.9.7
D Primary street boundary line (min/max)	0'/10'
E Side street boundary line (min/max)	
F Rear/side boundary line (min)	
Alley boundary line	
Transition boundary line (min)	
7. Street Build-Out	
G Primary street (min)	
H Side street (min)	
8. Parking Location	
No parking between the building	



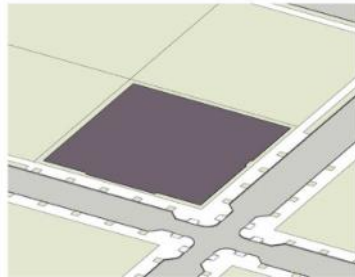
- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

CHAPTER 2
ZONING DISTRICTS

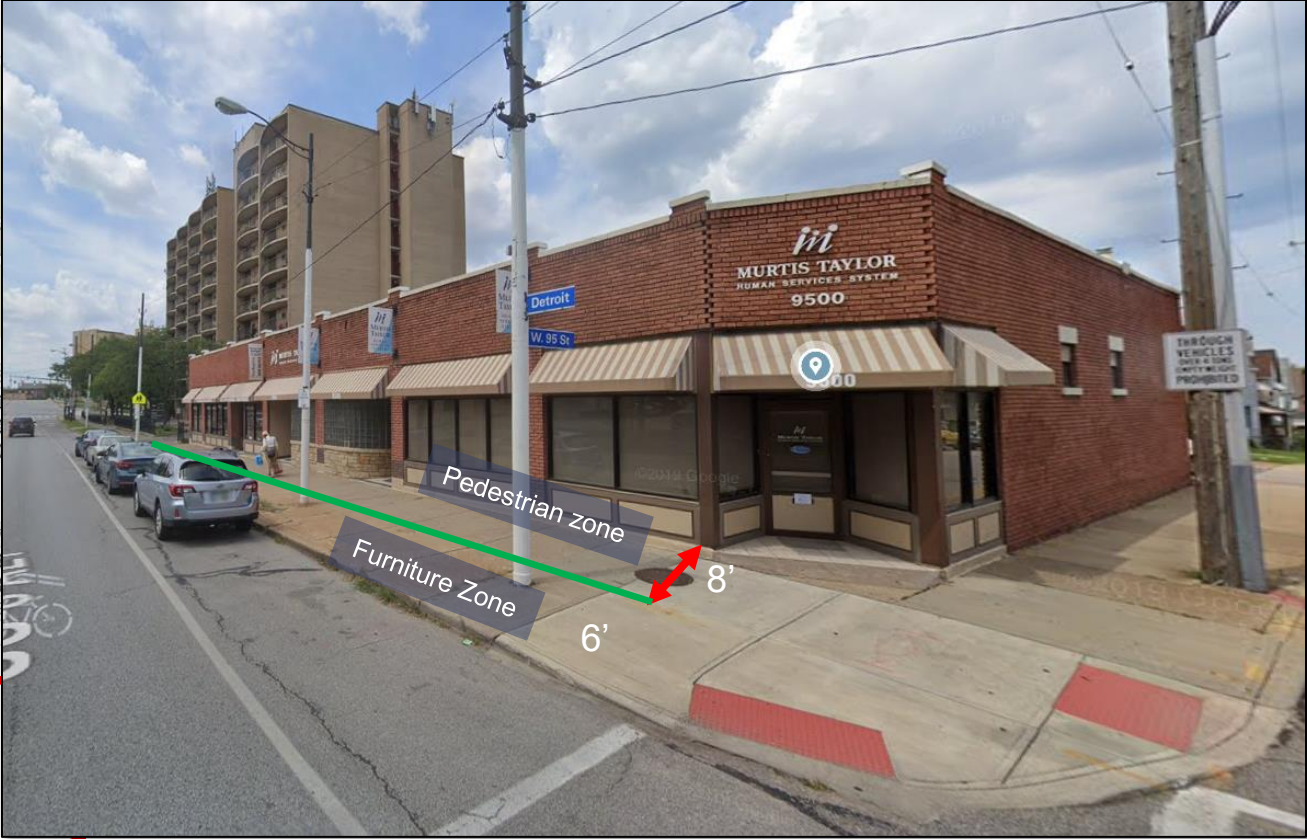
URBAN NODE

2.5.4. UN5 URBAN NODE 5

A. SITE



1. Size		Sec. 2.9.2
A Width (min)		
Front access		60'
Side/rear access		15'
2. Dwelling Units		Sec. 2.9.3
Max per site		Unlimited
3. Amenity		Sec. 2.9.4
Outdoor amenity space (min)		10%
4. Walls & Fences		Sec. 2.9.5
Front yard height (max)		0'
Side street yard height (max)		
Within 4' of boundary line		0'
More than 4' from boundary line		6'
Side/rear yard height (max)		6'
5. Streetscape		Sec. 2.9.6
B Pedestrian zone (min)		8'
C Furniture zone (min)		6'
Planting strip type		Grates
Trees in planting strip		30' avg. on center



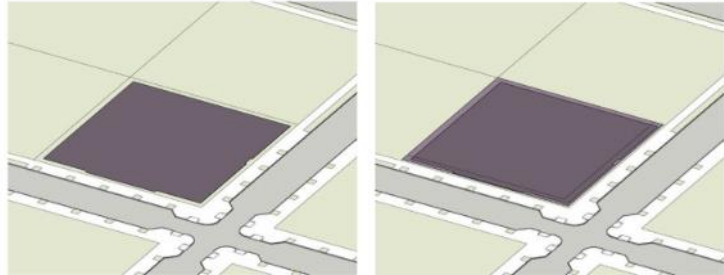
- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape**
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

CHAPTER 2
ZONING DISTRICTS

URBAN NODE

2.5.4. **UN5** URBAN NODE 5

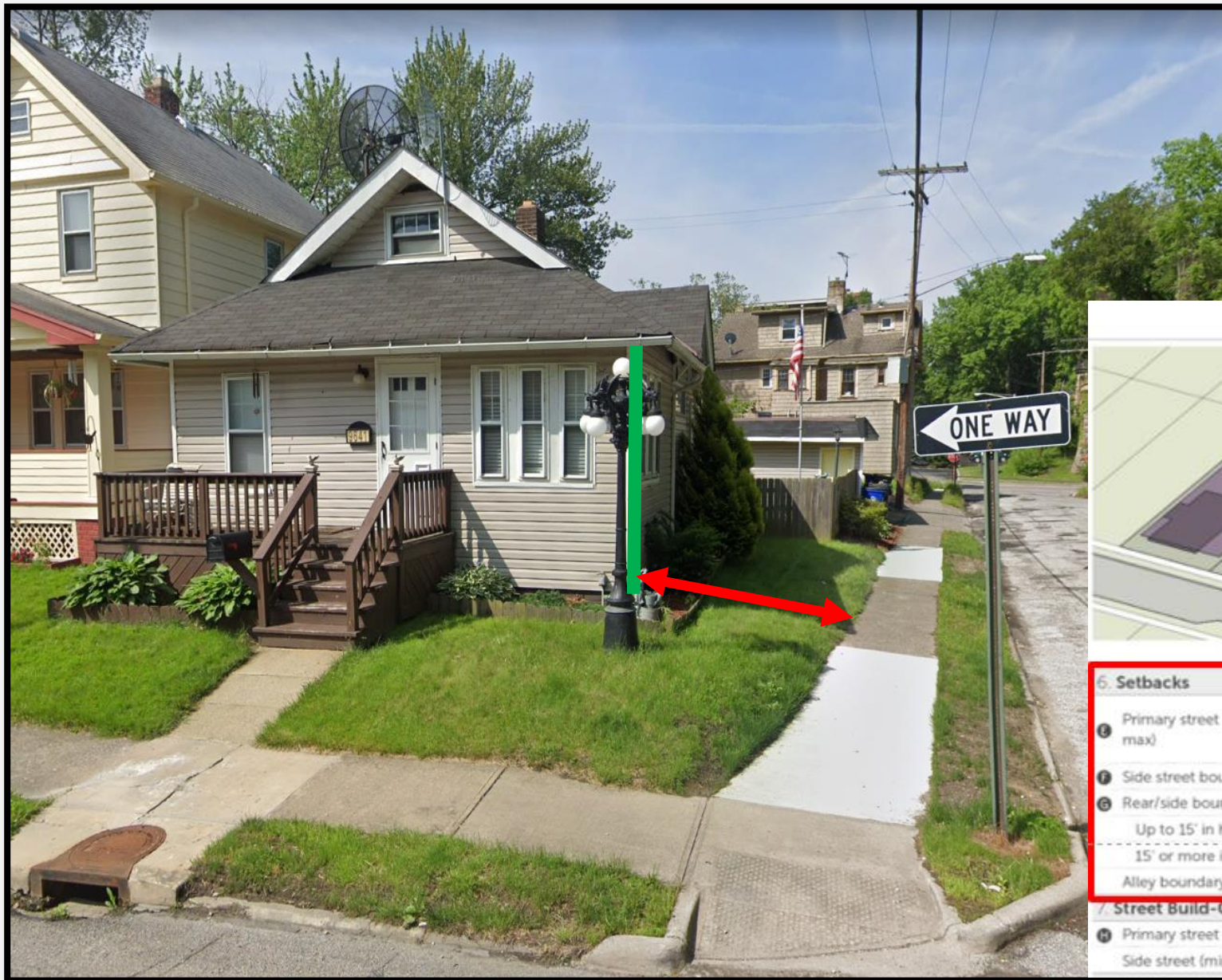
A. SITE



1. Size	Sec. 2.9.2	6. Setbacks	Sec. 2.9.7
A Width (min)		1 Primary street boundary line (min/max)	2'/10'
Front access	60'	2 Side street boundary line (min/max)	2'/10'
Side/rear access	15'	3 Rear/side boundary line (min)	0'
2. Dwelling Units	Sec. 2.9.3	Alley boundary line	3' or 20' min
Max per site	Unlimited	Transition boundary line (min)	10'
3. Amenity	Sec. 2.9.4	7. Street Build-Out	Sec. 2.9.8
Outdoor amenity space (min)	10%	6 Primary street (min)	85%
4. Walls & Fences	Sec. 2.9.5	7 Side street (min)	65%
Front yard height (max)	0'	8. Parking Location	Sec. 2.9.9
Side street yard height (max)		No parking between the building and the street	
Within 4' of boundary line	0'		
More than 4' from boundary line	6'		
Side/rear yard height (max)	6'		
5. Streetscape	Sec. 2.9.6		
1 Pedestrian zone (min)	8'		
2 Furniture zone (min)	6'		
Planting strip type	Grates		
Trees in planting strip	30' avg. on center		

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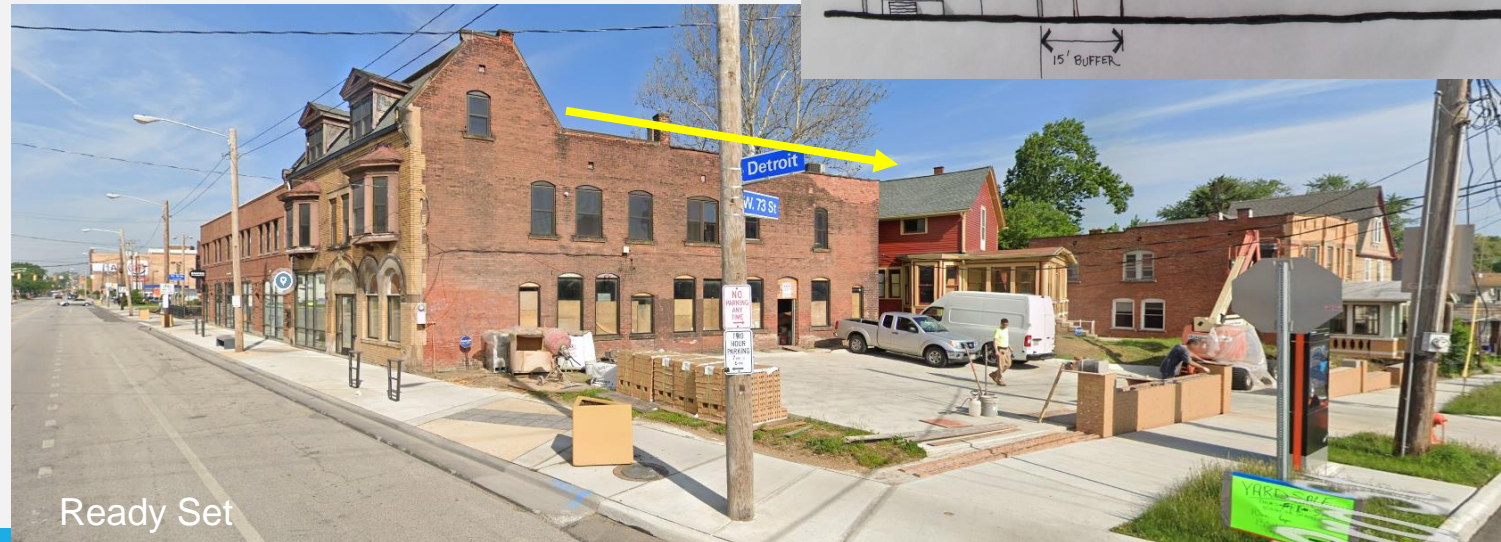
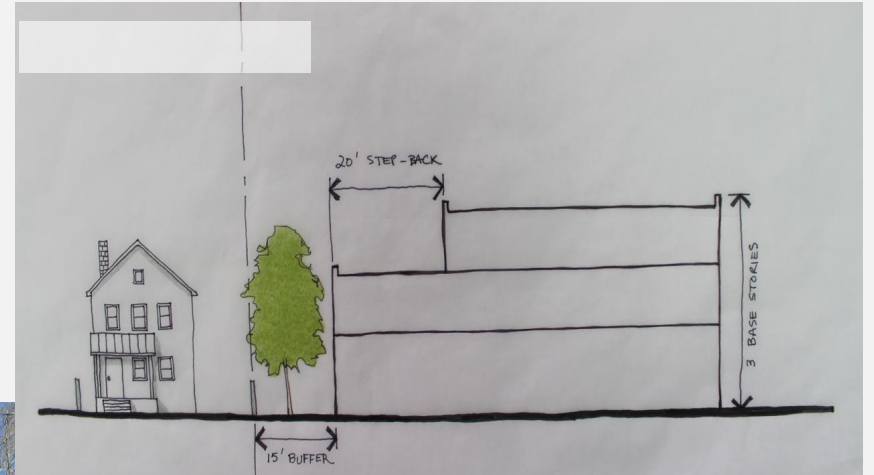
- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks**
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors



6. Setbacks		Sec. 2.9.7
1 Primary street boundary line (min/ max)		Established setback range or 10/20'
2 Side street boundary line (min)		3'
3 Rear/side boundary line (min)		
Up to 15' in height		15'
15' or more in height		3'
Alley boundary line		3' or 20' min
7. Street Build-Out		Sec. 2.9.8
1 Primary street (min)		50%
Side street (min)		n/a

Rules of Interpretation

- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions**
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors



Rules of Interpretation

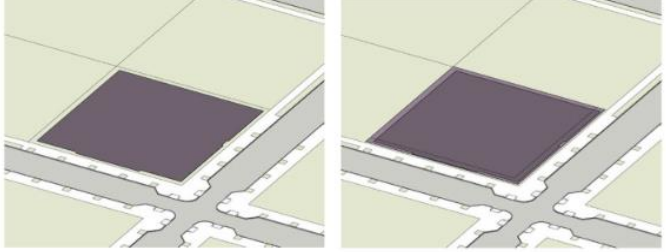
- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units Per
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out**
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

CHAPTER 2
ZONING DISTRICTS

URBAN NODE

2.5.4. UN5 URBAN NODE 5

A. SITE



1. Size	Sec. 2.9.2	6. Setbacks	Sec. 2.9.7
A Width (min)		1 Primary street boundary line (min/max)	2'/10'
Front access	60'	2 Side street boundary line (min/max)	2'/10'
Side/rear access	15'	3 Rear/side boundary line (min)	0'
2. Dwelling Units	Sec. 2.9.3	Alley boundary line	3' or 20' min
Max per site	Unlimited	Transition boundary line (min)	10'
3. Amenity	Sec. 2.9.4	7. Street Build-Out	Sec. 2.9.8
Outdoor amenity space (min)	10%	1 Primary street (min)	85%
4. Walls & Fences	Sec. 2.9.5	2 Side street (min)	65%
Front yard height (max)	0'	8. Parking Location	Sec. 2.9.9
Side street yard height (max)		No parking between the building and the street	
Within 4' of boundary line	0'		
More than 4' from boundary line	6'		
Side/rear yard height (max)	6'		
5. Streetscape	Sec. 2.9.6		
1 Pedestrian zone (min)	8'		
2 Furniture zone (min)	6'		
Planting strip type	Grates		
Trees in planting strip	30' avg. on center		

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Rules of Interpretation

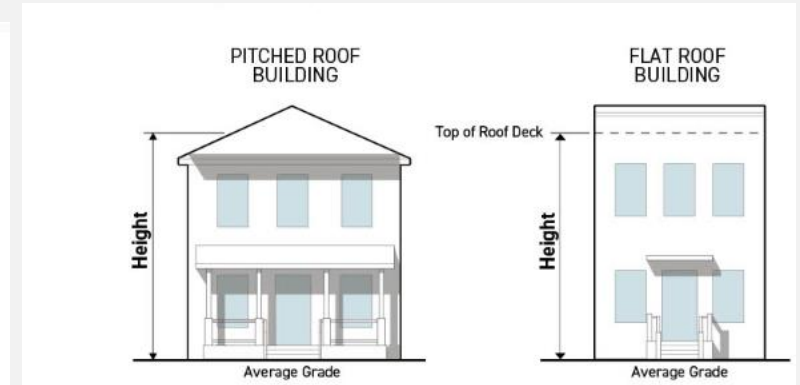
- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing**
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

HOUSE-SCALE CHAPTER 2 ZONING DISTRICTS H4

B. BUILDING

1. Massing		Sec. 2.9.10
Ⓐ Height (max)		
Stories/feet	2.5/32'	
Top plate	25'	
Ⓑ Width (max)		
Primary street	35'	
Side street	70'	
Ⓒ Active depth (min)		9'
Dwelling units per building (max)	4	
2. Story Height		Sec. 2.9.11
Ⓓ Ground story height (min)	9'	
Ⓔ Ground floor elevation (min/max)	2'/5.5'	

3. Windows		Sec. 2.9.12	
	Primary St.	Side St.	
Ground story (min)	35%	30%	
Upper story (min)	15%	15%	
Blank wall width (max)	10'	20'	
4. Doors		Sec. 2.9.13	
Ⓘ Street-facing entry spacing (max)	30'	50'	



- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

URBAN NODE

CHAPTER 2
ZONING DISTRICTS

UN5

B. MASSING



		Primary St.	Side St.
1. Building		Sec. 2.9.10	
A	Height (max stories/feet)	5/68'	
B	Width (max)	175'	
Active depth (min)			
	Primary street	30'	
	Side street	15'	
Dwelling units per building (max)		Unlimited	
2. Story Height		Sec. 2.9.11	
C	Ground story height (min)	12'	
D	Ground floor elevation (min/max)	-2'/5'	
3. Windows		Sec. 2.9.12	
	Ground story (min)	70%	35%
	Upper story (min)	15%	15%
E	Blank wall width (max)	10'	20'
4. Doors		Sec. 2.9.13	
F	Street-facing entry spacing (max)	35'	60'

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- 2.2.1 General Provisions
- 2.2.2 Site Width
- 2.2.3 Dwelling Units Per Site
- 2.2.4 Amenity
- 2.2.5 Walls & Fences
- 2.2.6 Streetscape
- 2.2.7 Setbacks
- 2.2.8 Transitions
- 2.2.9 Street Build-Out
- 2.2.10 Parking Location
- 2.2.11 Massing
- 2.2.12 Story Height
- 2.2.13 Windows
- 2.2.14 Doors

URBAN NODE

CHAPTER 2
ZONING DISTRICTS

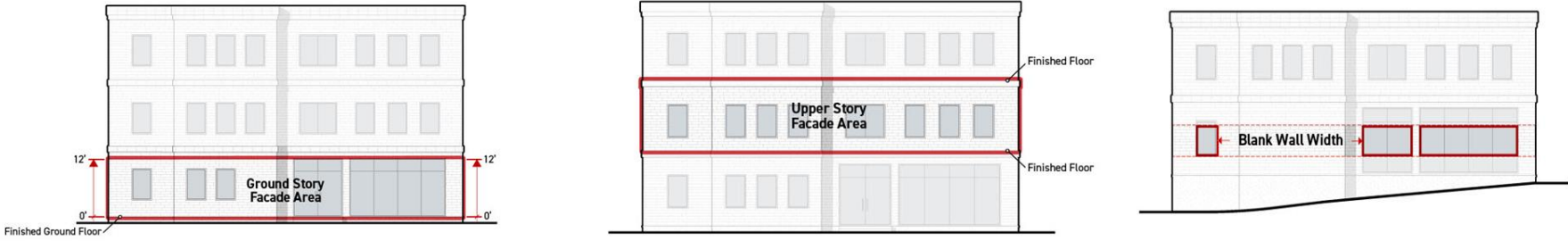
UN5

B. MASSING



1. Building		3. Windows	
	Sec. 2.9.10		Sec. 2.9.12
A Height (max stories/feet)	5/68'	Ground story (min)	70% 35%
B Width (max)	175'	Upper story (min)	15% 15%
Active depth (min)		f Blank wall width (max)	10' 20'
Primary street	30'	4. Doors	
Side street	15'	Sec. 2.9.13	
Dwelling units per building (max)	Unlimited	f Street-facing entry spacing (max)	35' 60'

2. Story Height		Primary St.		Side St.	
	Sec. 2.9.11				
e Ground story height (min)	12'				
e Ground floor elevation (min/max)	-2'/5'				



DRAFT April 23, 2021

Cleveland, Ohio | Neighborhood Form-Based Code 2-35



Blank Wall Treatments: To provide visual interest along public realm by limiting area without visual or physical connections b/w public and interior of building (public safety) (Small/Large Trees, Living Wall, Noncommercial Art Mural, Foundation Planting, Planter, etc.)

Use Regulations

3003.1 General Provisions

Use Categories, Principal Uses, Accessory Uses, Admin Responsibility

3003.2 Allowed Uses

Permitted Use Table + Additional Use Standards (max area in certain districts)

3003.3 Use Categories

Modern Day Language, Robust List of Uses within categories

3003.4 Accessory Uses & Structures

(Live-Work, ADU, Home Day Care, Home Based Businesses (retail, personal service, office, makerspace – w/ restrictions) (Impact vs. Type)

3.2.2. Permitted Use Table

	H	N	NX	C	CX	UX	UN	IX	UI	CV	PK	Use Stds
A. Residential												
Household Living	P	P	P	P	P	P	P*	P	--	--	--	3.2.3A
Group Living	C*	P*	P	P*	P	P	P	P	--	--	--	3.2.3B
Social Services	--	--	C	--	C	C	C	C	--	C	--	
B. Open												
Parks & Open Space	P	P	P	P	P	P	P	P	P	P	P	
Urban Agriculture	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	3.2.3C
C. Public												
Community Service	P*	P*	P	P*	P	P	P	P	P	P	--	3.2.3D
Day Care	--	--	P	--	P	P	P	P	P	P	--	
Education	P*	P*	P	P*	P	P	P	P	P	P	--	3.2.3E
Government	P	P	P	P	P	P	P	P	P	P	--	
Religious Assembly	P*	P*	P	P*	P	P	P	P	P	P	--	3.2.3F
Transit Station	--	--	--	--	--	P	P	P	P	P	--	
D. Commercial												
Adult Entertainment	--	--	--	--	--	--	--	--	--	--	--	
Animal Care	--	--	--	--	--	P*	P*	P*	--	--	--	3.2.3G
Auto-Related	--	--	--	--	--	--	--	--	--	--	--	
Eating & Drinking	--	--	P*	--	P*	P	P	P	P*	--	--	3.2.3H
Indoor Entertainment	--	--	--	--	--	P	P	P	P*	--	--	3.2.3I
Lodging	P*	P*	P*	P*	P*	P	P	P	P	--	--	3.2.3J
Medical Hospital	--	--	--	--	--	C	--	C	P	--	--	
Medical Laboratory	--	--	--	--	--	P	--	P	P	--	--	
Medical Services	--	--	P*	--	P*	P	P	P	P	--	--	3.2.3K
Office	--	--	P*	--	P*	P	P	P	P	--	--	3.2.3L
Outdoor Recreation	--	--	--	--	--	--	--	--	--	--	--	
Personal Service	--	--	P*	--	P*	P	P	P	P*	--	--	3.2.3M
Retail	--	--	P*	--	P*	P	P	P	P*	--	--	3.2.3N
Self-Storage	--	--	--	--	--	--	--	--	--	--	--	
Vehicle Sales & Rental	--	--	--	--	--	P*	P*	P*	--	--	--	3.2.3O
E. Industrial												
Heavy Industrial	--	--	--	--	--	--	--	--	--	--	--	
Light Industrial	--	--	--	--	--	--	--	P	P	--	--	
Makerspace	--	--	P*	--	P*	P*	P*	P	P	--	--	3.2.3P
Research & Development	--	--	--	--	--	--	--	P	P	--	--	
Warehouse & Distribution	--	--	--	--	--	--	--	P	P	--	--	

Key: P Permitted Use * Use Standard applies C Conditional Use -- Not Permitted

3.2.3. Additional Use Standards

A. Household Living

All Urban Node (UN) Districts - dwelling units are allowed only in the upper stories of a mixed use building. A lobby and shared facilities (such as a gym, lounge area, meeting space or mail room) are allowed on the ground floor.

B. Group Living

- All House (H), Neighborhood (N) Districts - up to 10 unrelated residents, not including resident managers or supervisors, are allowed.
- All Community (C) Districts - by-right up to 10 residents, not including resident managers or supervisors, are allowed. Additional residents may be permitted by the Planning Commission as a conditional use (see 5.1.5).

C. Urban Agriculture

- All Districts
 - For the keeping of farm animals or bees see Sec. 347.02 of the Zoning Code.
 - Any equipment or supplies kept on-site must be enclosed or screened from the street and any adjacent residential uses.
- Additional Rules for All House (H), Neighborhood (N), Community (C), Urban Innovation (UI) Civic (CV), Park (PK) Districts
 - Activities and operations must be conducted between the hours of ~~4:00 am and 10:00 pm.~~
 - Mechanized equipment similar in scale to that designed for household use must be used. Use of larger mechanized equipment is not allowed; provided, however, that during the initial preparation of the land heavy equipment may be used.
 - ~~The on-site sale of food crops and/or non-food, ornamental crops grown on-site is allowed up to 60 days per year.~~

D. Community Service

- All House (H), Neighborhood (N) Districts - cannot exceed 5,000 square feet in floor area.
- All Community (C) Districts - by-right cannot exceed 5,000 square feet in floor area. Additional floor area may be permitted by the Planning Commission as a conditional use (see 5.1.5).

E. Education

- All House (H), Neighborhood (N) Districts - site cannot exceed 4 acres in size.
- All Community (C) Districts - by-right site cannot exceed 4 acres in size. Additional site area may be permitted by the Planning Commission as a conditional use (see 5.1.5).

Development Standards

3004.1 Applicability

3004.2 Parking & Access

*Access, Parking Location & Standards,
Bicycle Parking*

3004.3 Landscaping & Screening

*Parking Lot Landscaping, Screening, Walls &
Fences, & Plants & Plant Material*

3004.4 Outdoor Site Lighting

Section 3004.1. Applicability

All applications filed for activities regulated by this Code after the effective date of this Code must comply with the standards in this Chapter, as further specified below.

4.1.1. General Applicability

A. Standards apply based on the type of activity proposed, as shown in the table below. For all zoning districts, the development standards apply as shown in the table below:

		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
4.2.1	Access	●	○	○	○	○	○	○
4.2.2	Parking	●	○	○	○	○	○	○
4.2.3	Bicycle Parking	●	●	●	○	●	●	○
4.3.1	Parking Lot Landscaping	●	○	○	○	○	○	○
4.3.2	Screening	●	○	○	○	●	○	○
4.3.3	Walls & Fences	●	●	●	○	●	○	○
4.3.4	Plants & Plant Material	●	●	●	○	●	○	○
4.4.1	Outdoor Site Lighting	●	○	○	○	○	○	○

● = Standards apply ○ = Standards do not apply

B. The general applicability may be further specified in the applicability provisions for each set of development standards in [Section 3004.2](#), [Section 3004.3](#) and [Section 3004.4](#).

Development Standards

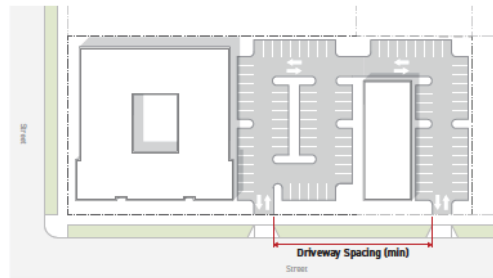
3004.1 Applicability

3004.2 Parking & Access Access, Parking Location & Standards, Bicycle Parking

3004.3 Landscaping & Screening Parking Lot Landscaping, Screening, Walls & Fences, & Plants & Plant Material

3004.4 Outdoor Site Lighting

- b. Driveway spacing is measured along the primary or side street boundary line from edge of pavement to edge of pavement from all existing and proposed driveways located on-site and on adjacent lots.



E. Driveway Design

1. Applicability

- All new driveways from or to a street serving an on-site parking area of any size.
- The driveway design standards do not apply to driveways that take access from an improved alley.

2. All Driveways

- All applicable driveways must meet the following standards.

	Number of driveways per site (max)	Number of lanes per driveway (max)	Lane width (min/max)	
			Primary St.	Side St.
Driveway serving up to 6 on-site parking spaces	1	1	8'/10'	8'/20'
Driveway serving 7 to 50 on-site parking spaces	1	2	8'/11'	8'/11'
Driveway serving more than 50 on-site parking spaces	2	2	8'/12'	8'/12'
Driveway serving an Industrial use (of any size parking lot)	2	2	12'/20'	12'/20'

- Lane width is measured separately for each driveway lane.
- Lane width is measured for each driveway lane from edge of designated lane to edge of designated lane along the street boundary line.

F. Relief

A vehicle access dimensional standard may be modified by up to 15% in accordance with [Section 3005.1](#).

Cleveland City Planning Commission

4.2.2. Parking

A. Intent

- To reduce parking demand, support the use of alternative forms of transportation, promote reuse and redevelopment of existing buildings, reduce the overall cost of construction and development and increase the overall efficiency and use of taxable land within the city.
- If provided, to help ensure parking lots are designed to create safe, comfortable and attractive environments for users and pedestrians, while also mitigating negative environmental effects through landscaping and surface design.

B. On-site Parking

1. Required Parking

There are no provisions that establish a minimum number of on-site parking spaces for development. Where provided, on-site parking must comply with the standards of this Section.

2. Reserved Parking

On-site parking spaces may be reserved for a specific tenant or unit, provided that the following standards are not exceeded.

a. Residential

- 1 space per efficiency or 1-bedroom dwelling unit.
- 2 spaces per 2-bedroom or greater dwelling unit.

b. Nonresidential

No more than 1/3 of the total provided spaces may be reserved.

C. Parking Lot Design

1. Applicability

Any site that provides on-site parking.

2. Design

- All portions of a parking lot must be accessible by automobiles to all other portions of the parking lot without requiring the use of a street (except for an alley).
- Each parking space must be located so that no automobile is required to back onto any street (except for an alley) or sidewalk to leave the parking space.
- Full and permanent parking space delineation is required. Delineation may include striping, wheel stops, curbing, or other similar permanent materials which can clearly define and delineate parking space. Full parking space delineation means clear markings for all three sides of a space.

Development Standards

3004.1 Applicability

3004.2 Parking & Access

*Access, Parking Location & Standards,
Bicycle Parking*

3004.3 Landscaping & Screening *Parking Lot Landscaping, Screening, Walls & Fences, & Plants & Plant Material*

3004.4 Outdoor Site Lighting

4.3.1. Parking Lot Landscaping

A. Intent

To ensure parking lots are designed to create safe, comfortable and attractive environments for users and pedestrians, while also mitigating heat island effects, absorbing noise pollution, managing stormwater runoff, sequestering carbon emissions and supporting urban biodiversity through landscaping and surface design.

B. Applicability

Parking lot landscaping is required on all applicable on-site surface parking lots with more than 20 spaces. Multiple parking lots contained on a single site plan and any separate parking areas connected with drive aisles are considered a single parking area.

C. Perimeter Screening

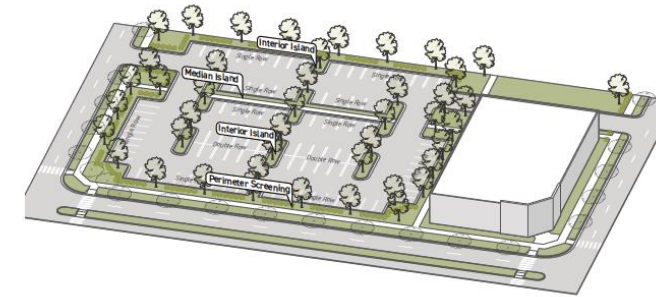
Where a parking lot abuts a street boundary line, the parking lot must be screened in accordance with [4.3.2.B, Street and Boundary Line Screening](#).

D. Interior Islands

1. A landscaped interior island must be provided every 10 parking spaces. Interior islands must be distributed evenly throughout the parking lot. Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees.
2. An interior island abutting a single row of parking spaces must be a minimum of 9 feet in width and 150 square feet in area. Each island must include 1 large tree.
3. An interior island abutting a double row of parking spaces must be a minimum of 9 feet in width and 300 square feet in area. Each island must include 2 large trees.
4. Interior islands must be installed below the level of the parking lot surface to allow for runoff capture.

E. Median Islands

1. A landscaped median island must be provided between every 4 single parking rows. Intervals may be expanded to preserve existing trees on the lot.
2. A landscaped median island must be at least 6 feet wide. A median island with a pedestrian walkway must be a minimum of 12 feet wide.



Development Standards

3004.1 Applicability

3004.2 Parking & Access Access, Parking Location & Standards, Bicycle Parking

3004.3 Landscaping & Screening Parking Lot Landscaping, Screening, Walls & Fences, & Plants & Plant Material

3004.4 Outdoor Site Lighting

4.3.2. Screening

A. Intent

To mitigate negative impacts of uses with significant impacts from the public realm, promoting visual interest and increasing comfort for users of the public realm.

B. Street and Boundary Line Screening

1. General Provisions

- a. Required walls and fences including their sub-grade elements, such as footings or foundations, must be located entirely on site.
- b. Planting required to meet a screening standard that conflicts spatially with any existing vegetation is not required.
- c. No buildings, structures or parking areas are allowed in the transition area.
- d. All walls and fences provided must meet [4.3.3.D, Design & Installation](#).
- e. All plants provided must meet [4.3.4](#).

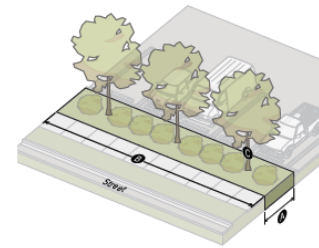
2. Street Boundary Lines

a. Applicability

- i. Where a parking lot (or drive aisle or other type of area designed for motor vehicles) abuts a street boundary line, a Type A1 or A2 screen is required along the applicable street boundary line.
- ii. Where a loading area faces a street boundary line, a Type A3 screen is required along the applicable street boundary line.
- iii. Where an outdoor storage area abuts a street boundary line, a Type A3 screen is required along the applicable street boundary line.
- iv. Where a wall or fence is required, the required planting must be installed between the wall or fence and the street.
- v. Screens must be located along the street boundary line for the perimeter of the use subject to the screening requirements. Breaks for pedestrian, bicycle and vehicle access are allowed, provided the break in the screen is the minimum practical width. Driveways or walkways must cross at or near a perpendicular angle.

Type A1

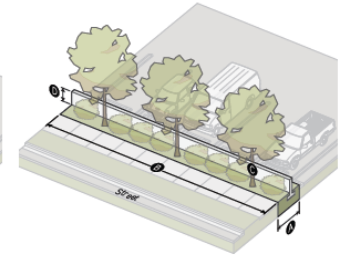
Landscape buffer intended for parking lot perimeters (including drive aisles, maneuvering areas and fire lanes) that face a street boundary line.



TRANSITION AREA	
④ Depth (min)	10'
⑤ % of perimeter screened (min)	80%
Required plant type	Screening plants
⑥ Large trees (min per 50')	3
WALLS & FENCES	
Height (min)	n/a
Height (max)	6' Type C4 4.3.3.C.1
Opacity	n/a

Type A2

Landscape buffer with a low wall or fence intended for parking lot perimeters (including drive aisles, maneuvering areas and fire lanes) that face a street boundary line.



TRANSITION AREA	
④ Depth (min)	7'
⑤ % of perimeter screened (min)	80%
Required plant type	Screening plants
⑥ Large trees (min per 50')	3
WALLS & FENCES	
④ Height (min)	3.5'
Height (max)	6' Type C4 4.3.3.C.1
Opacity	
Below 3.5' (min)	90%
3.5' and above (max)	50%
Setback from boundary line (min)	4'

Type A3

Landscape buffer with a high wall or fence intended for screening outdoor storage and loading areas that face a street boundary line.



TRANSITION AREA	
④ Depth (min)	7'
⑤ % of perimeter screened (min)	80%
Required plant type	Screening plants
⑥ Large trees (min per 50')	3
WALLS & FENCES	
Height (min)	6'
Height (max)	8' Type C6 4.3.3.C.2
Opacity (min)	90%
Setback from boundary line (min)	4'

Development Standards

3004.1 Applicability

3004.2 Parking & Access

*Access, Parking Location & Standards,
Bicycle Parking*

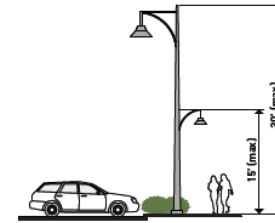
3004.3 Landscaping & Screening

*Parking Lot Landscaping, Screening,
Walls & Fences, & Plants & Plant
Material*

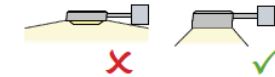
3004.4 Outdoor Site Lighting

E. Parking and Pedestrian Area Lighting

1. Light fixtures within parking lots and motor vehicle use areas can be no higher than 30 feet.
2. Light fixtures within pedestrian areas mounted on poles may be no higher than 15 feet.



3. All light fixtures must be full cutoff (shielded), except as listed below.

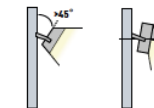


4. Non-cutoff (unshielded) fixtures can be used when the maximum initial lumens generated by each fixture is less than 9,500. These fixtures generally feature globes or vertical glass planes and must be coated with an internal white frosting to diffuse light.

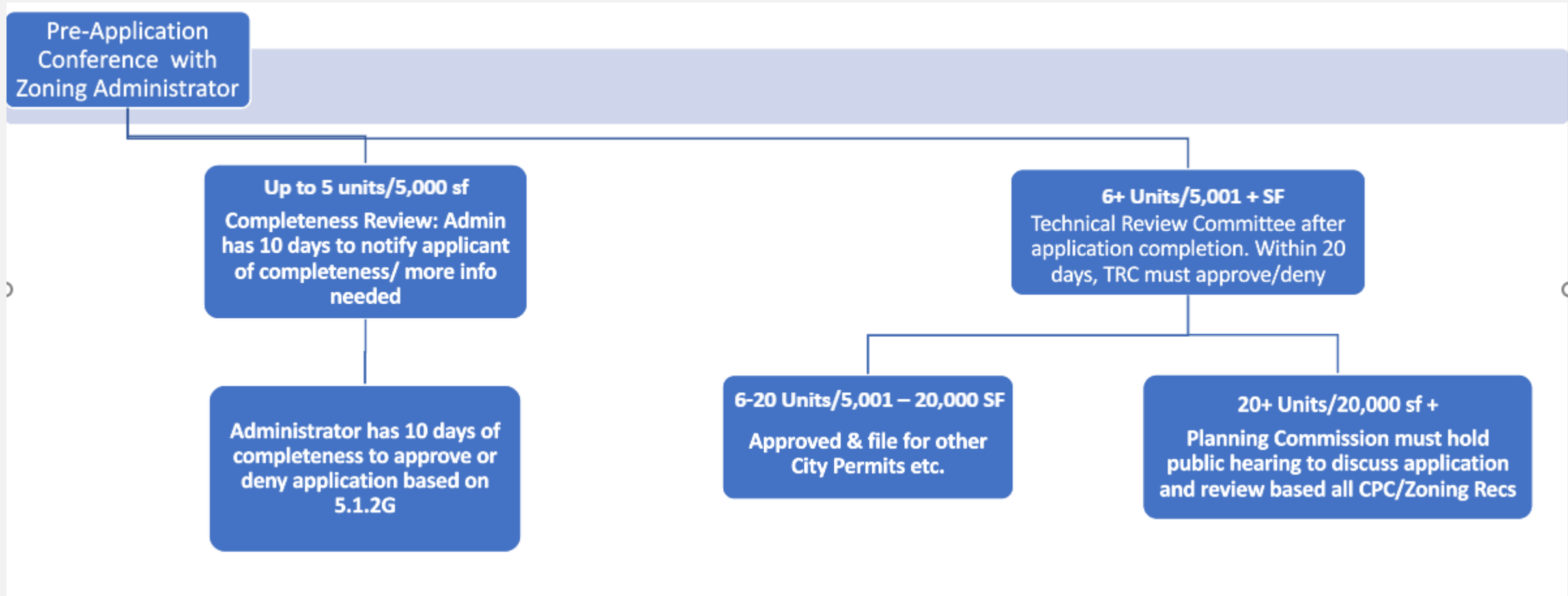


F. Flood Lights and Flood Lamps

1. Flood light fixtures must either be aimed down at least 45 degrees from vertical or the front of the fixture shielded so that no portion of the light bulb extends below the bottom edge of the shield.



Administration



Administration

- City Planning Director (his/her designee) becomes the Zoning Administrator of this Code

Technical

~~Administrative~~ Review Committee

- City Planning Director (his/her designee) becomes the Zoning Administrator of this Code

Composition:

Economic Development
 Law
 Public Safety: Police & Fire
 Public Utilities: Water, Water
 Pollution Control

C&E: Survey & Plats

Sustainability

Other departments deemed appropriate by Administrator



Section 3005.1. Approval Process

5.1.1. Common Approval Procedures

A. Summary of Review Authority

The following table provides a summary of the review authority established for all Neighborhood Form-Based Code Districts.

	Administrator	ARC	PC	Appeal Body
Level 1: Zoning Clearance Review (up to 5 units/5,000 SF)	■			[BZA]
Level 2: Administrative Plan Review (6 to 20 units/5,001-20,000 SF)	■	□		[BZA]
Level 3: Planning Commission Review (20+ units/20,000+ SF)	□	□	[■]	[BZA]
Conditional Use Permit	□		[■]	[BZA]
Written Interpretations	■			[BZA]

■ = Decision
 □ = Recommendation
 [] = Public Hearing

BZA = Board of Zoning Appeals
 PC = Planning Commission

~~ARC = Administrative Review Committee~~

Technical Review Committee (TRC) & Technical Plan Review

Conditional Uses & Written Interpretations

5.1.5. Conditional Uses

A. Applicability

1. Conditional uses are uses that may be appropriate in a specific zoning district, but because of the increased potential for incompatibility with adjacent uses, they require individual review by the Planning Commission.
2. A conditional use permit is required for all conditional uses as specified in [Chapter 3003](#).

B. Authority

The Planning Commission is authorized to approve or deny applications for a conditional use permit.

C. Pre-Application Conference

An applicant requesting conditional use permit must schedule a pre-application conference pursuant to [5.1.1.D.1](#).

D. Application Requirements

An application for a conditional use permit must be submitted pursuant to [5.1.1.D.2](#).

E. Administrator Action

Following submission of a completed application, the Administrator must review the application in light of the approval criteria in [5.1.5.G](#) and provide a report to the Planning Commission.

F. Planning Commission Action

1. The Planning Commission must hold a public hearing to discuss the application.
2. The Planning Commission must review the application in light of the approval criteria in [5.1.5.G](#).
3. Before taking final action, the Planning Commission must consider the recommendations of the Administrator and comments made at the public hearing.
4. The Planning Commission must approve, approve with conditions or deny the application, or send the application back to the Administrator for additional consideration.
5. In the exercise of its approval, the Planning Commission may impose conditions as it may deem advisable in the furtherance of the approval criteria of [5.1.5.G](#).

G. Approval Criteria

The Planning Commission must review the particular facts and circumstances of each proposed use in terms of the following criteria and must find adequate evidence that the use, as proposed, satisfies the following criteria:

1. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the same area;

2. Will not restrict or adversely affect the existing use of the adjacent property owners;
3. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare.

H. Effect of Approval

After the approval of a conditional use permit, the applicant may apply for any other approvals including, but not limited to, Zoning Clearance Review, Administrative Plan Review or Planning Commission Review, or those permits and approvals required by the Building Code.

I. Expiration

A conditional use permit expires:

1. 18 months from the date of approval by the Planning Commission if Zoning Clearance Review, Administrative Plan Review or Planning Commission Review approval has not been granted.
2. 18 months from the date of approval by the Planning Commission if a building permit has not been granted.
3. 18 months from the date of approval by the Planning Commission if no building permit is required and the use has not commenced operation.
4. In the event that the use allowed by a conditional use permit once established is not used for a period of 2 consecutive years.

J. Appeals

Any applicant by any decision of the Planning Commission may appeal the decision pursuant to [Chapter 329, Board of Zoning Appeals](#).

5.1.6. Written Interpretations

A. Applicability

When uncertainty exists, the Administrator, is authorized to make all interpretations concerning the provisions of this Code.

B. Application Requirements

An application for a written interpretation must be submitted pursuant to [5.1.1.D.2](#).

C. Administrator Action

1. The Administrator must review and evaluate the request in light of the applicable code provision, including any applicable intent, the Zoning Map and any other relevant information.
2. Within 10 working days after the application has been determined complete, the Administrator must render an opinion. The interpretation must be provided to the applicant in writing.

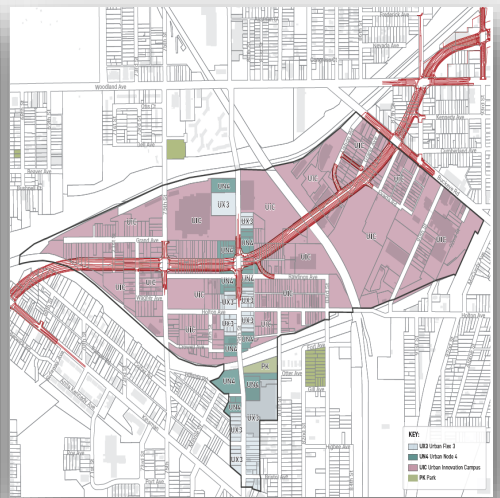
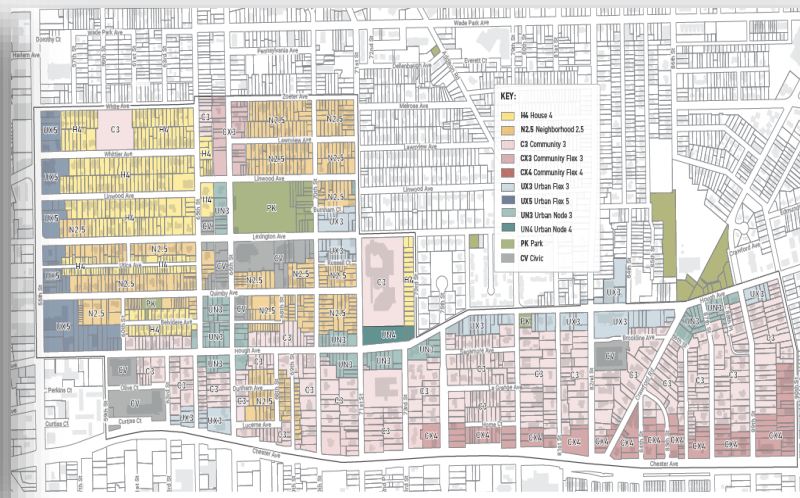
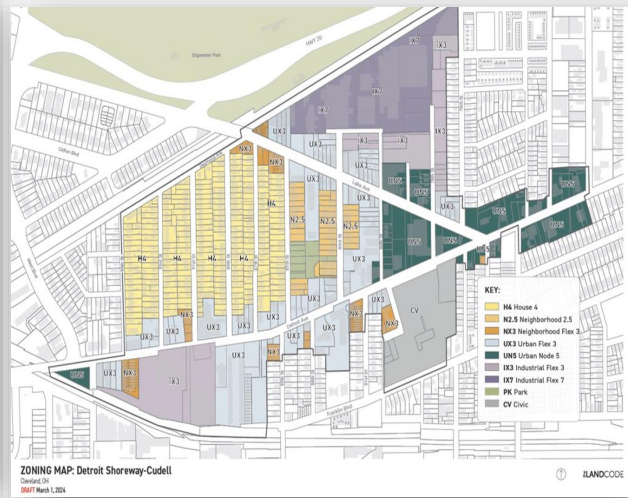
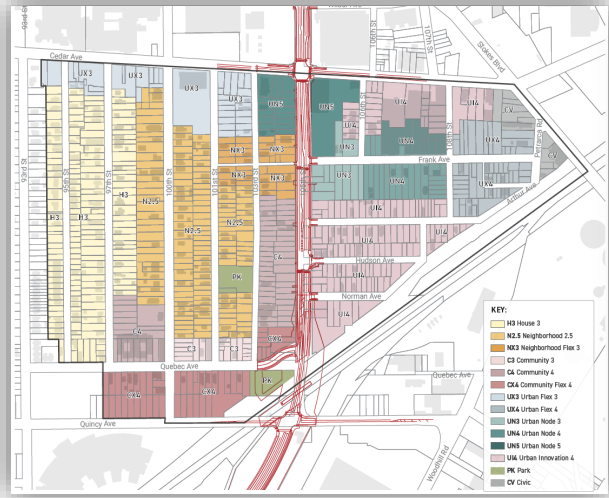
D. Official Record

The Administrator must maintain an official record of all interpretations. The record of interpretations must be available for public inspection during normal business hours.

E. Appeals

Any applicant aggrieved by any decision of the Administrator may appeal the decision pursuant to [Chapter 329, Board of Zoning Appeals](#).

Regulatory Maps



Why 3 Pilot Geographies?

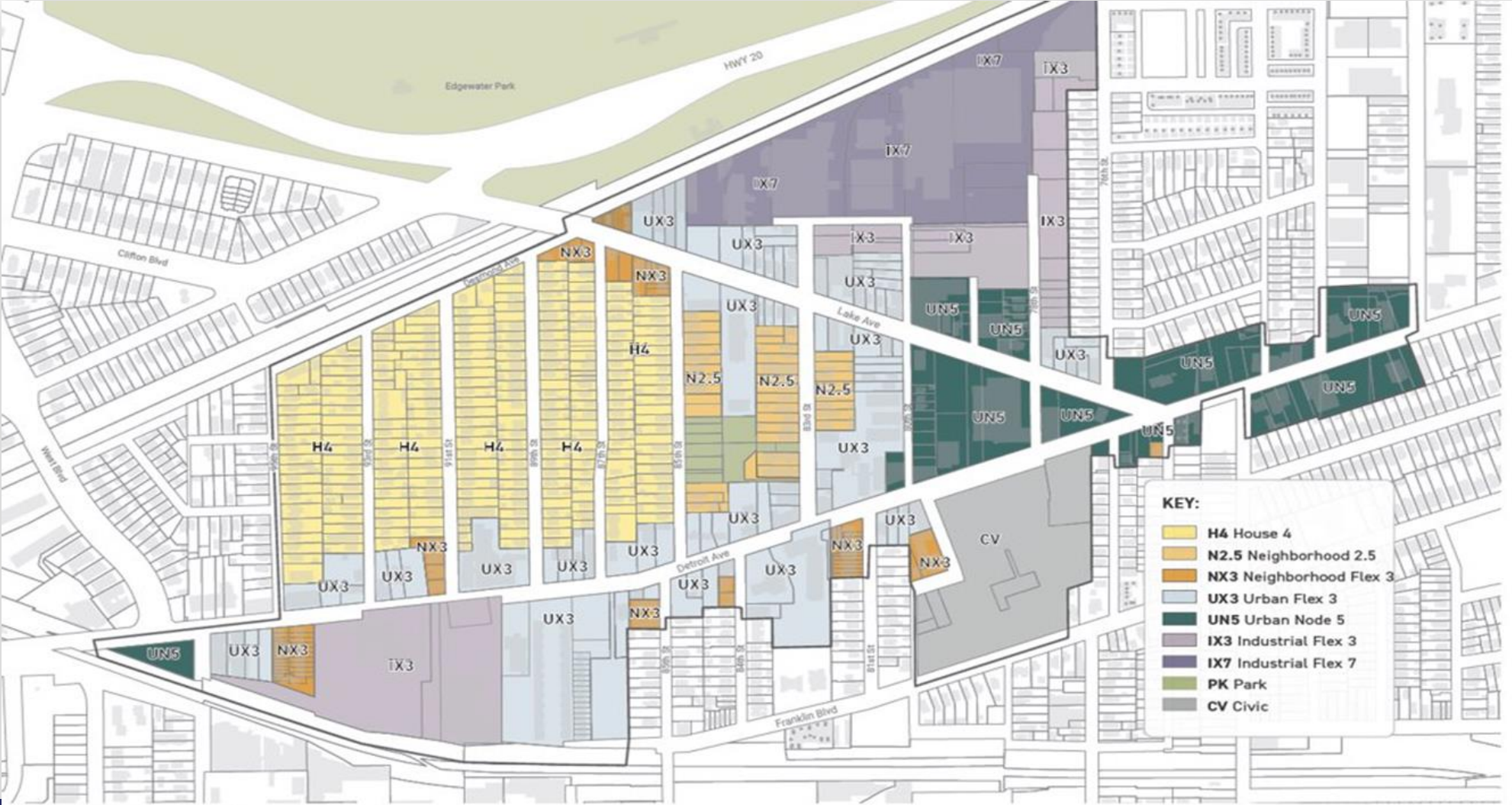


❑ Limited Budget

- ❑ Pick areas adjacent to other large investments (ie: Battery Park & improvements to Edgewater, Opportunity Corridor (open for development), Hough (Investments to spur new investment nearby))

- ❑ Area with diverse building typology and use uses.
 - Single family on residential streets different zoning tools than mixed use buildings on busy thoroughfares or manufacturing facilities in industrial areas

Detroit-Shoreway & Cudell Form Based Code Pilot



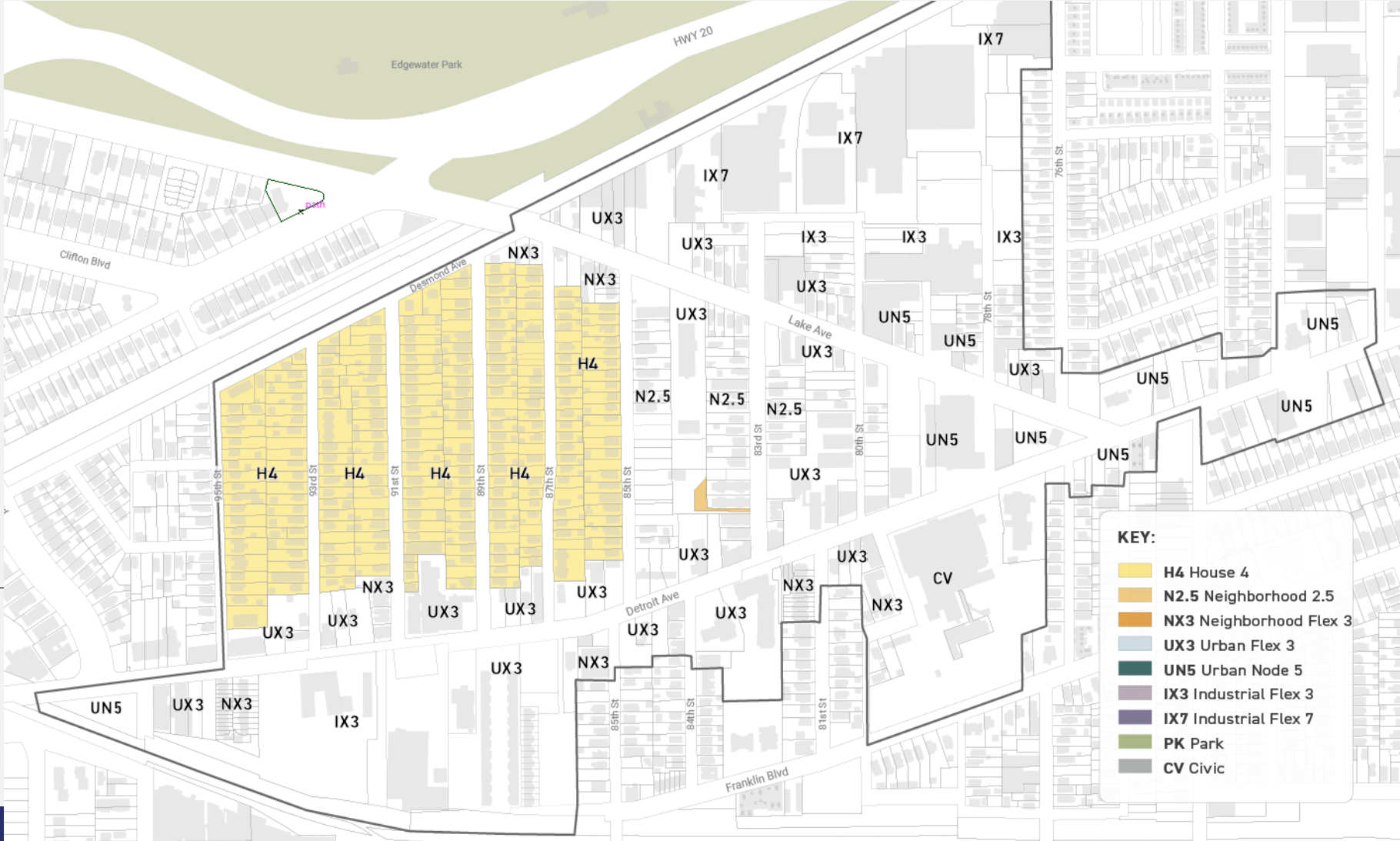
ZONING MAP: Detroit Shoreway-Cudell

Cleveland, OH
DRAFT March 1, 2024

LANDCODE



Code Districts - House Scale 4



RESIDENTIAL – H4



Description. Allows up to 3/4 units on a lot

Form. Single-family, Accessory Dwelling Unit, Duplex, Triplex

Height. 2.5 stories



Current Zoning

Two-Family – B1: permits one family houses, two family houses and not more than two additional roomers or boarders, playgrounds, parks, etc.

Residential Gross Floor Area = $\frac{1}{2}$ x Lot Size

Min Lot Width: 1F DU = 40 ft

2F DU = 50 ft

Min Lot Area: 1F DU = 4,800 sf

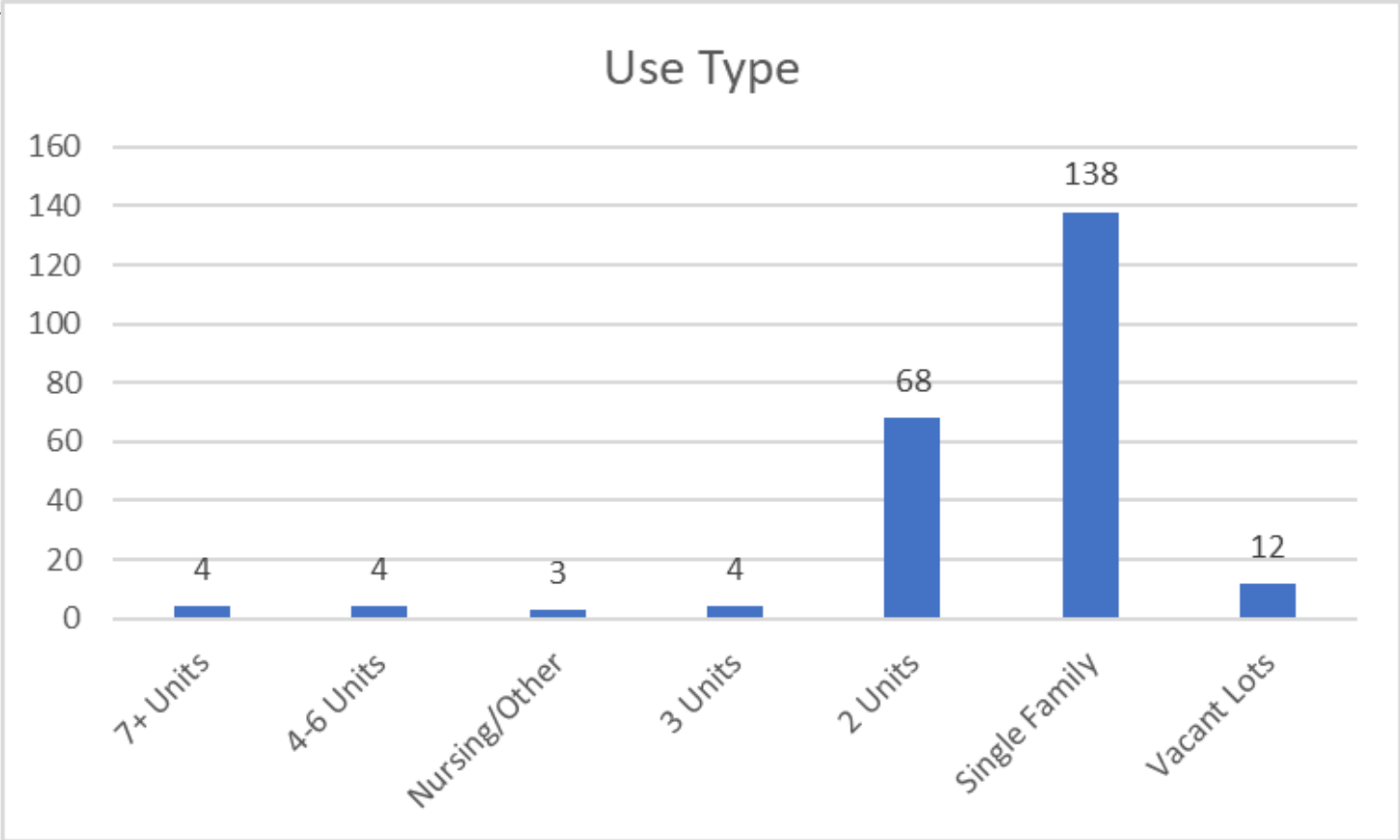
2F DU = 6,000 sf

RH DU = 2,400 sf

Min DU Size: 950 sf

Why is this important?

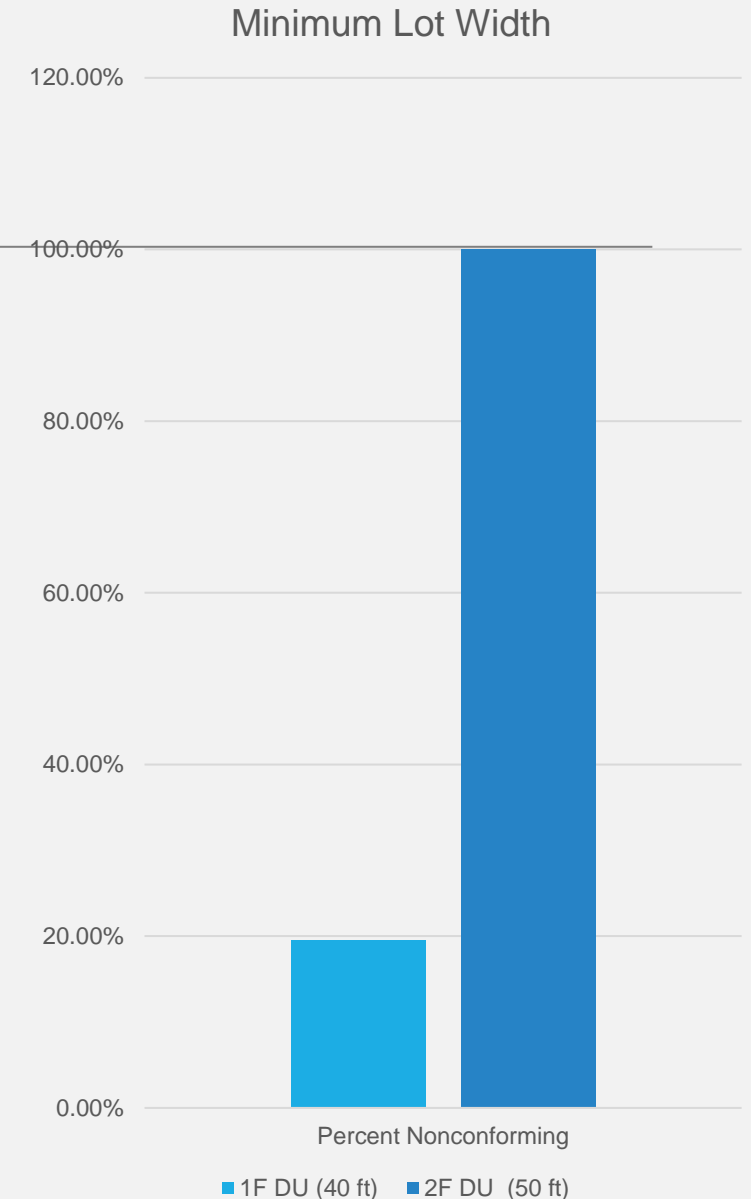
- **Two-Family – B1 Requirements**
- **Residential Gross Floor Area = $\frac{1}{2}$ x Lot Size**
- **Min Lot Width: 1F DU = 40 ft**
- **2F DU = 50 ft**
- **Min Lot Area: 1F DU = 4,800 sf**
- **2F DU = 6,000 sf**
- **RH DU = 2,400 sf**
- **Min DU Size: 950 sf**
-



Current Lot Area & Lot Width Requirements

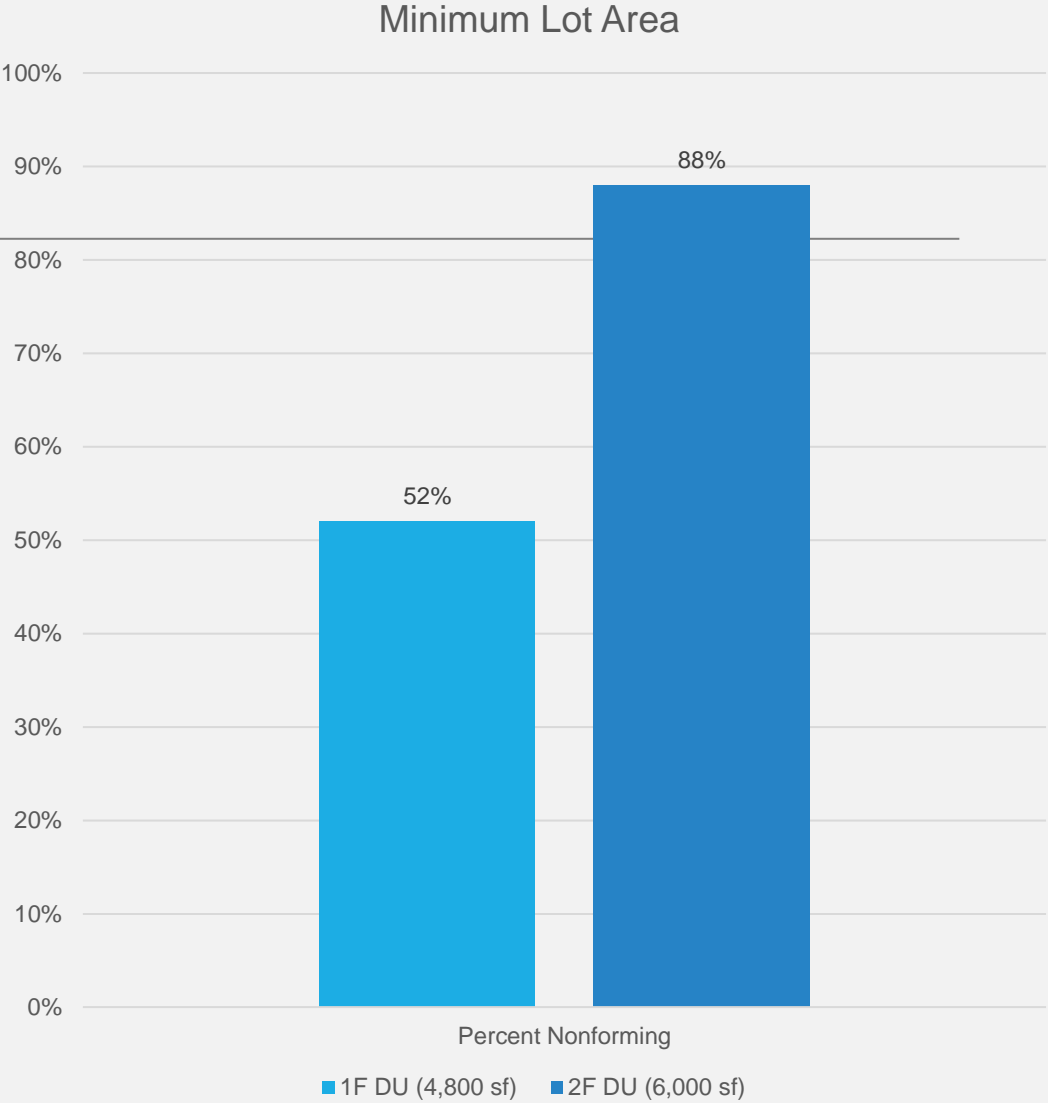
Why is this important?

- **Two-Family – B1 Requirements**
- **Residential Gross Floor Area = $\frac{1}{2}$ x Lot Size**
- **Min Lot Width: 1F DU = 40 ft (27 units/138)**
- **2F DU = 50 ft (68 units)**
- **Min Lot Area: 1F DU = 4,800 sf (72 units/138)**
- **2F DU = 6,000 sf (68 units)**
-



Why is this important?

- **Two-Family – B1 Requirements**
- **Residential Gross Floor Area = $\frac{1}{2}$ x Lot Size**
- **Min Lot Width: 1F DU = 40 ft**
- **2F DU = 50 ft**
- **Min Lot Area: 1F DU = 4,800 sf**
- **2F DU = 6,000 sf**
- **RH DU = 2,400 sf**
- **Min DU Size: 950 sf**
-



One Step Further

- Two-Family – B1 District or H4 Zone
- 138 units/vacant parcels in pilot H4 designation rank “C” or lower (out of 233 properties)

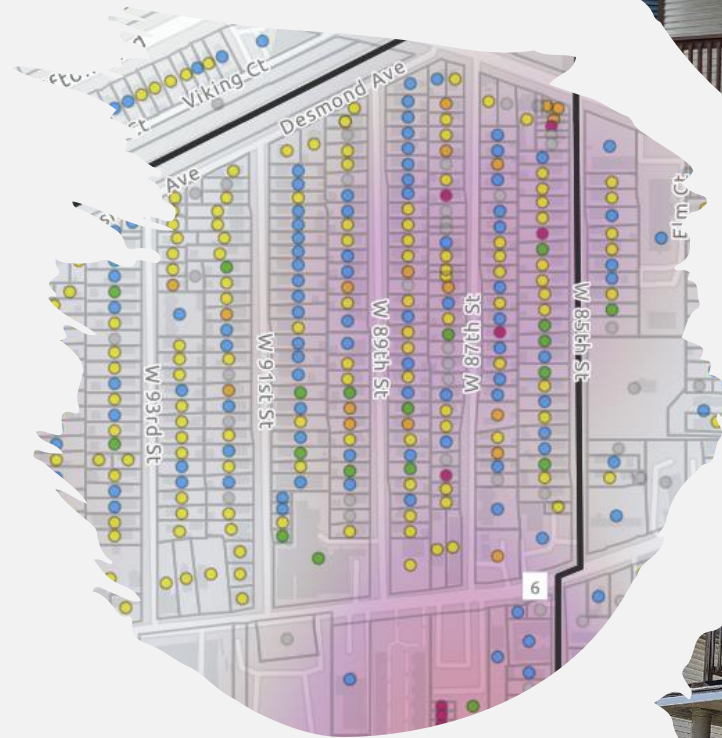
“C - Fair”

- Some cracking of brick or wood
- Major painting required
- Deteriorated cornice
- Crumbling concrete
- Cracked windows or stairs



What does this mean?

- **Nonconforming Clause (Sec. 359.03)**
- **Prohibits rebuild by right if more than 50% is destroyed by Acts of God or other cause**
- **Unable to obtain traditional mortgages or financing resulting in more real estate investment and cash transfers by nonresidents**
- **May find difficulty insuring home**

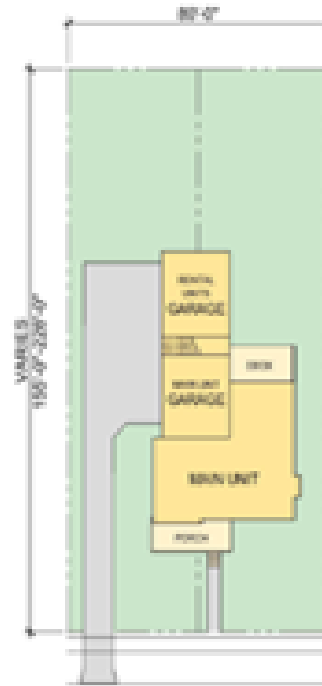


How Can the FBC Help?

- Respects both existing and desired development patterns
 - Promotes adaptive reuse and rehabilitation
 - Reducing non-conformities
 - Supports home based businesses
 - Effective infill standards
 - Streamlines regulatory process by removing barriers for context sensitive investment & avoids costly administrative meetings or Board of Zoning Appeals
- Expand access to home ownership by permitting accessory dwelling units, cottage courts, cluster developments, multigenerational housing, tiny homes
 - Does not regulate minimum lot size (unless Driveway access), maximum gross floor area, minimum lot width, or minimum dwelling unit size



RESIDENTIAL – H4



Typical Small Site Development Plan

Description. Allows up to 4 units on a site

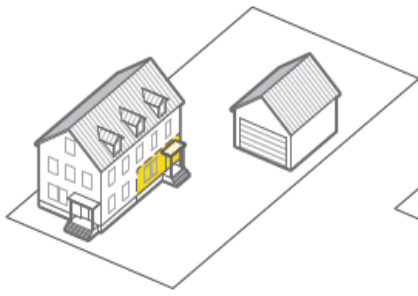
Form. Single-family, Accessory Dwelling Unit, Duplex, Triplex, Quadplex

Height. 2.5 stories

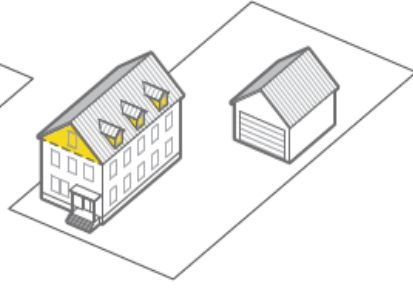


H4 HOUSE 4

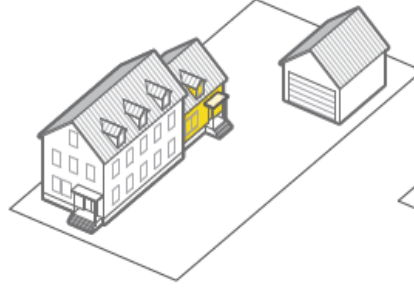
Promotes variety of housing types
Encourages affordable housing options



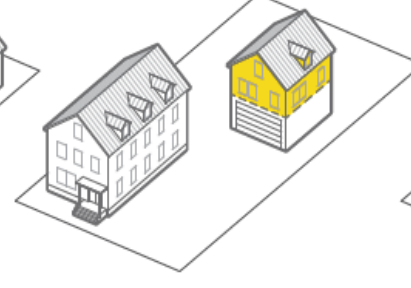
Carve Out: Ground Floor



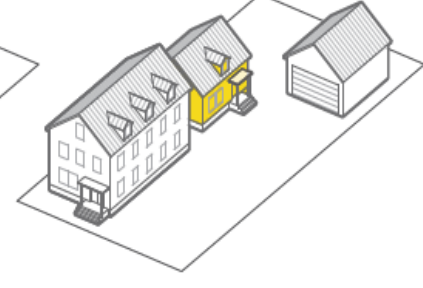
Carve Out: Attic



Attached to House



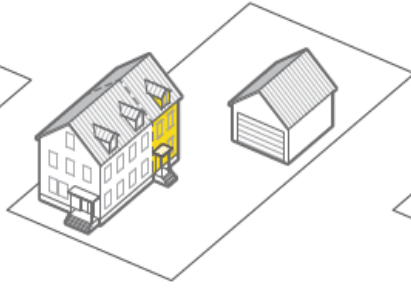
Stacked Above Garage



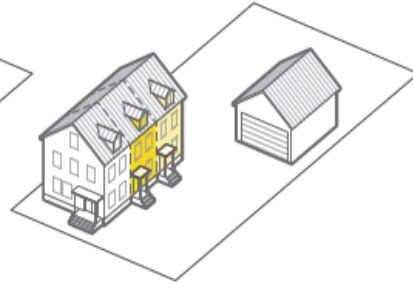
Detached Unit



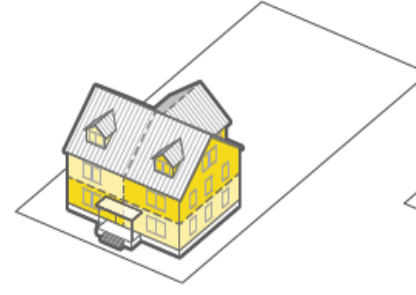
Conversion: Garage



Conversion: Duplex



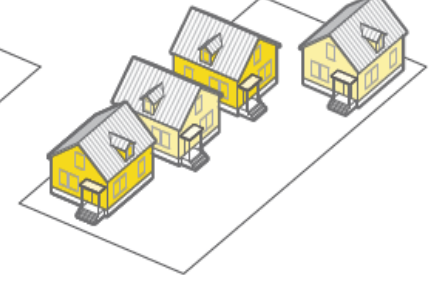
Conversion: Triplex



1 Quadplex

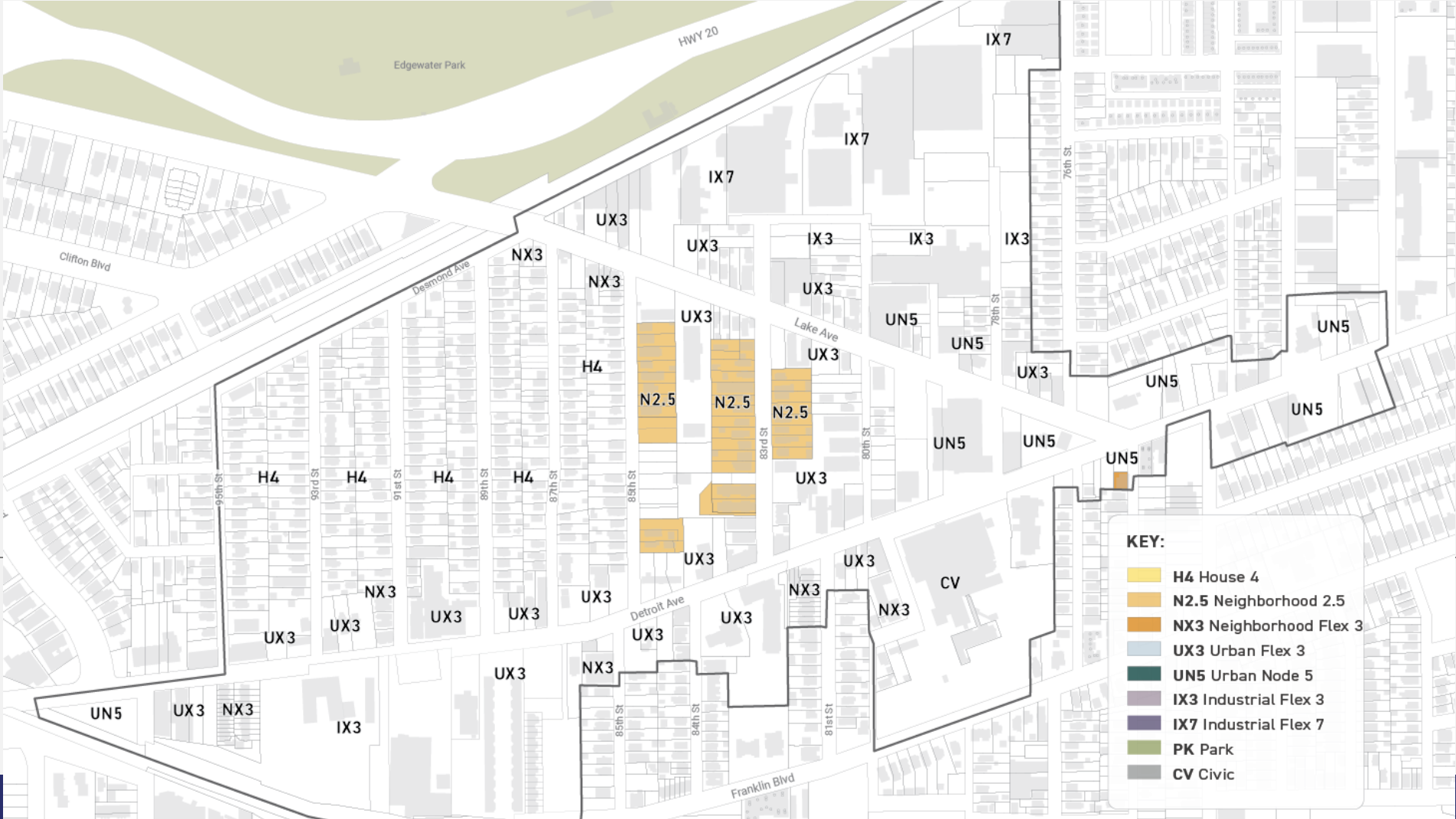


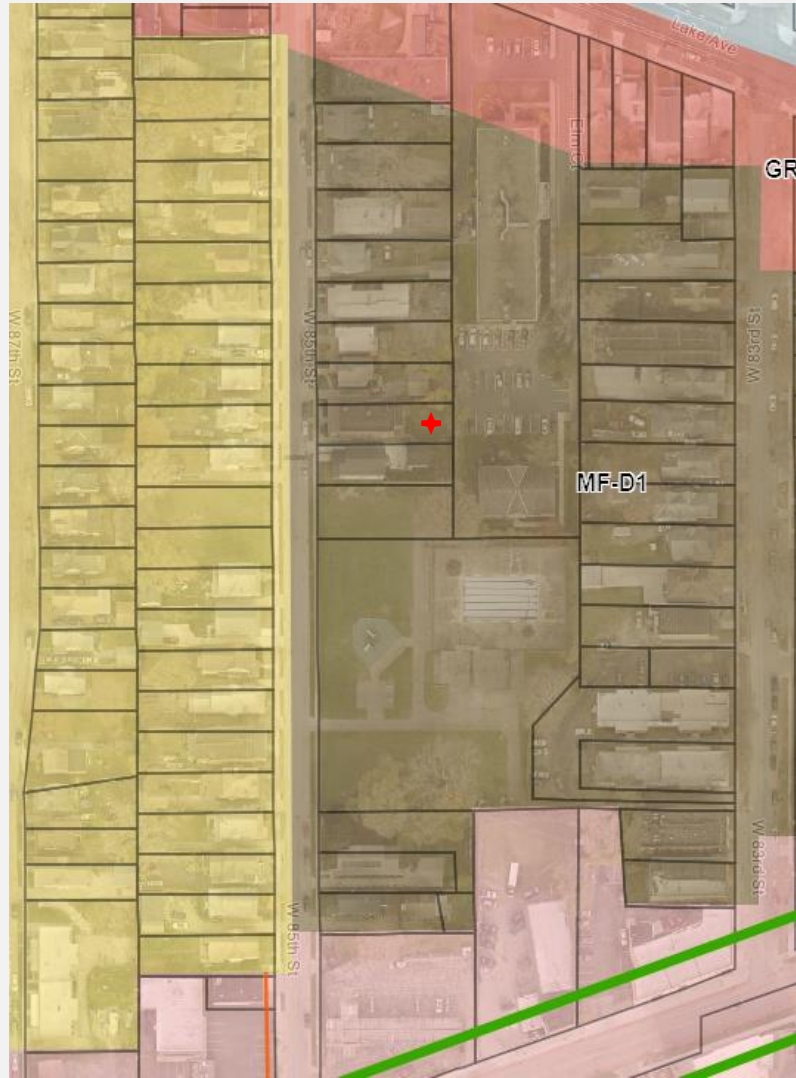
2 Duplexes



4 Bungalows

Code Districts - Neighborhood 2.5





West 85th Street looking North



MISSING MIDDLE – N2.5



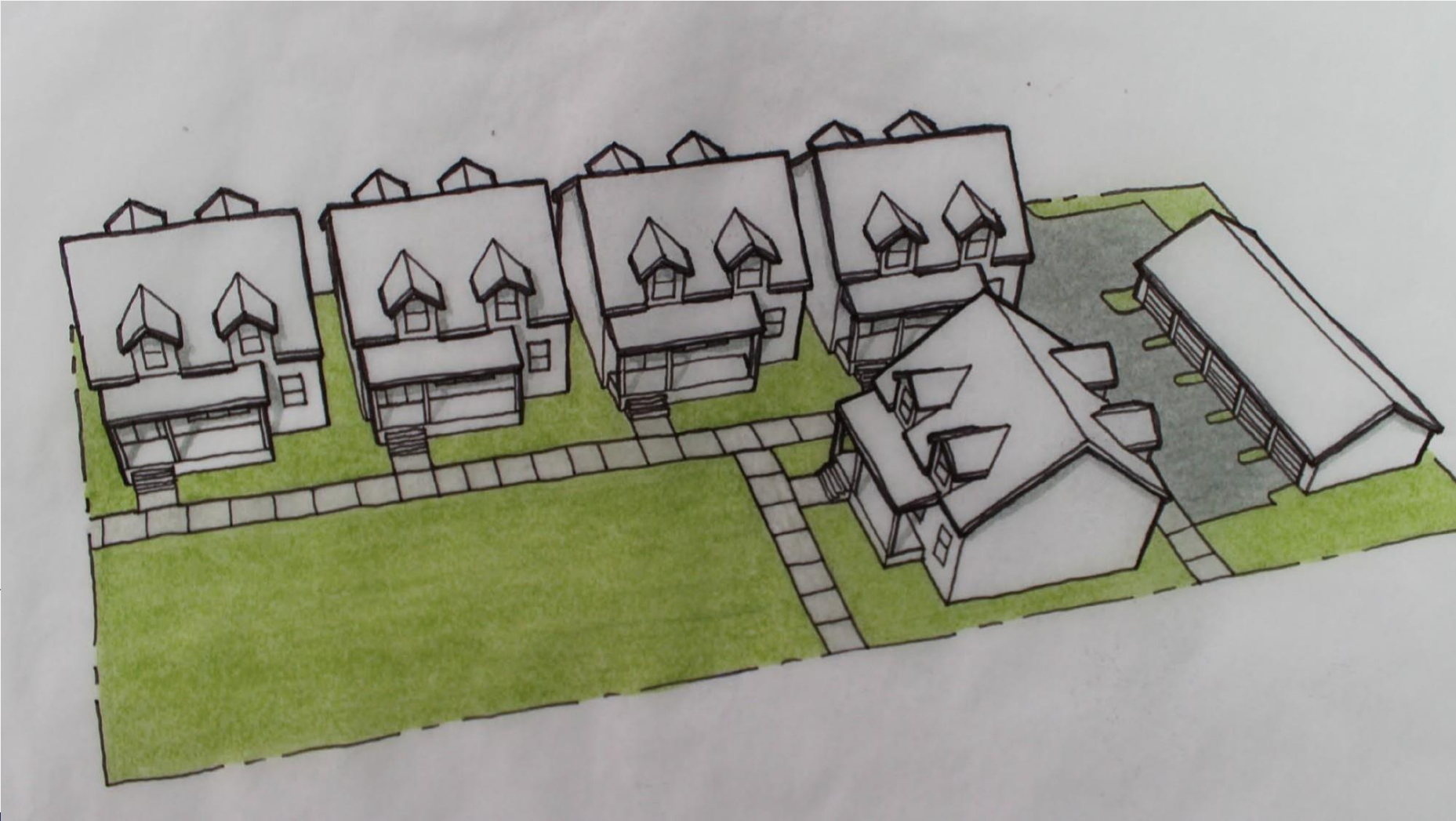
Description. Allows up to 8 units

Form. House Form-Single-family, Accessory Dwelling Unit, Duplex, Triplex, Townhouse, Small Apartment

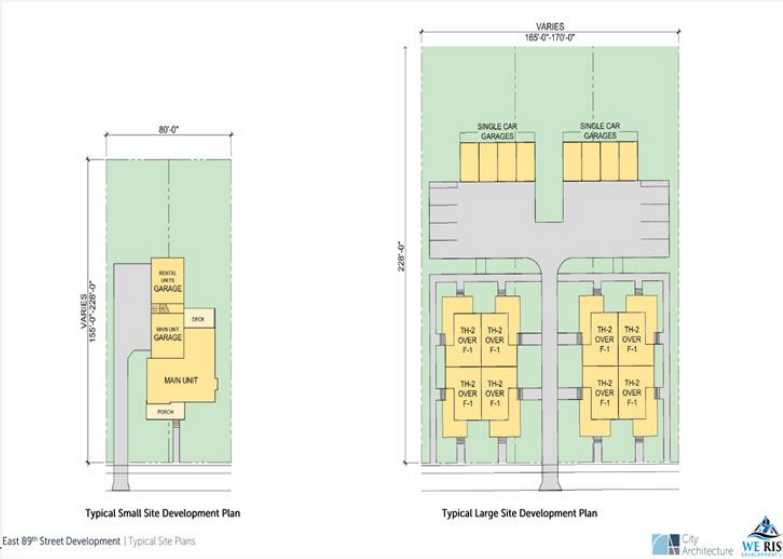
Height. 2.5 stories



Cottage Court



H4 or N2.5 – E. 89th Street



Development Statistics

- (6) 8-unit buildings, 48 units total
 - 24 flats
 - 24 townhomes
 - 48 off-street parking spaces
- (6) 3-unit for-sale homes, 18 units total
 - 6 main units
 - 12 studio units
 - 24 off-street parking spaces



Code Districts - Neighborhood Flex (NX3)



MIXED USE NEIGHBORHOOD – Neighborhood Flex 3 (NX3)



Description. Small retail/ services with residential above, incubator space for neighborhood-serving uses

Form. Urban buildings pulled up to street with activated facades (windows/entrances), parking to the rear

Height. 3 stories



MIXED USE NEIGHBORHOOD – NX3



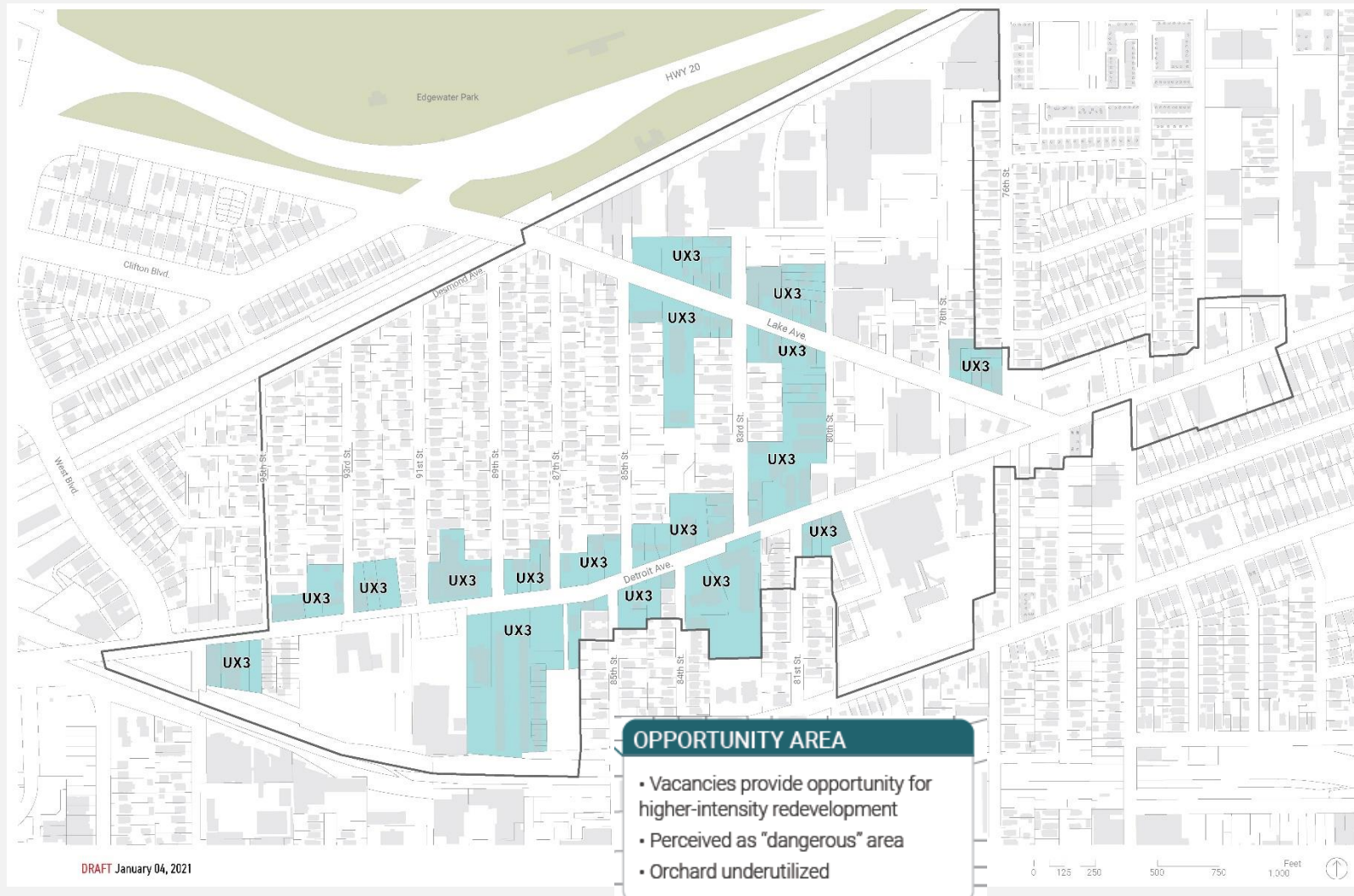
Description. Small retail/ services with residential above, incubator space for neighborhood-serving uses

Form. Urban buildings pulled up to street with activated facades (windows/entrances), parking to the rear

Height. 3 stories



URBAN Flex - UX3



Current Zoning: GI, SI, RI, GR, LR, & MF

Description. Allows a variety of residential, commercial and mixed-use buildings

Form. Urban buildings pulled up to street with activated facades (windows/entrances), parking to the rear

Height. 3 stories (Height Decrease)

Urban Flex

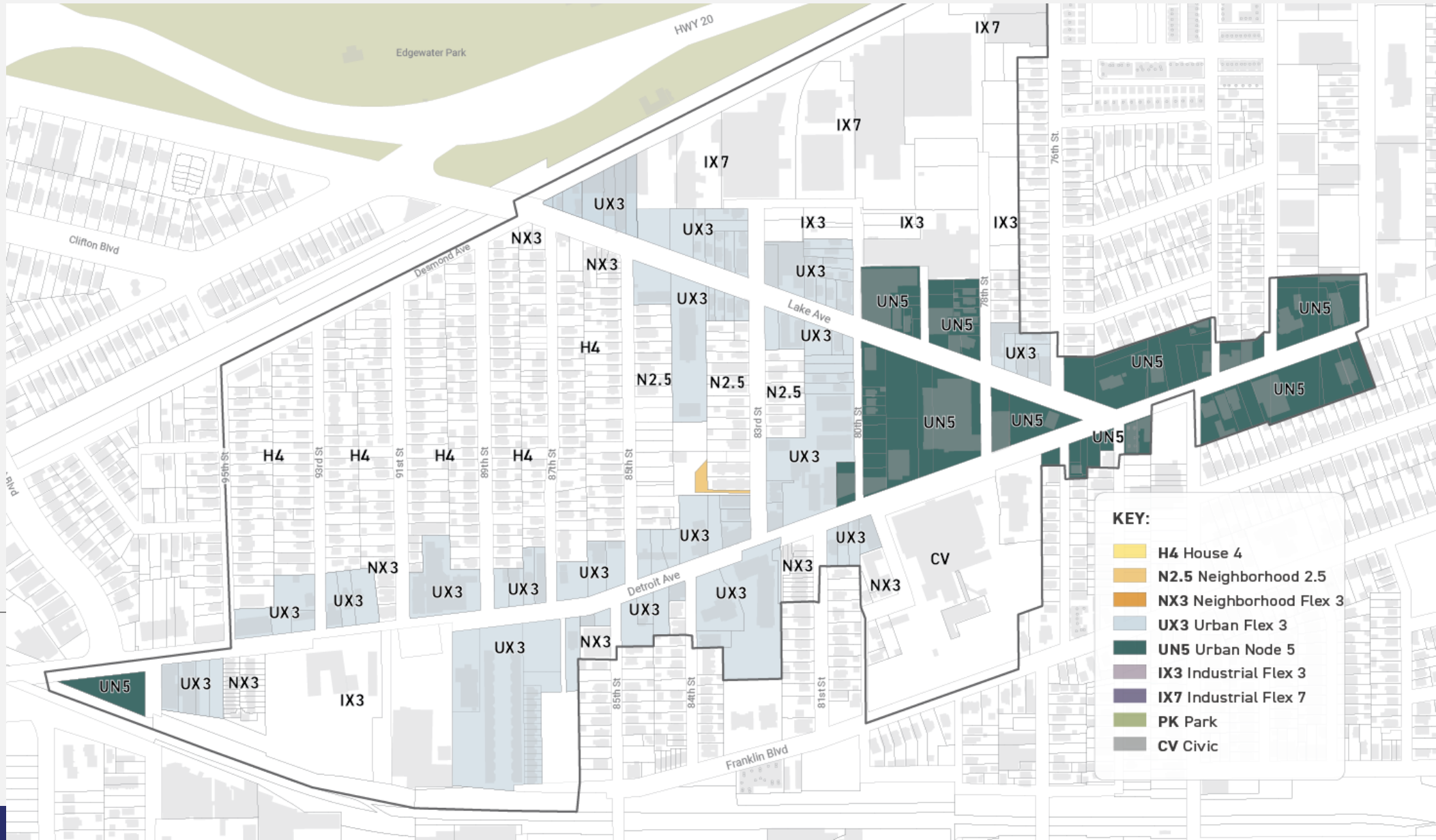


Description. Allows a variety of residential, commercial and mixed use buildings

Form. Shopfront buildings pulled up to street with activated facades (substantial windows/frequent entrances), parking to the rear

Height. 3--5 stories





MIXED USE SHOPFRONT – UN 5



Description. Node of intensity for mixed use buildings

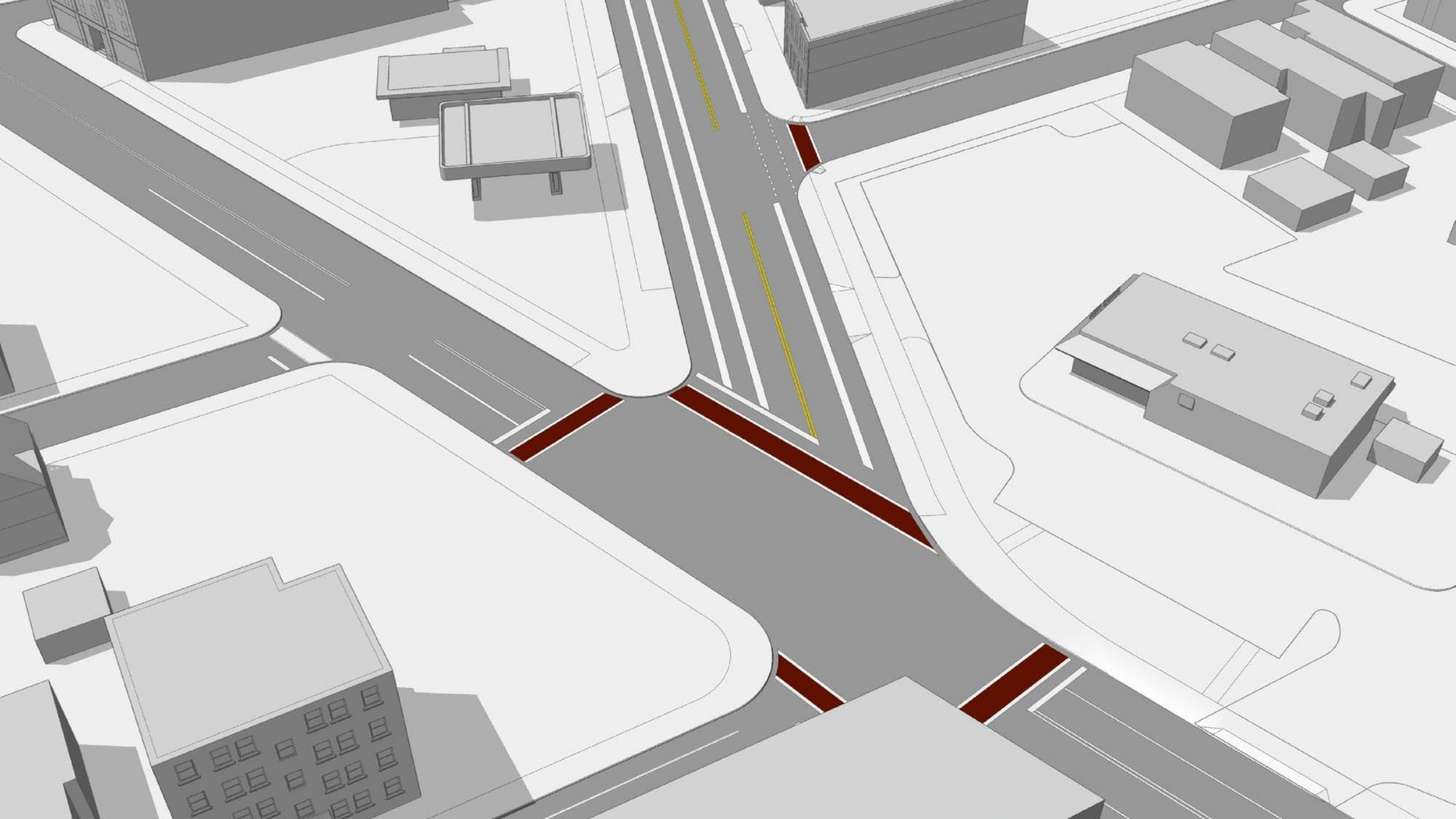
Form. Shopfront buildings pulled up to street with activated facades (substantial windows/frequent entrances), parking to the rear

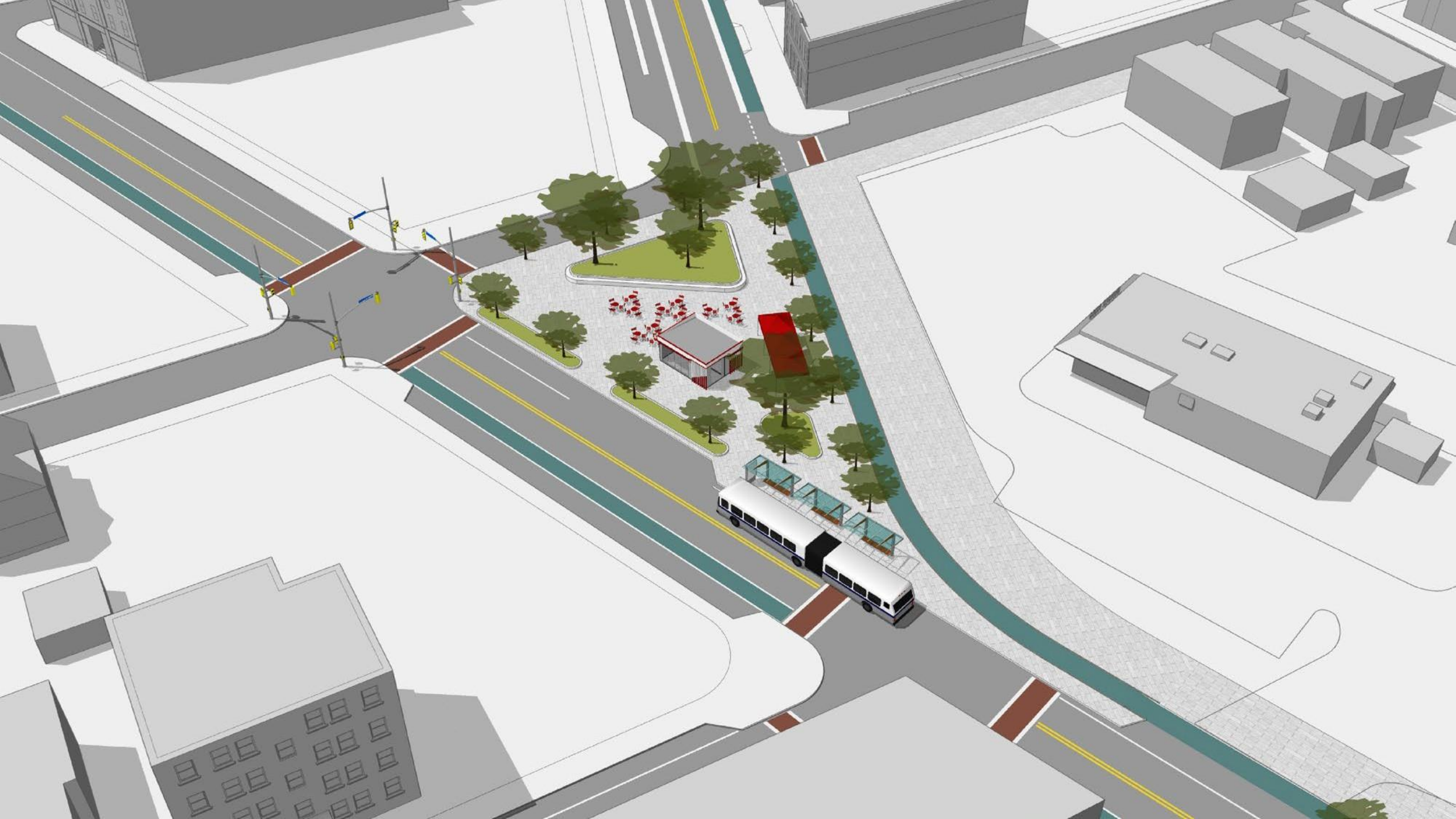
Height. 3-4-5 stories

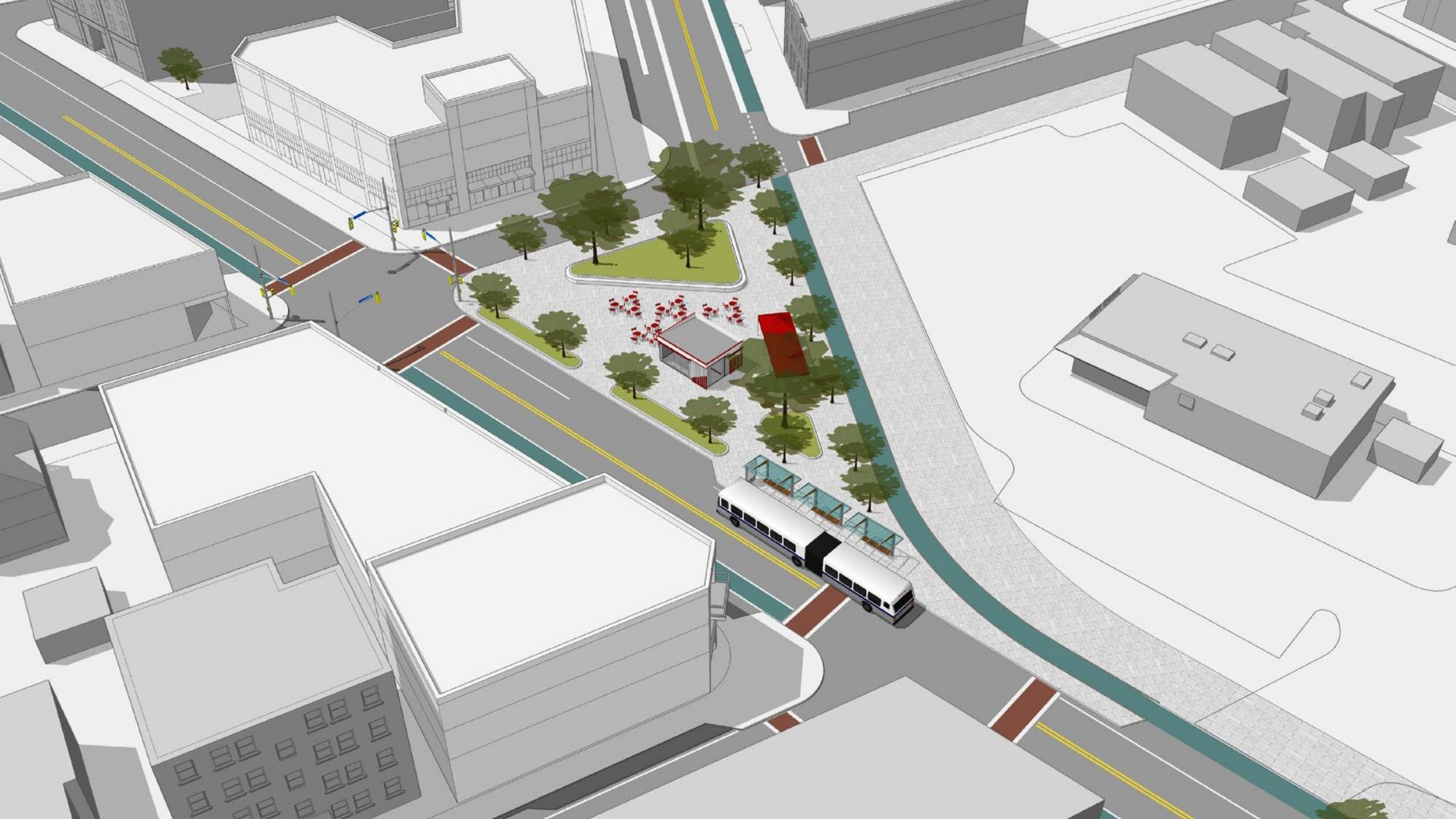


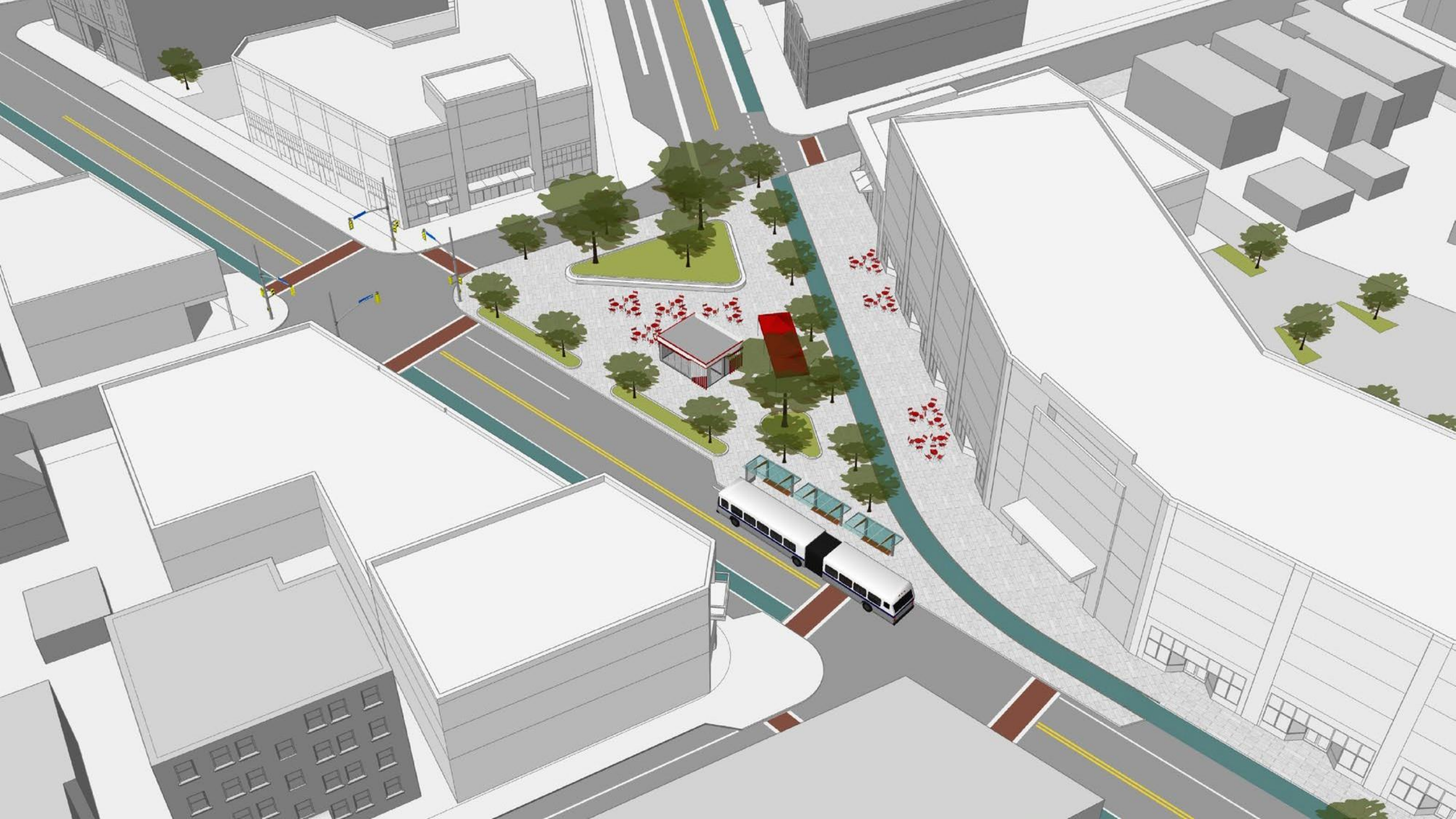






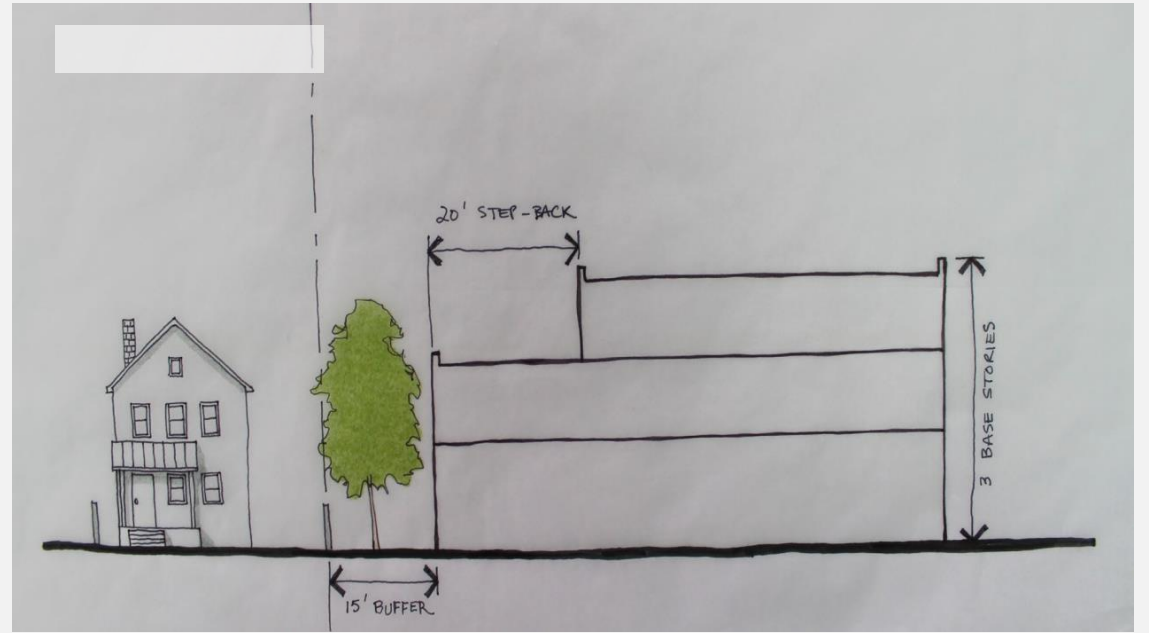








McNamara's



Ready Set

clevelandohio.gov



Clifton Wine & Martini



Industrial Flex 3-5

Div. 2.6. Industrial Flex



2.6.1. Intent

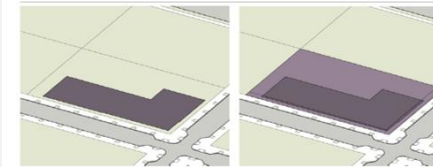
Moderate intensity buildings intended to accommodate a variety of light industrial and manufacturing uses while allowing for retail, service and commercial activity and residential opportunities in a vibrant pedestrian-friendly environment. Uses are flexible but tall ground floors required to accommodate a variety of land use activity. There are three Industrial Flex districts:

IX3 Industrial Flex 3	IX5 Industrial Flex 5	IX7 Industrial Flex 7
No density restrictions	No density restrictions	No density restrictions
15' site width	15' site width	15' site width
3 stories/42' in height	5 stories/68' in height	7 stories/94' in height
275' building width	275' building width	275' building width



2.6.4. IX7 INDUSTRIAL FLEX 7

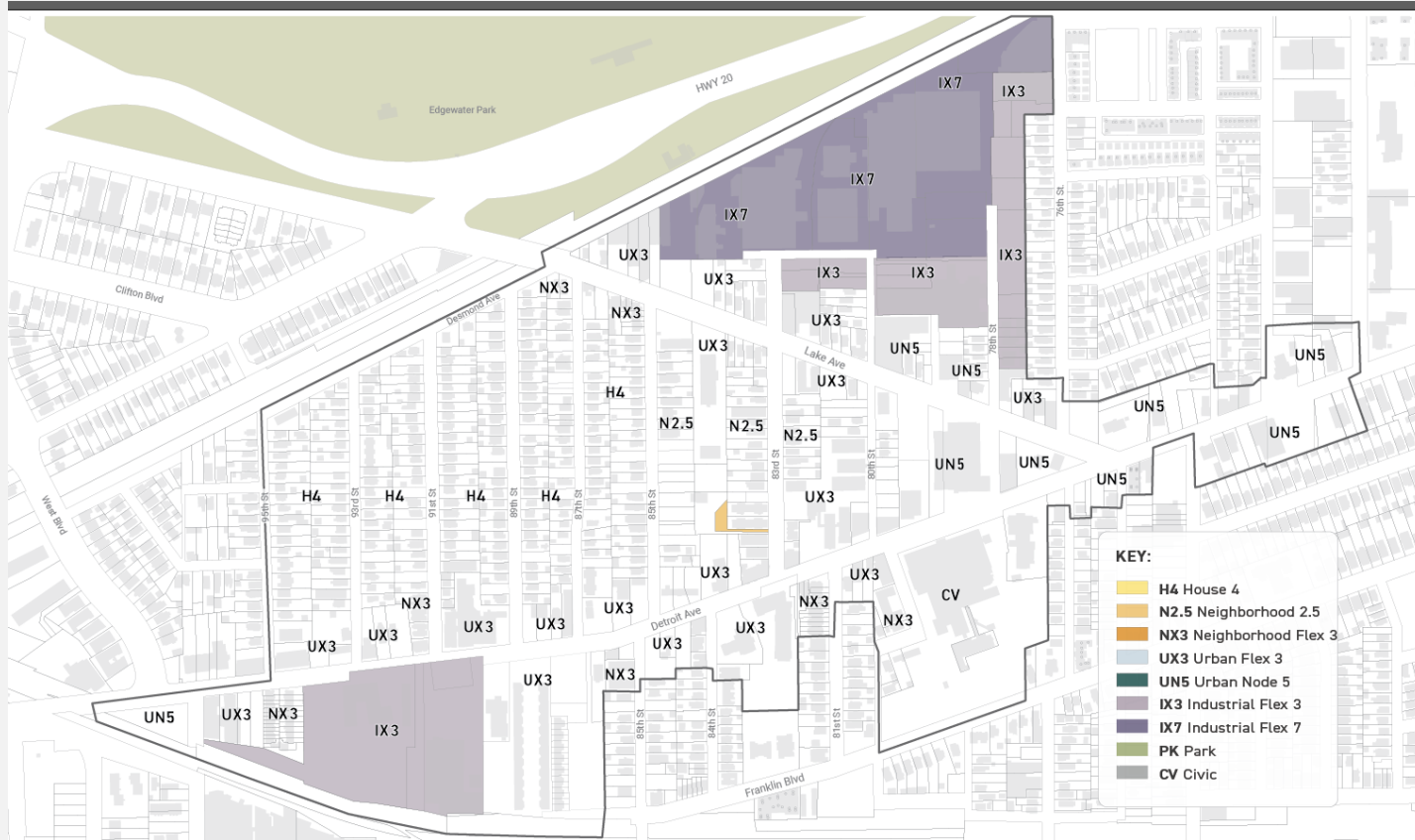
A. SITE



1. Size	Sec. 2.9.2	6. Setbacks	Sec. 2.9.7
• Width (min)		• Primary street boundary line (min/max)	0'/10'
Front access	60'	• Side street boundary line (min/max)	0'/10'
Side/rear access	15'	• Rear/side boundary line (min)	0'
2. Dwelling Units	Sec. 2.9.3	• Alley boundary line	5' or 20' min
Max per site	Unlimited	• Transition boundary line (min)	10'
3. Amenity	Sec. 2.9.4	7. Street Build-Out	Sec. 2.9.8
Outdoor amenity space (min)	10%	• Primary street (min)	75%
4. Walls & Fences	Sec. 2.9.5	• Side street (min)	45%
Front yard height (max)	4'	8. Parking Location	Sec. 2.9.9
Side street yard height (max)	4'		No parking between the building and the street
Within 4' of boundary line	4'		
More than 4' from boundary line	6'		
Side/rear yard height (max)	8'		
5. Streetscape	Sec. 2.9.6		
• Pedestrian zone (min)	7'		
• Furniture zone (min)	6'		
Planting strip type	Grates		
Trees in planting strip	30 avg. on center		



INDUSTRIAL MIXED USE – IX 3-5



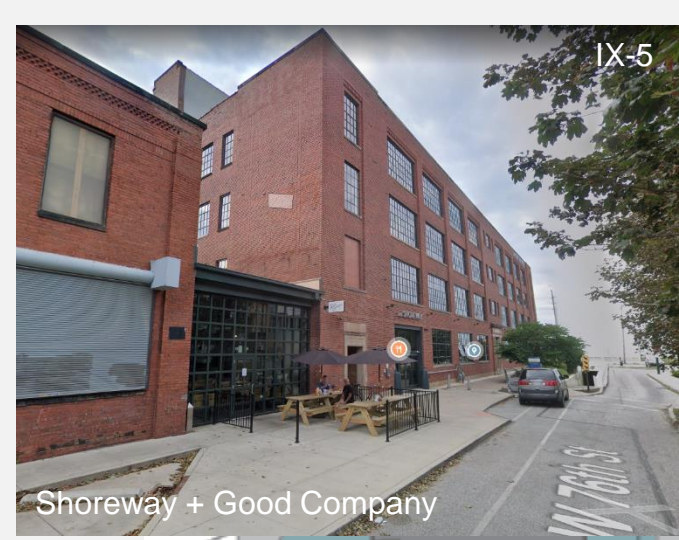
Height. ■ 3 stories
■ 7 stories

Description. Preserves existing industrial, allows residential, makers-space, arts, employment activity

Form. Buildings reinforce the industrial character and history of the area

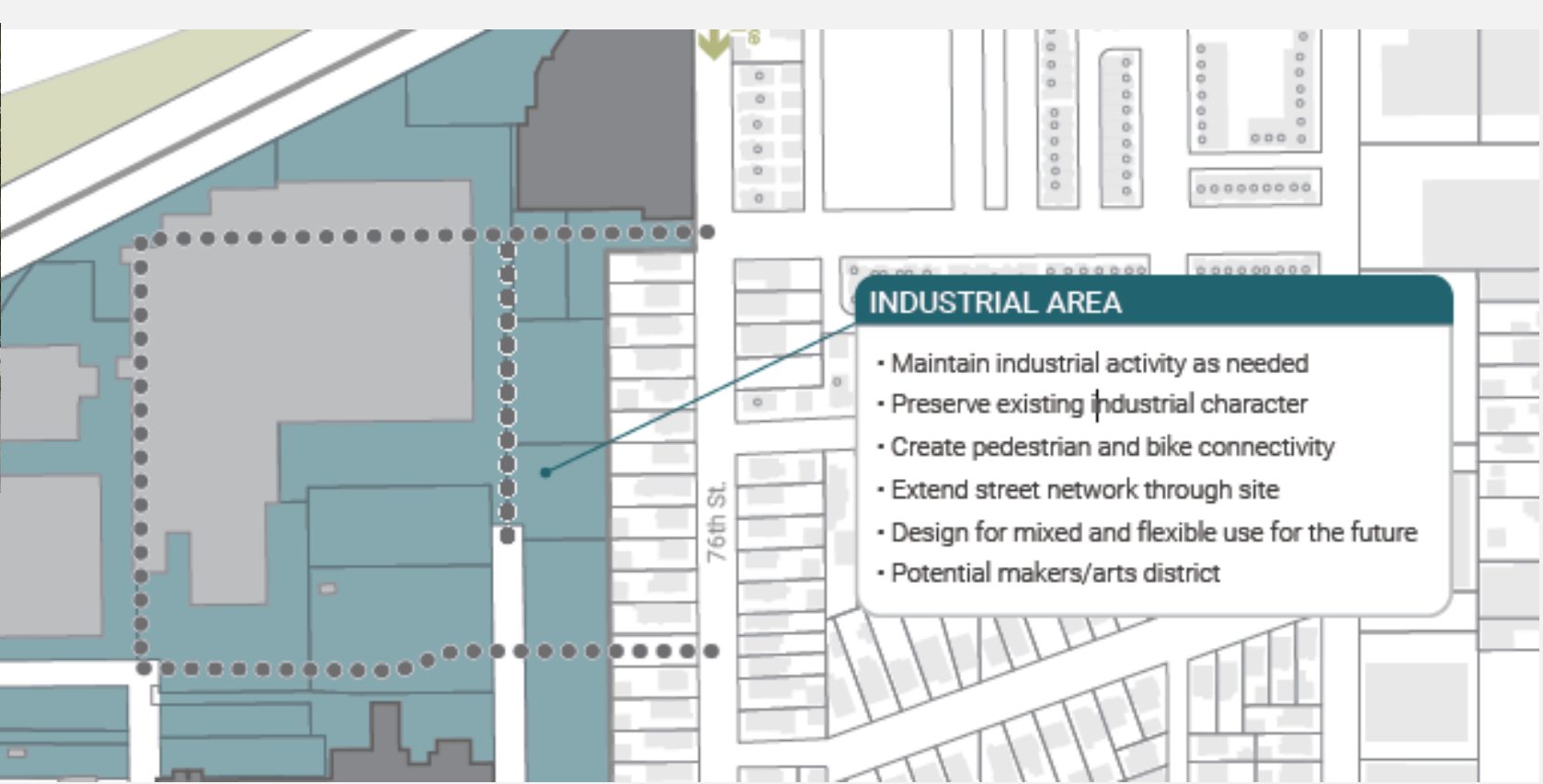
Existing Zoning: SI-B3, GI-B3 (Res in SI can not be built w/I 200 ft of GI)





IX-5

Shoreway + Good Company



1270 W 58th Street (2019)

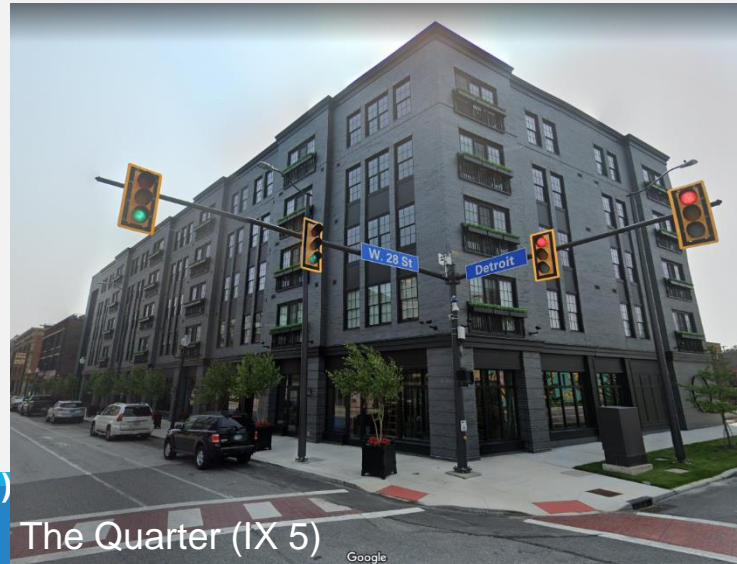
IX-3



1270 W 58th Street (2021)



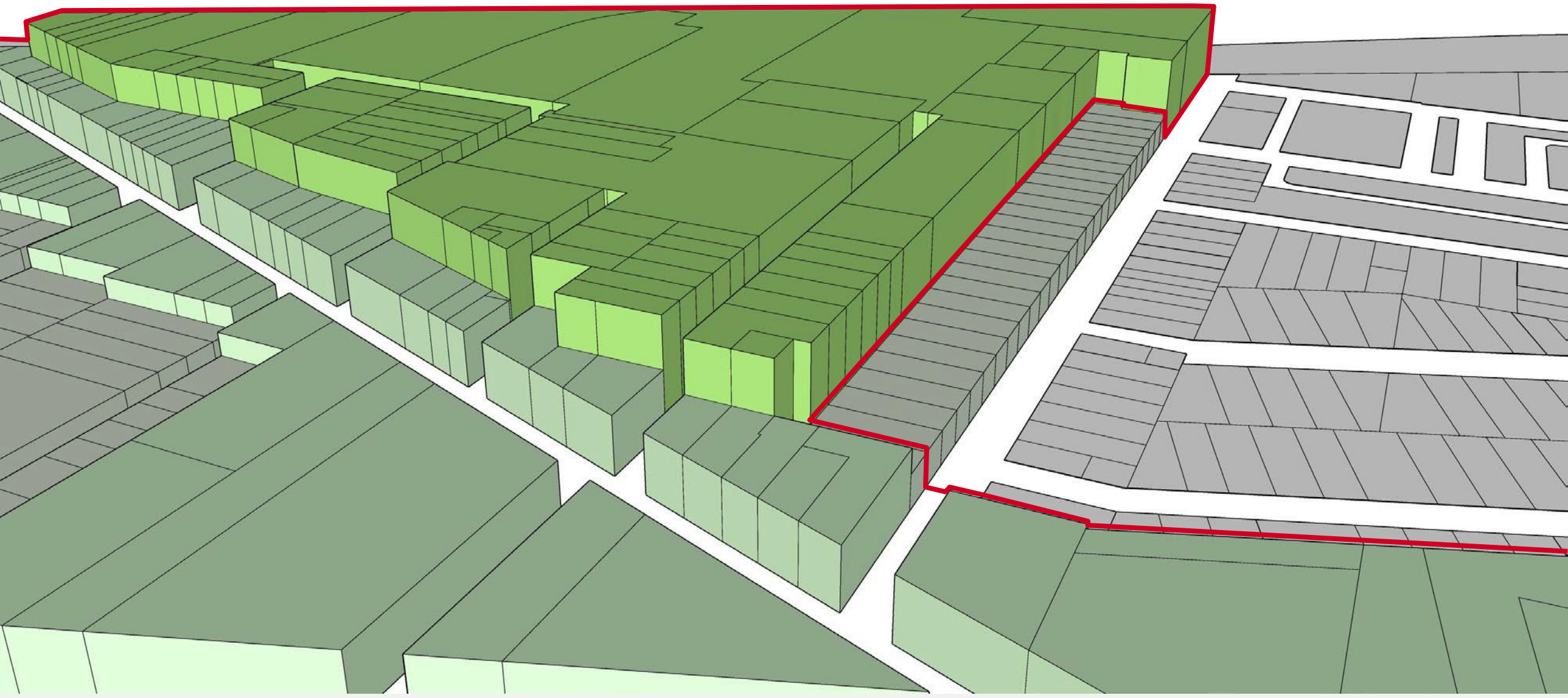
1270 W 58th Street (2021)



HEIGHT: EXISTING

MAX HEIGHT

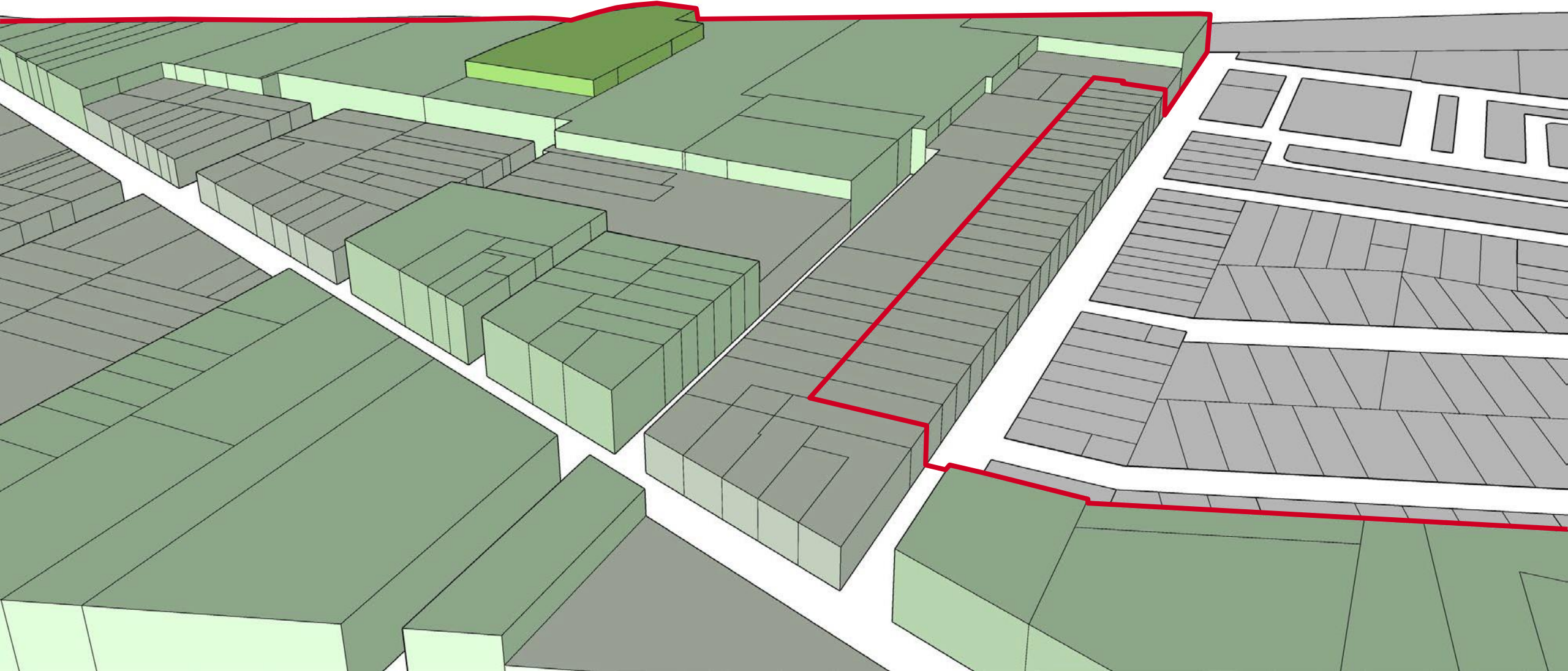
■ 115' ■ 60' ■ 35' - Study Area

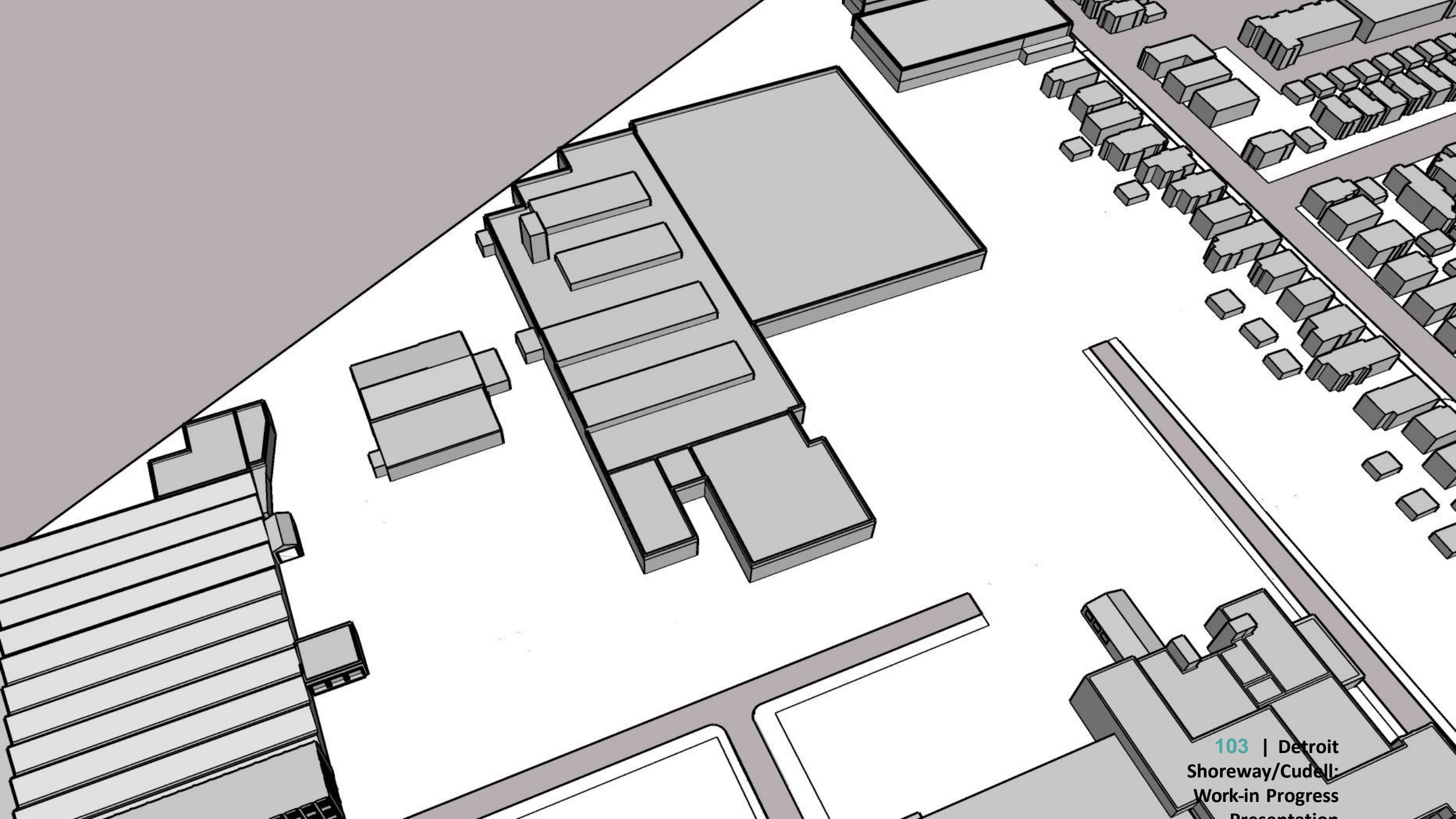


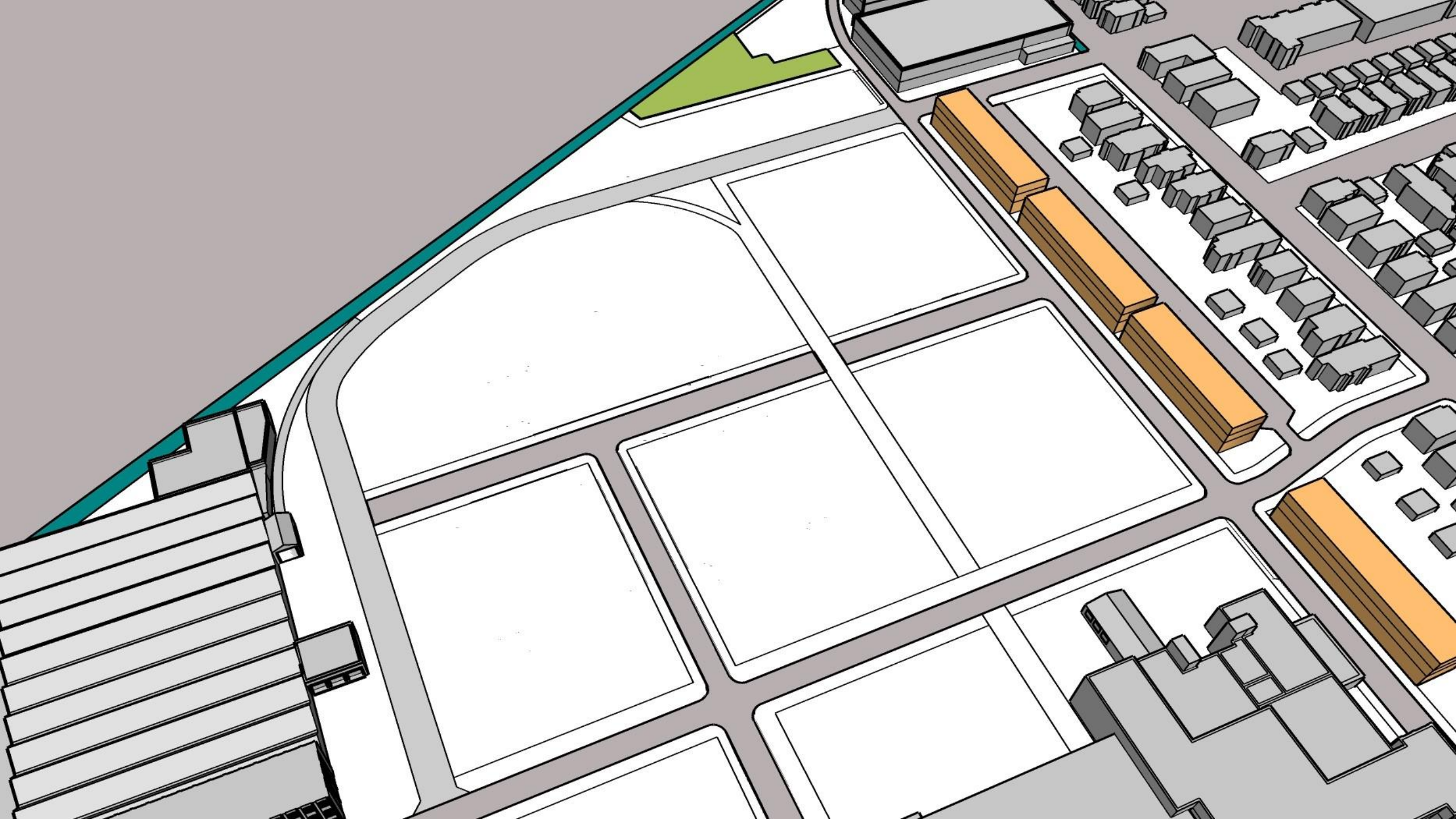
HEIGHT: PROPOSED

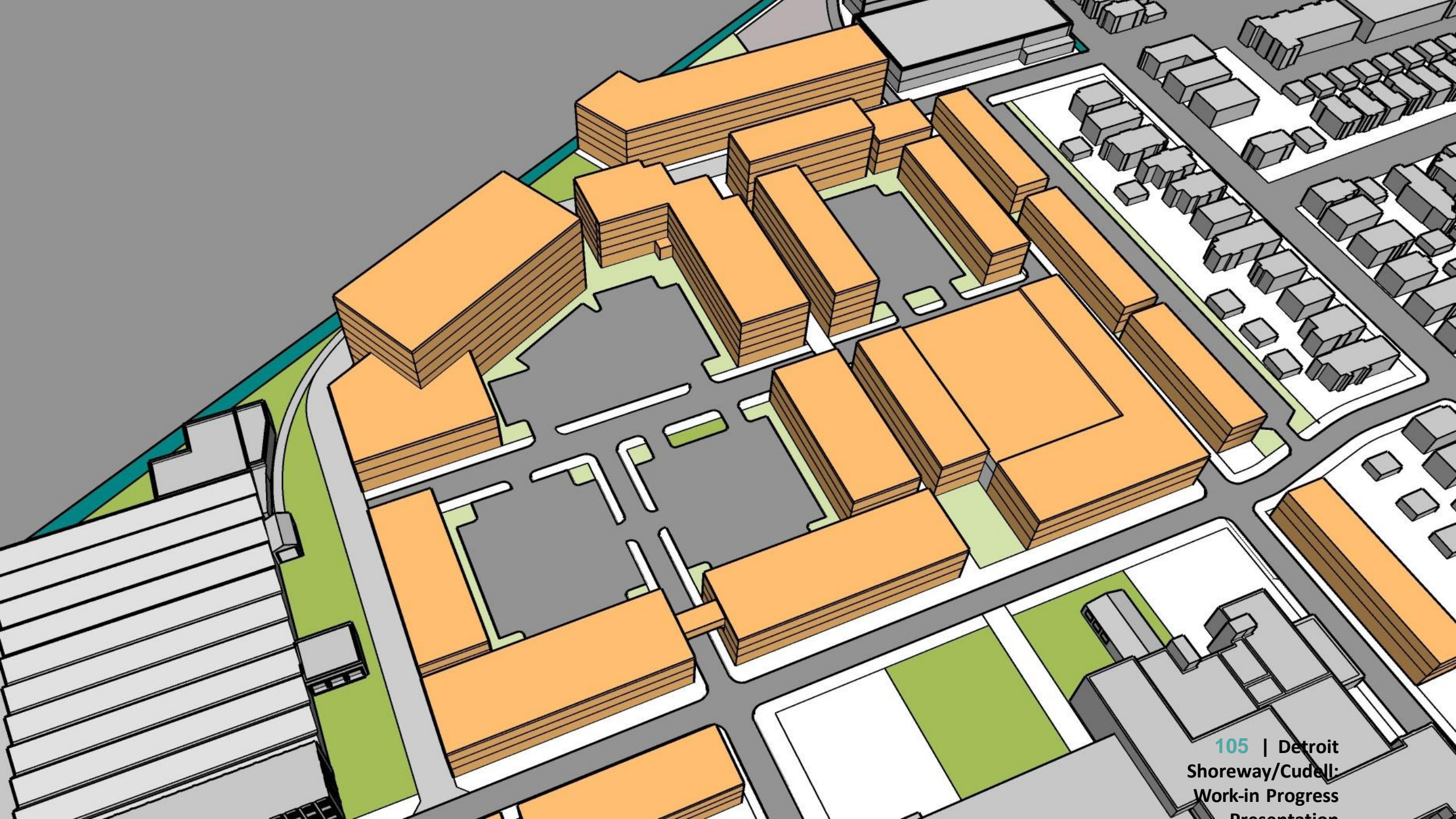
MAX HEIGHT

- 87' (7 stories)
- 63' (5 stories)
- 39' (3 stories)
- Study Area











relish

Yve DeJorme

LEOPOLD'S
CADDY'S ALLEY

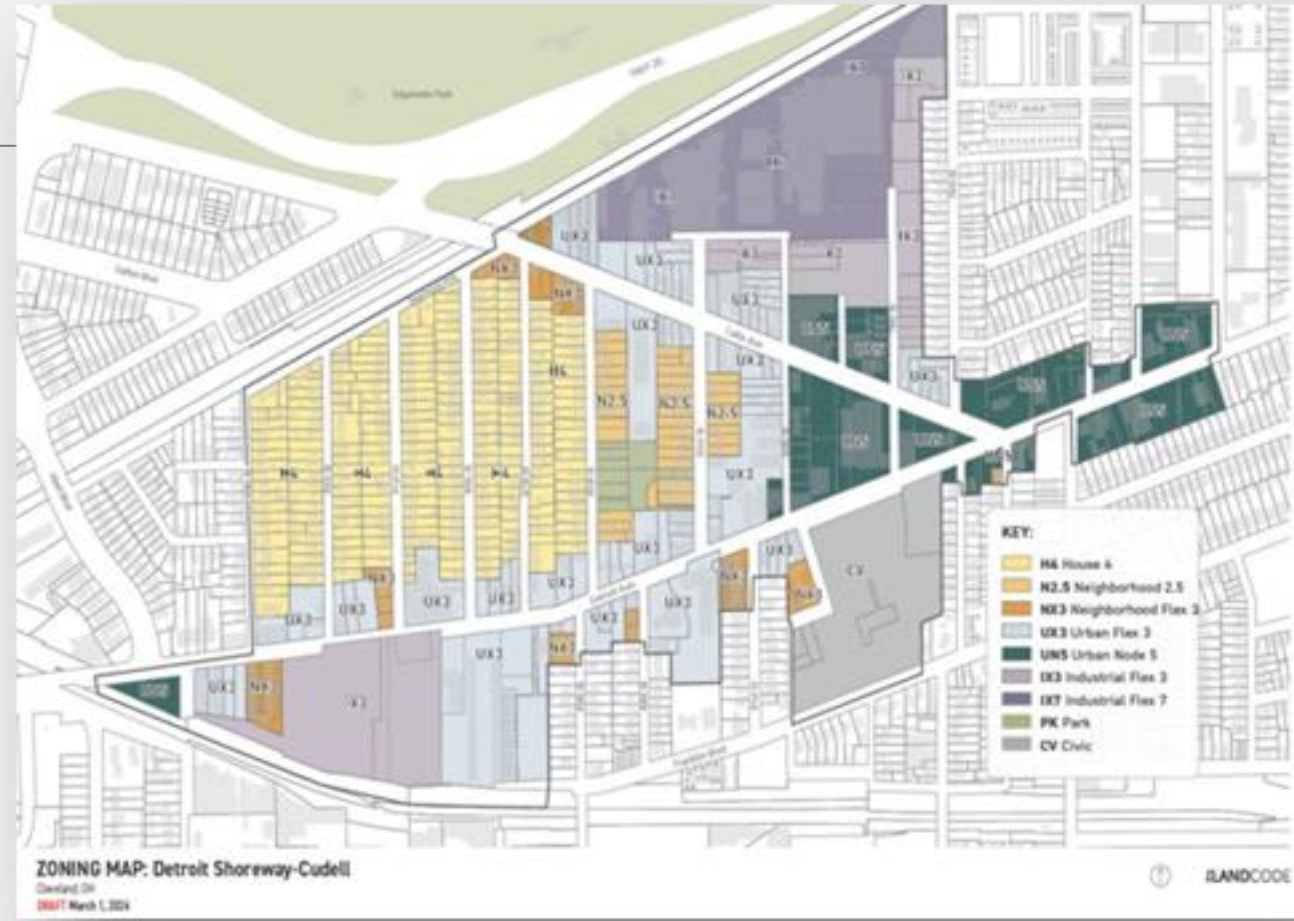
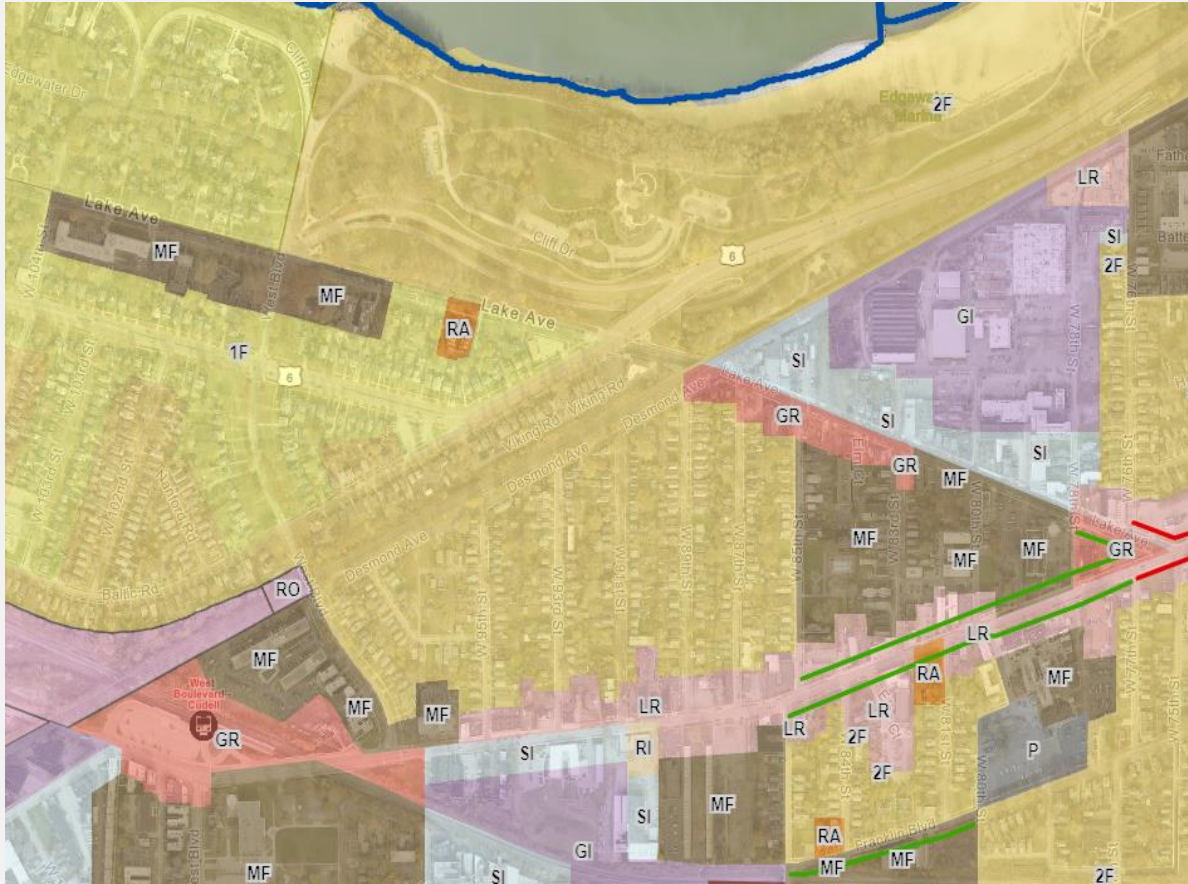
PERMANENT
RESERVATIONS, INC.

Barloche

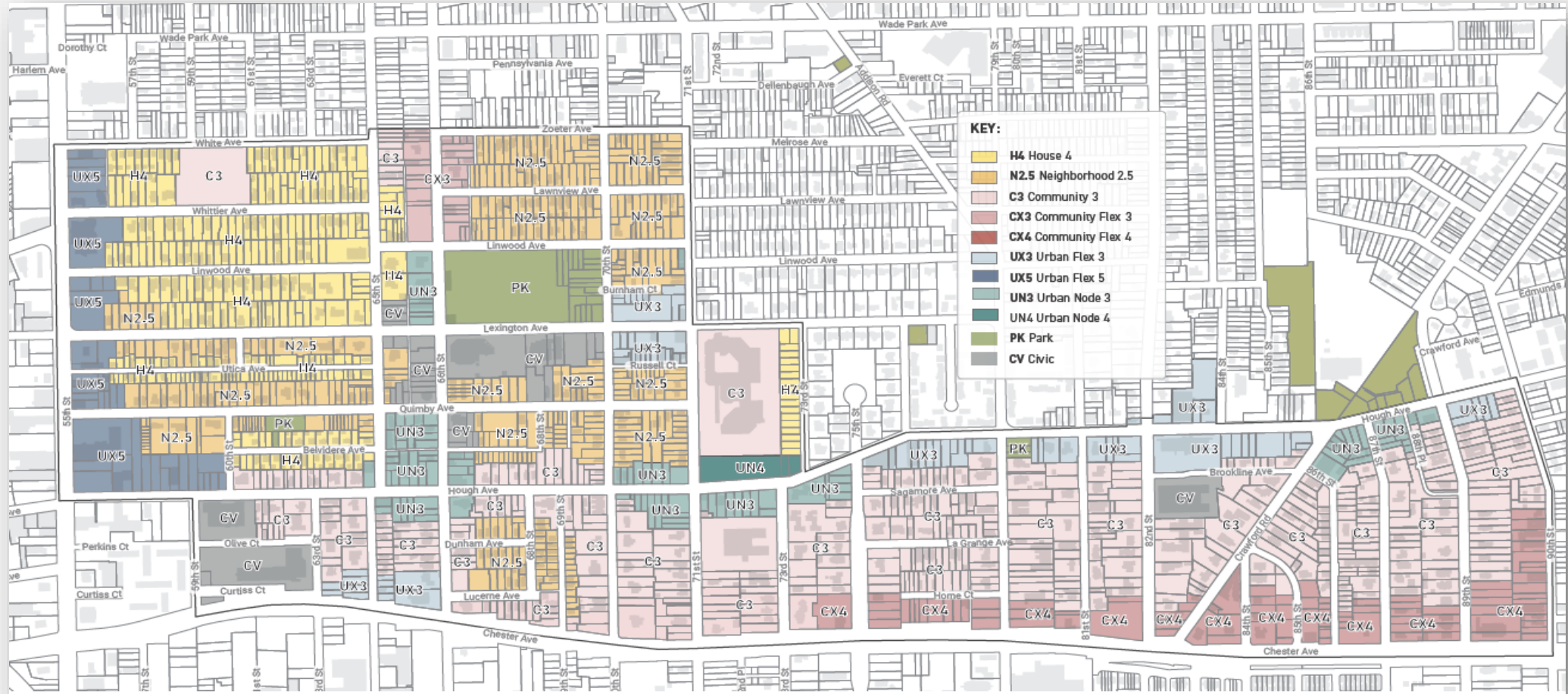




Existing v. Proposed



Hough Neighborhood FBC



Hough Neighborhood FBC

Process

- Review background documents, existing plans
- Define pilot area
- Assess existing conditions (site visits with bike and walking tours)
- Visioning through hands-on workshop with the community
- Week-long Charrette
- Create character maps and regulations



THE LAND CODE CPC

Hough Form-Based Code Charrette Week

Join us for a week of hands-on, participatory planning sessions and workshops where we will discuss future land use and zoning changes and the development of the form-based code in Hough. All events are open to the public.

Save the Date
May 4th-8th

Find out more about the project and sign up for project updates: www.thelandcode.com



WHAT IS A FORM-BASED CODE?
A Form-Based Code is a new approach to zoning with an increased focus on walkability, predictability and mixed-use development.

The City Planning Commission has identified part of the Hough neighborhood to be the second pilot area selected for form-based coding as part of the City's ongoing zoning rethink project.

www.thelandcode.com (216) 864-3216 cityplanning@cityofcleveland.org

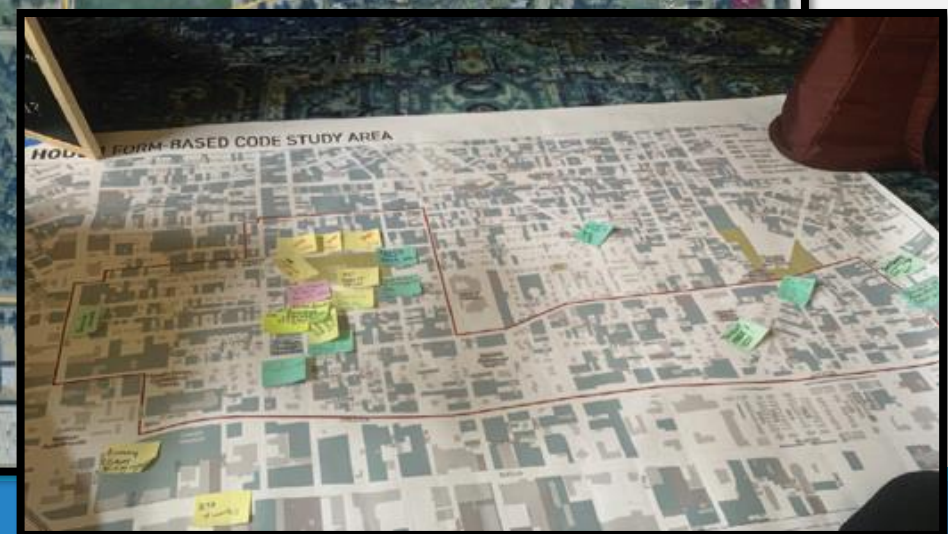
THE LAND CODE

HOUGH: INTERACTIVE MAP

12

Comments

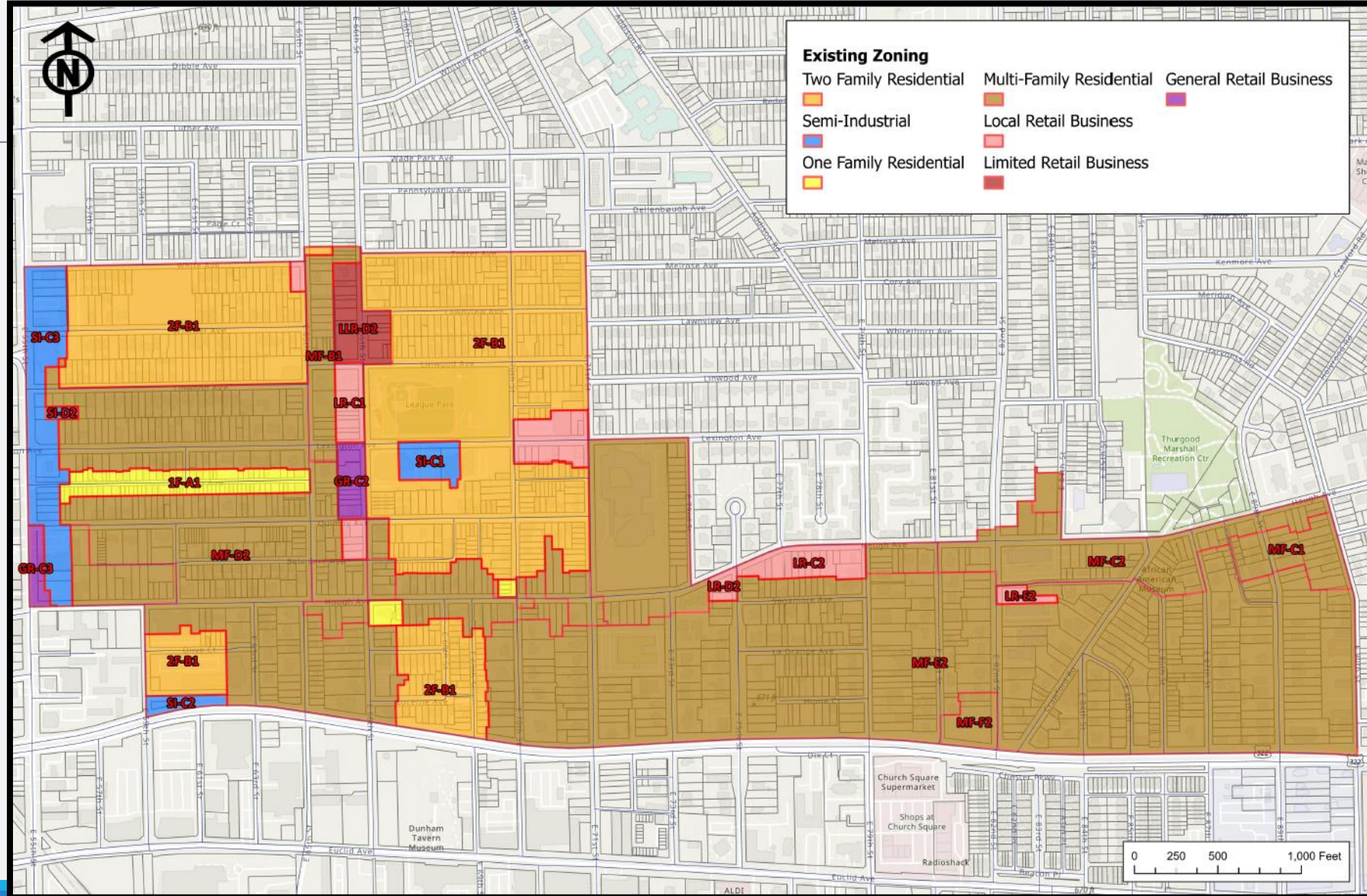
- IDEA**
Trash Cans
by Anonymous 5 months ago
View in Hough
- IDEA**
RTA & walking
by Anonymous 5 months ago
- SPECIAL PLACE**
Dance Studio
by Anonymous 5 months ago
- PROBLEM**
Building should be torn down
by Anonymous 7 months ago
View in Hough
- PROBLEM**
Maintenance on vacant houses and trees overgrowing
by Anonymous 2 months ago
View in Hough
- SPECIAL PLACE**
Cleveland Library bring back good on bed vibes not the safest at nite but can bring alot more at fention if library got more involved with community
by Anonymous 5 months ago
View in Hough
- IDEA**
Trash Cans
by Anonymous 5 months ago
View in Hough
- PROBLEM**
Building needs to be tore down
by Anonymous 5 months ago
View in Hough
- IDEA**



HOUGH CHARACTER AREAS



HOUGH – Current Zoning



INFILL HOUSING



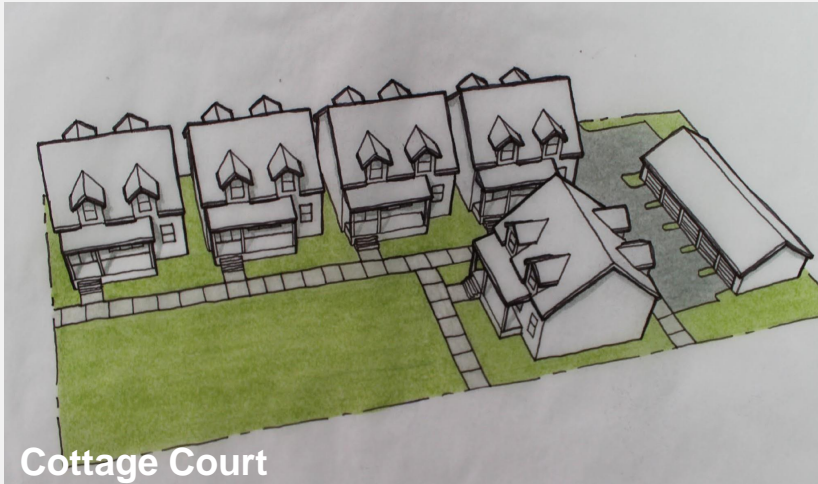
MISSING MIDDLE – Neighborhood 2.5 (N2.5)



Description. Allows up to 8 units per site

Form. House Form- Single-family, Accessory Dwelling Unit, Duplex, Triplex, Townhouse, Small Apartment

Height. 2.5 stories



Cottage Court



E. 89th Street (8 Units)

- Triplex
- Duplex
- Townhouse
- Quad (4) Plex
- 8 units
- Live Work
- Accessory Dwelling Unit
- Cottage Court
- Pocket Neighborhoods
- Multi-generational

Development Statistics

- (6) 8-unit buildings, 48 units total
 - 24 flats
 - 24 townhomes
 - 48 off-street parking spaces
- (6) 3-unit for-sale homes, 18 units total
 - 6 main units
 - 12 studio units
 - 24 off-street parking spaces

H4 or N2.5



Typical Large Site Development

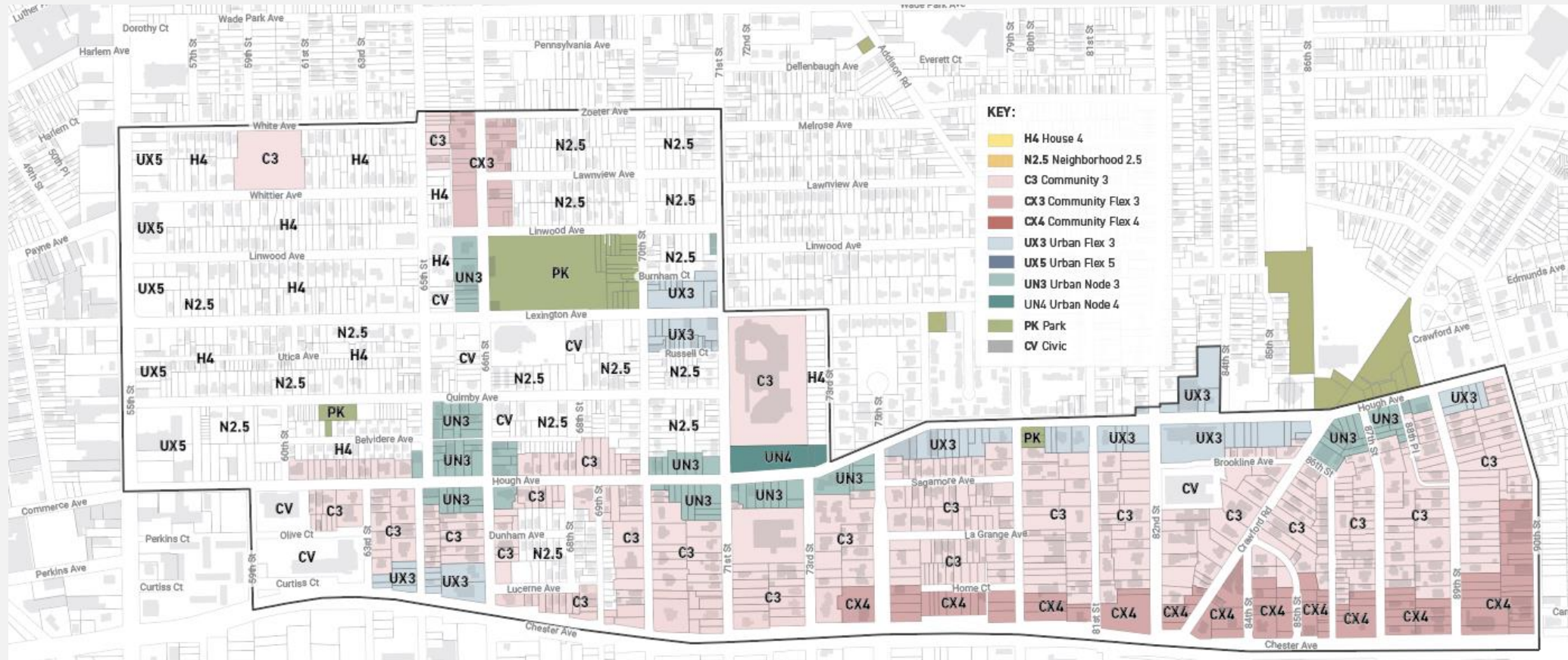
- 2 buildings (16 units total)
- 8 garage parking spaces
- 8 uncovered off-street parking space

Typical Small Site Development

- 1 building (3 units total)
- 4 garage parking spaces (attached)



MULTI-FAMILY – C3



■ MULTI-FAMILY – Community 3

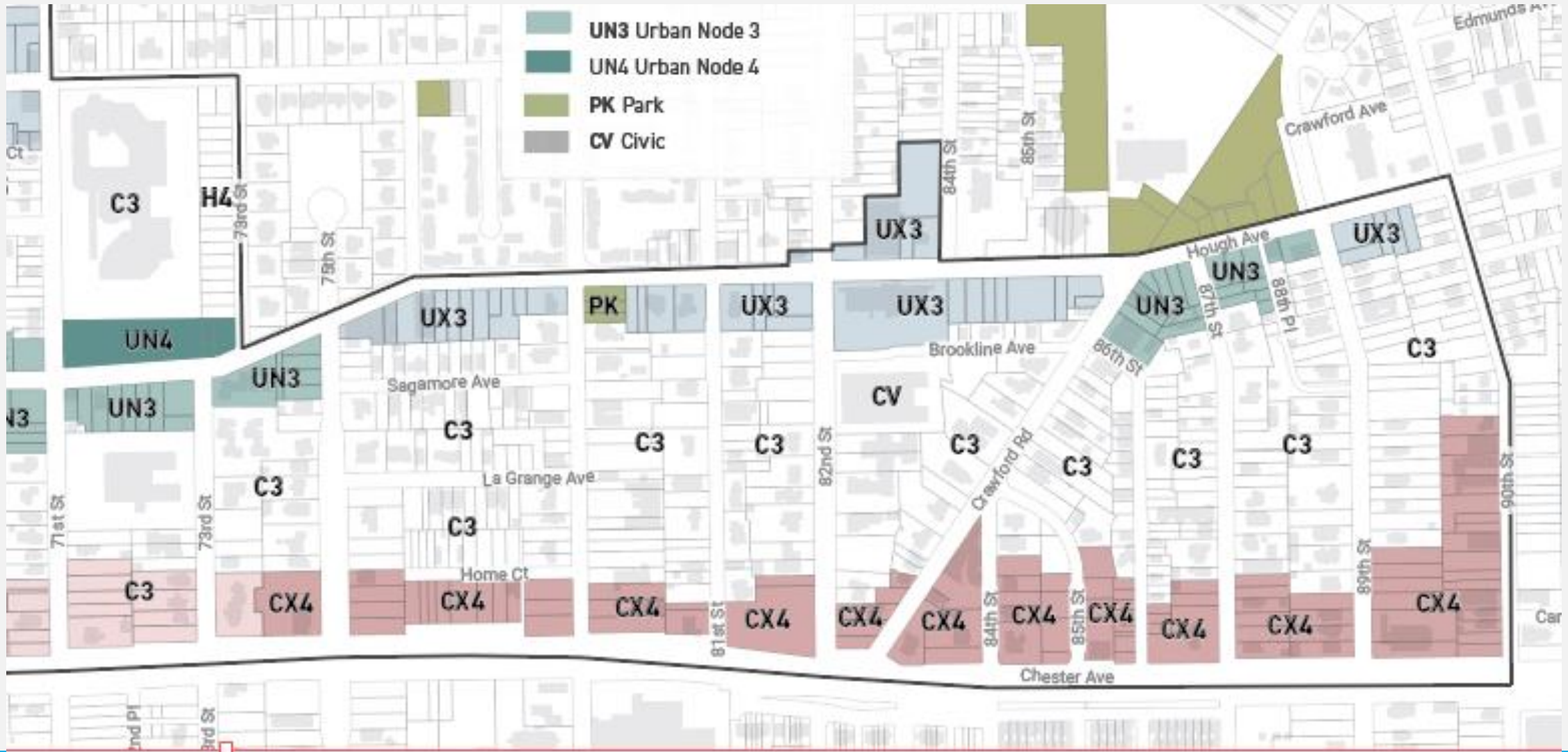


Description. Allows larger style apartments (more than 8 units)

Form. Urban buildings pulled up to street with activated facades (windows/entrances), parking to the rear

Height. 3 & 5 Stories (respectively)

RESIDENTIAL MIXED USE – Comm. Flex (CX4)



RESIDENTIAL MIXED USE – Comm. Flex (CX 3/4)

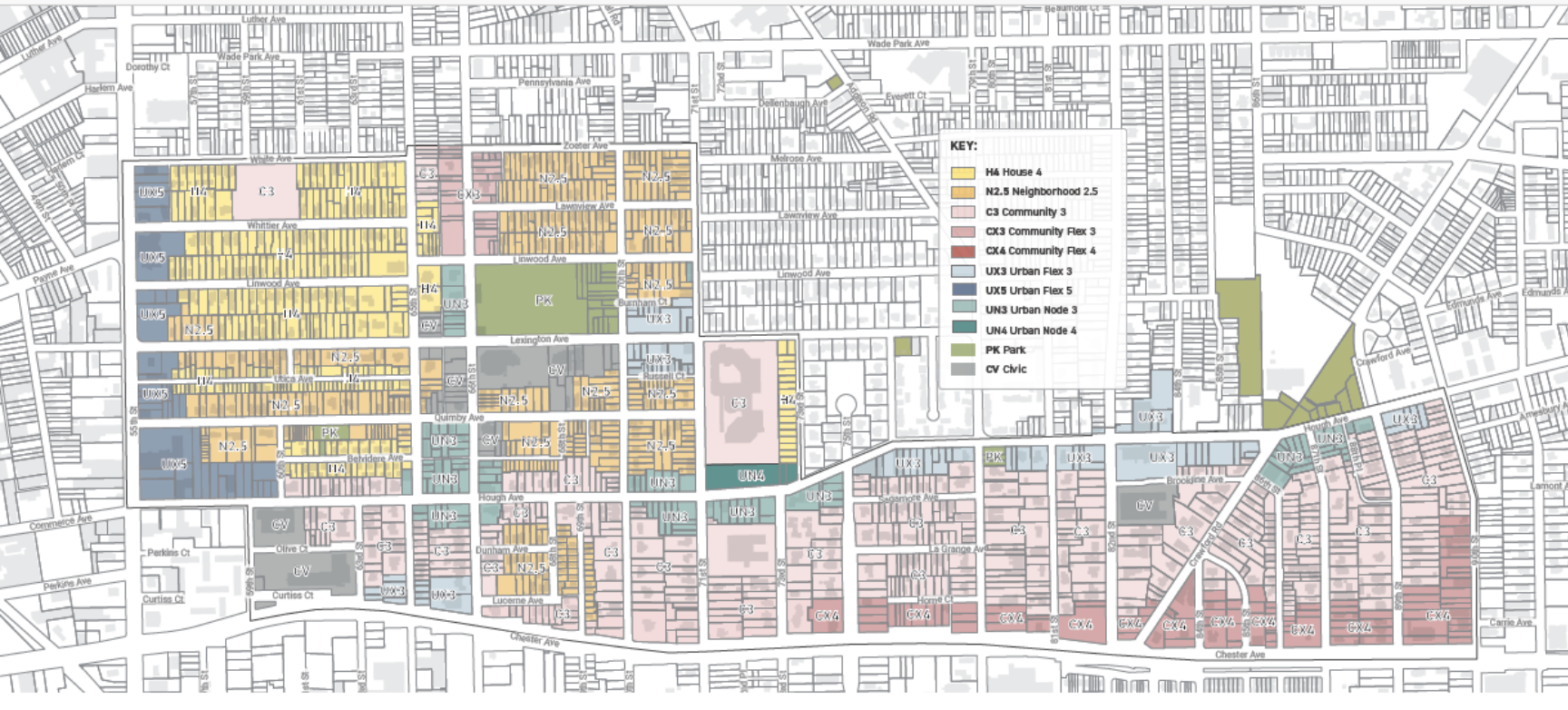


Description. Primarily residential, allows limited nonresidential on ground story

Form. Townhouse, Apartment, Live-work, Mixed use

Height. /4 stories

URBAN Flex - UX3/UX5



Description. Allows a variety of residential, commercial and mixed-use buildings

Form. Urban buildings pulled up to street with activated facades (windows/entrances), parking to the rear

Height. 3 or 5 stories (Height Decrease)

Existing Zoning: SI – C3, LR-C2, MF-C2

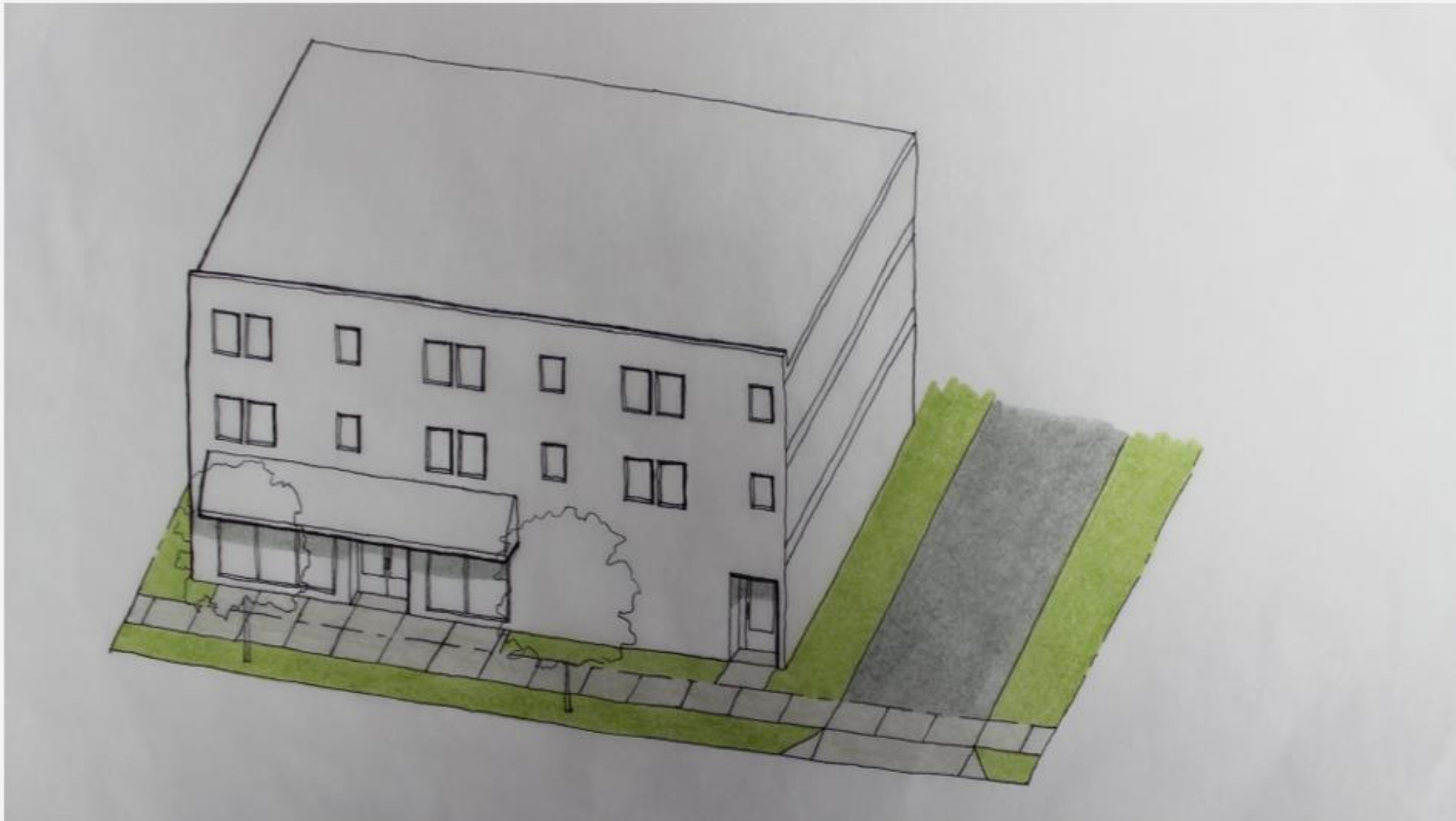
GENERAL URBAN – UX 3 & UX 5



Description. Allows a variety of residential, commercial and mixed use buildings

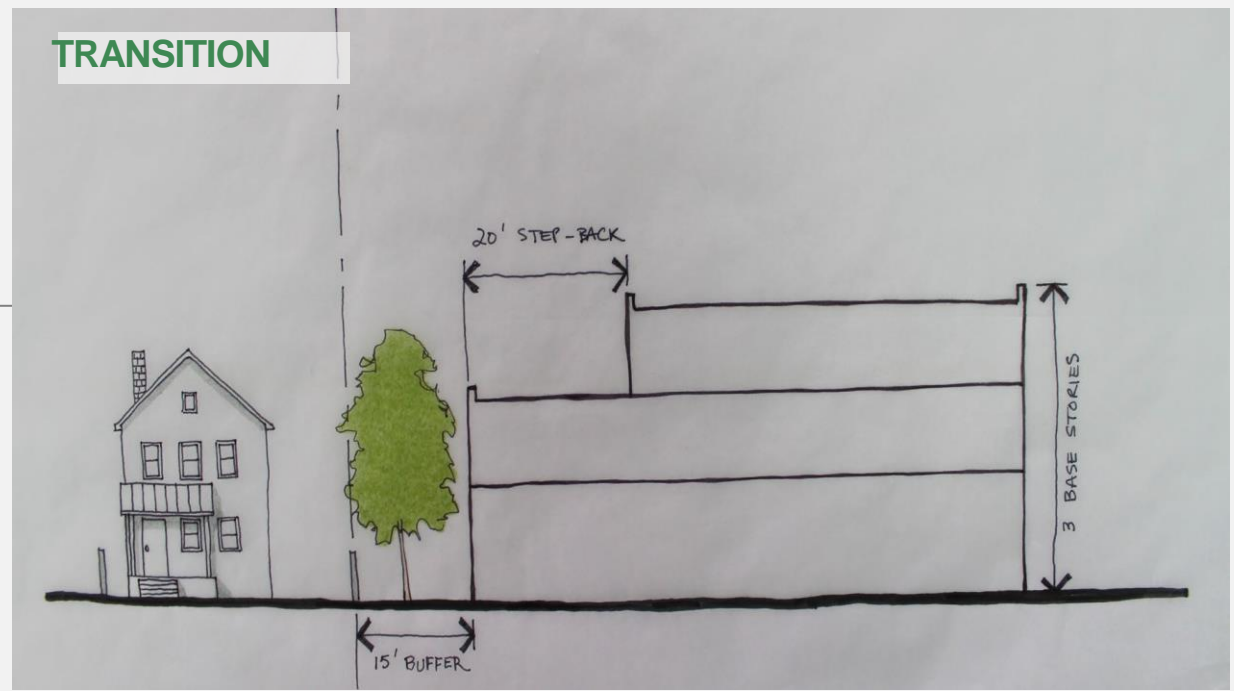
Form. Urban buildings pulled up to street with activated facades (windows/ entrances), parking to the rear

Height. 3-5 stories





McNamara's

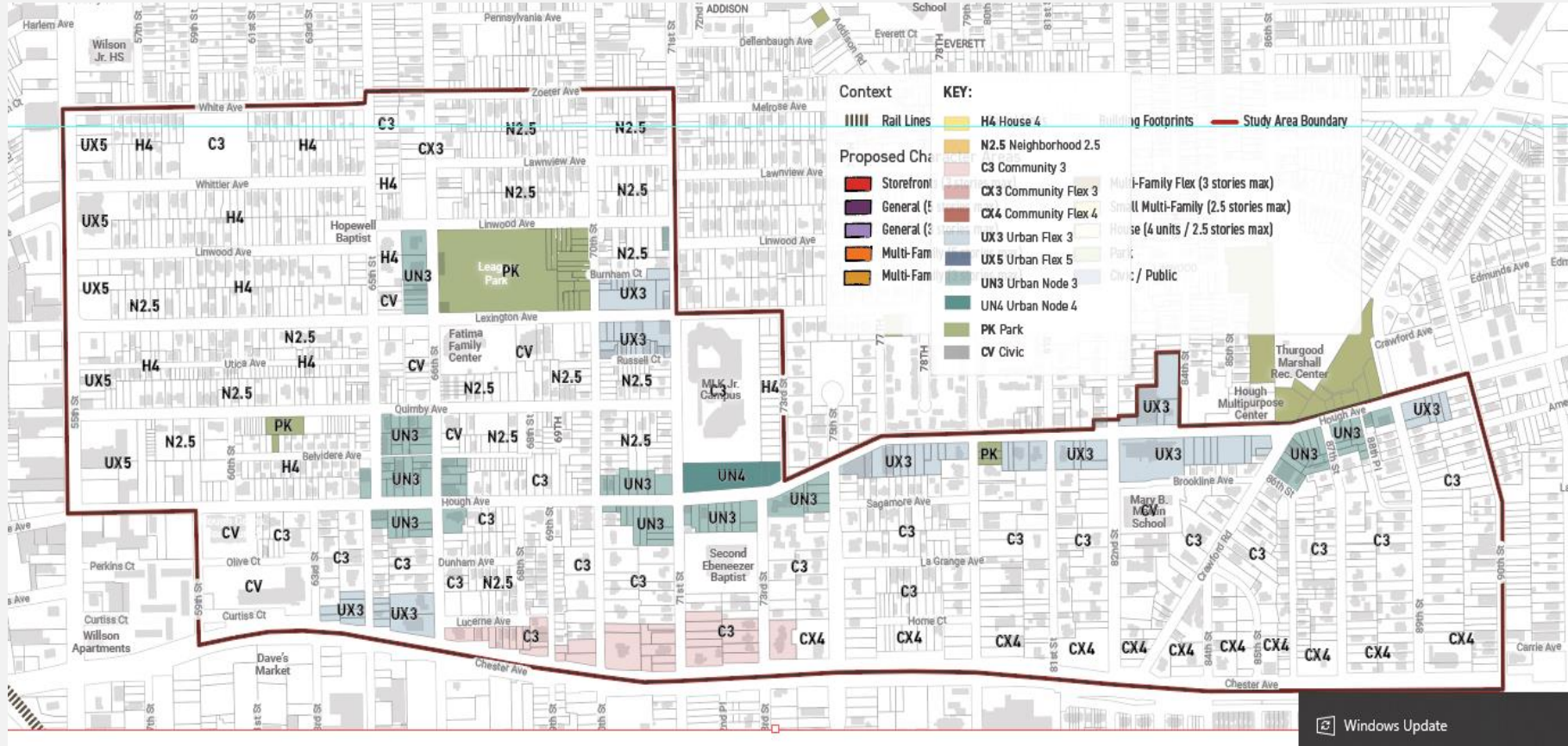


Ready Set



Clifton Wine & Martini

URBAN NODE – UN 3/4



Description. Node of intensity for mixed use buildings

Form. Shopfront buildings pulled up to street with highly activated facades (windows/entrances), parking to the rear

Height: 3 Stories

Existing Zoning: GR-C2 & K2, LR-C2, MF-K2, SI-B3, GI-B3

Dwelling units are only permitted in upper stories of mixed use building.

MIXED USE SHOPFRONT – UN 3



Description. Node of intensity for mixed use buildings

Form. Shopfront buildings pulled up to street with activated facades (substantial windows/frequent entrances), parking to the rear

Height. 3-4-5 stories

MIXED USE SHOPFRONT – UN 4



Description. Node of intensity for mixed use buildings

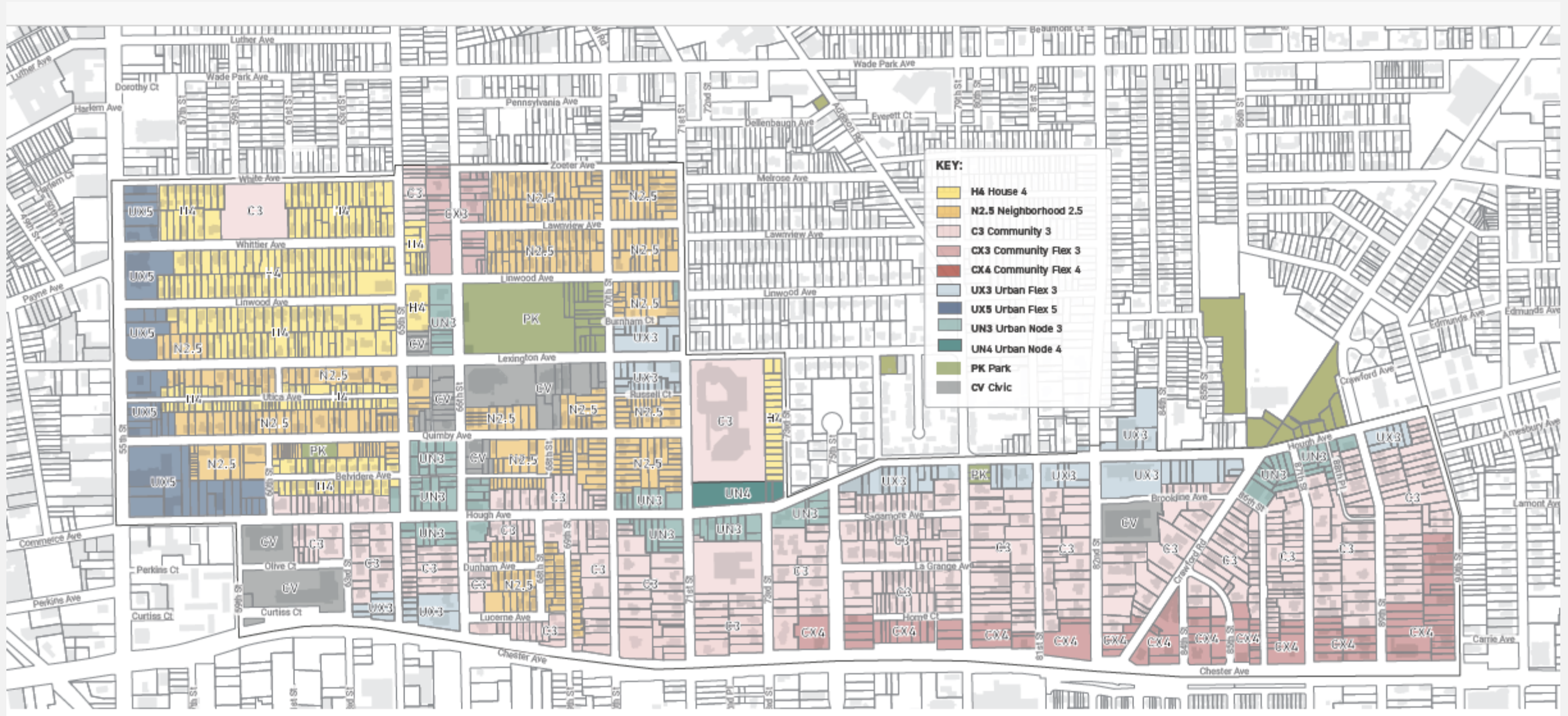
Form. Shopfront buildings pulled up to street with activated facades (substantial windows/frequent entrances), parking to the rear

Height. 3-4-5 stories

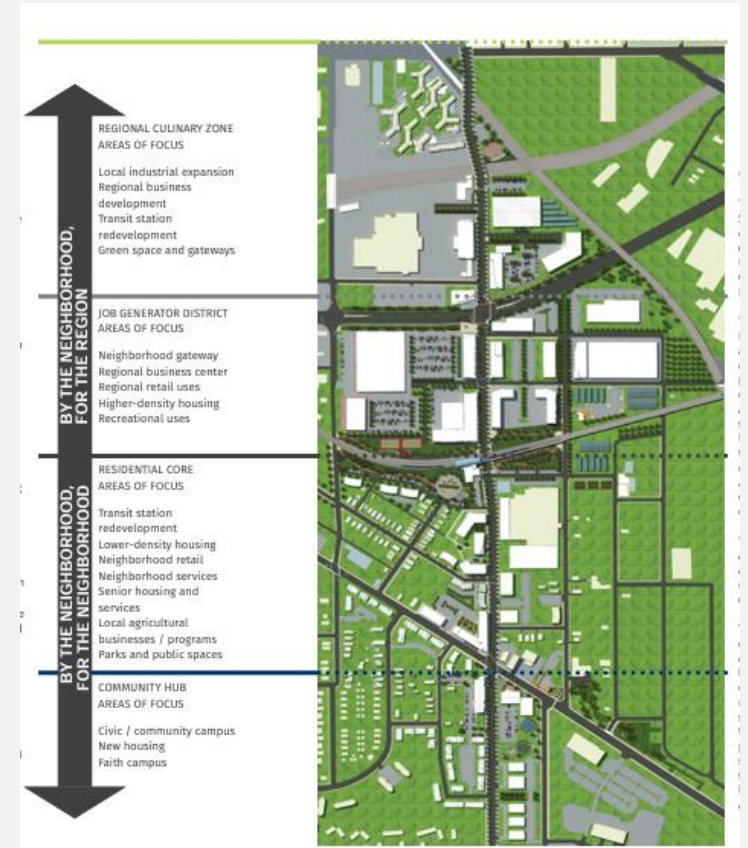
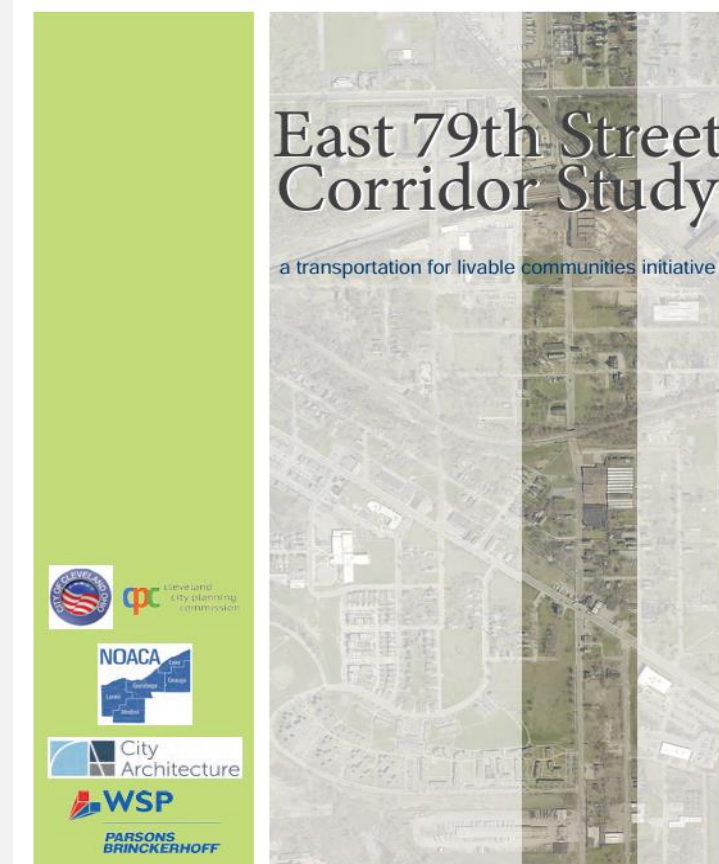
EUCLID & MAYFIELD



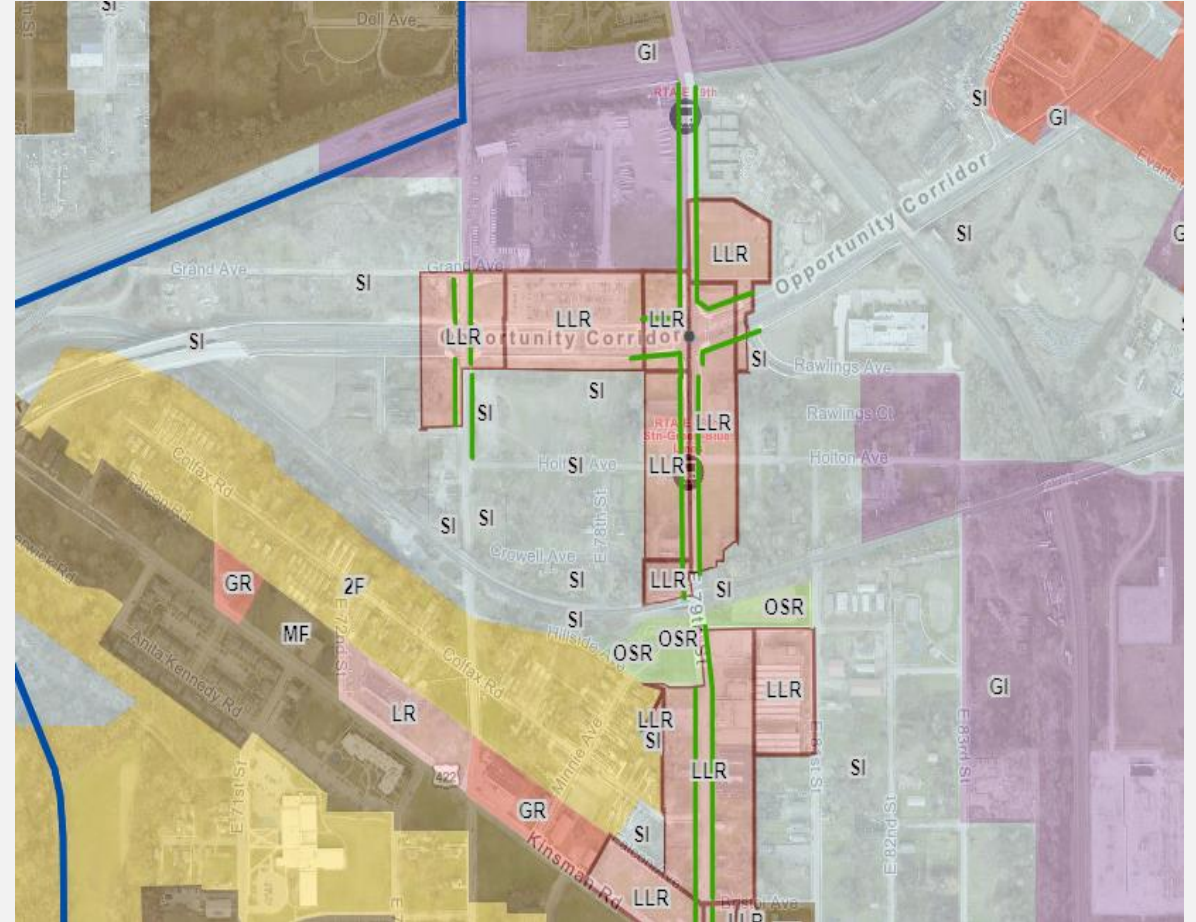
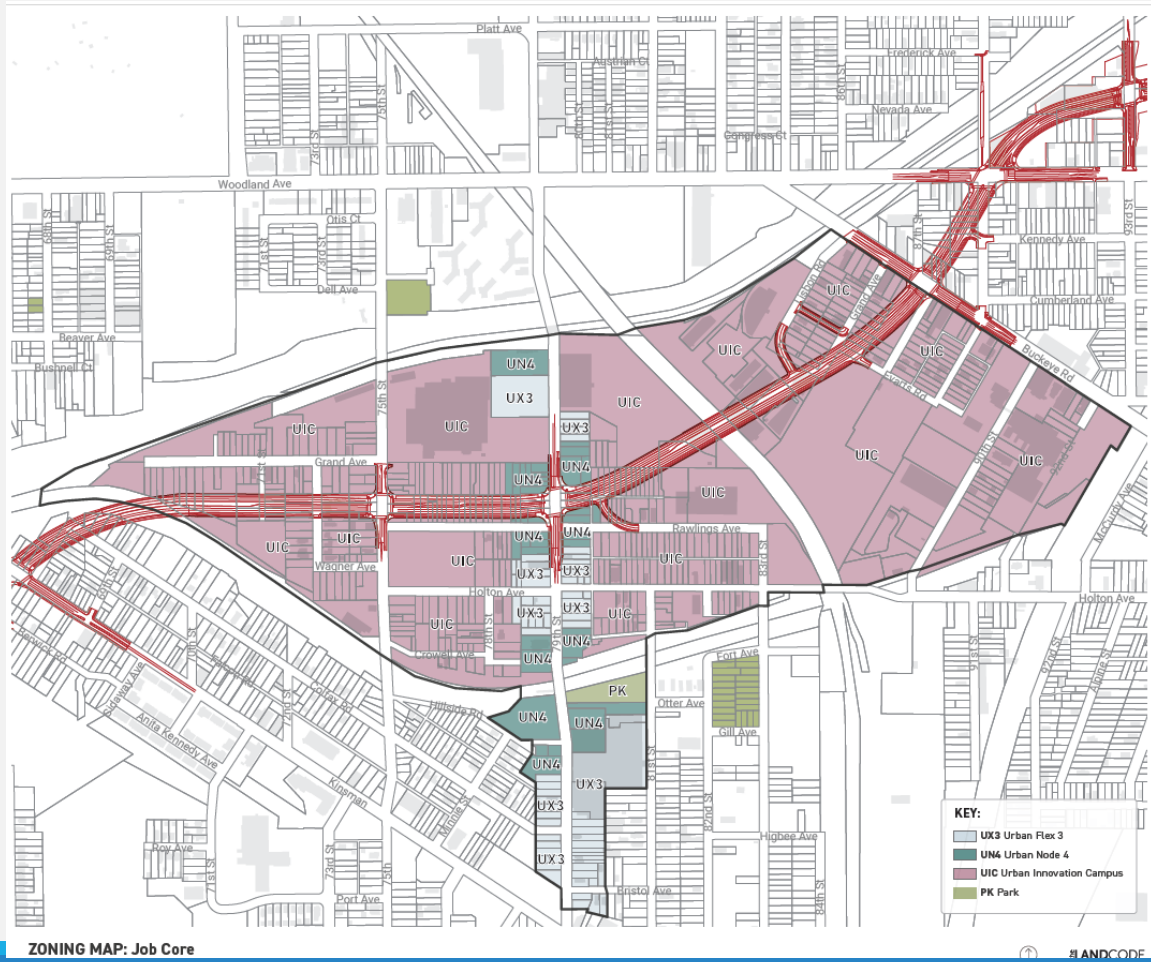
HOUGH



Opportunity Corridor – Job Core Zone

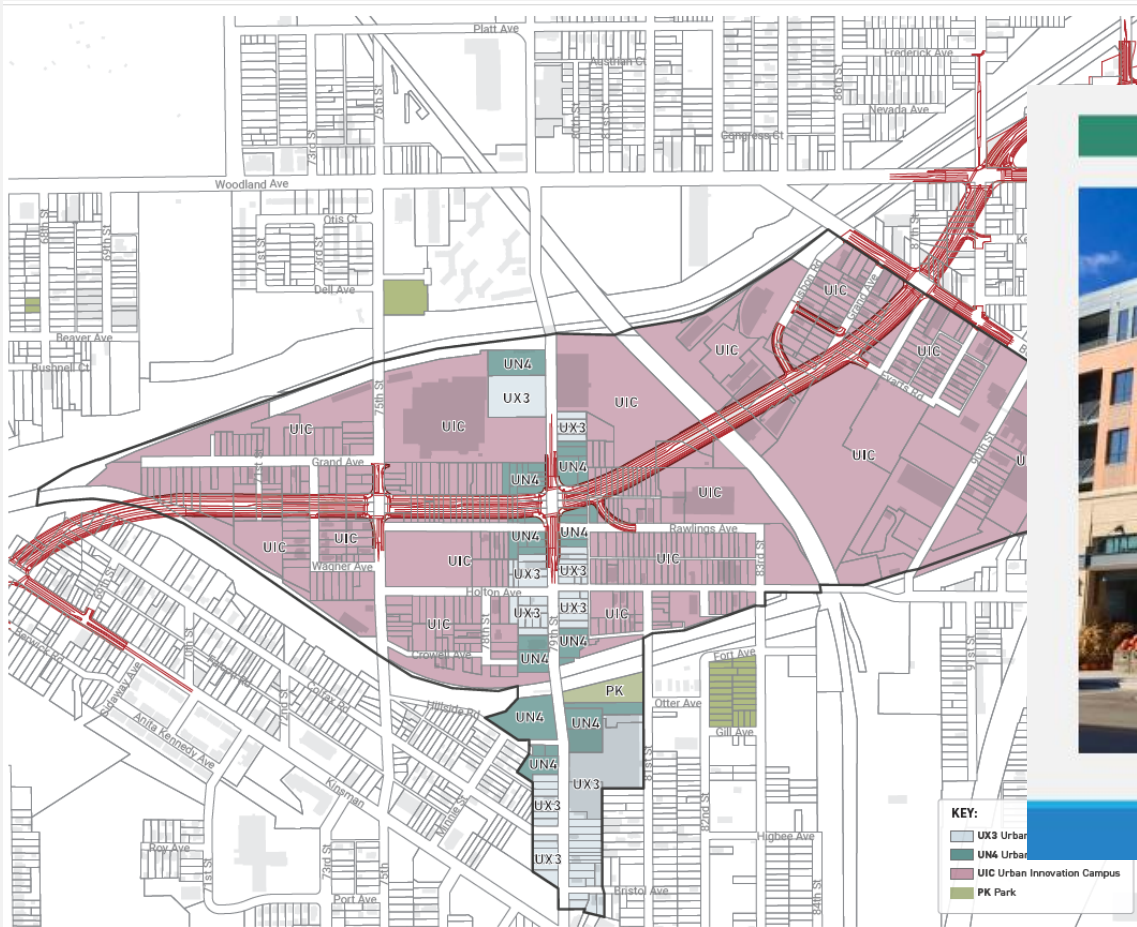


Opportunity Corridor – Job Core Zone



ZONING MAP: Job Core

Opportunity Corridor – Job Core Zone



MIXED USE SHOPFRONT – UN 4



Description. Node of intensity for mixed use buildings

Form. Shopfront buildings pulled up to street with activated facades (substantial windows/frequent entrances), parking to the rear

Height. 3-4-5 stories

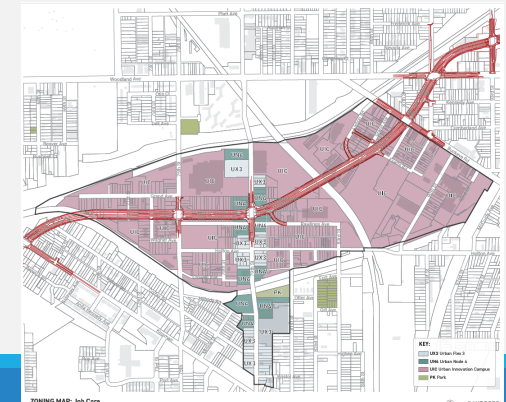
GENERAL URBAN – UX 3 & UX 5



Description. Allows a variety of residential, commercial and mixed use buildings

Form. Urban buildings pulled up to street with activated facades (windows/ entrances), parking to the rear

Height. 3 stories





CAMPUS RESEARCH & DEVELOPMENT - UIC

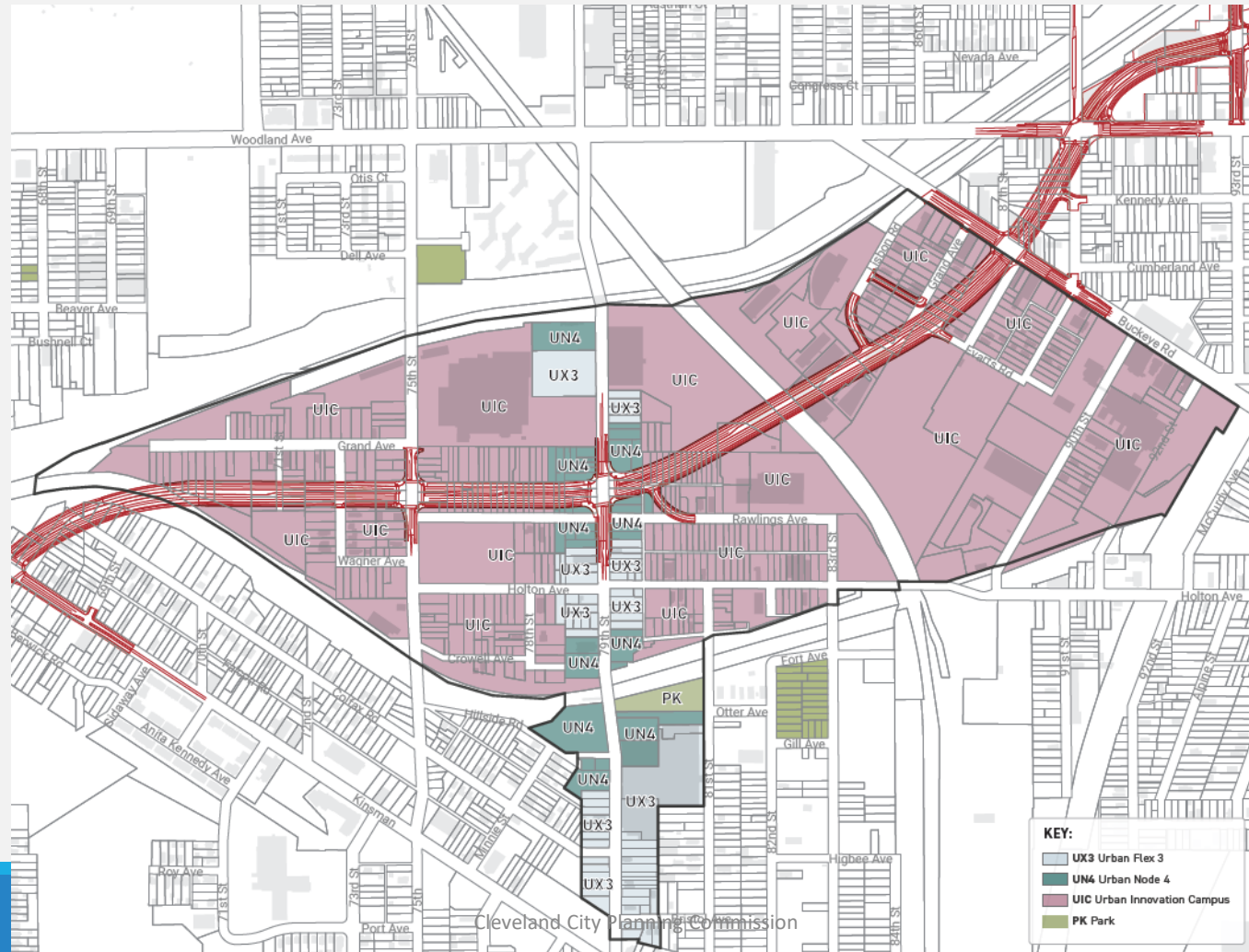


Description. Suburban campus, low-tech, manufacturing, distribution, light industrial, R&D, no residential, accessory retail

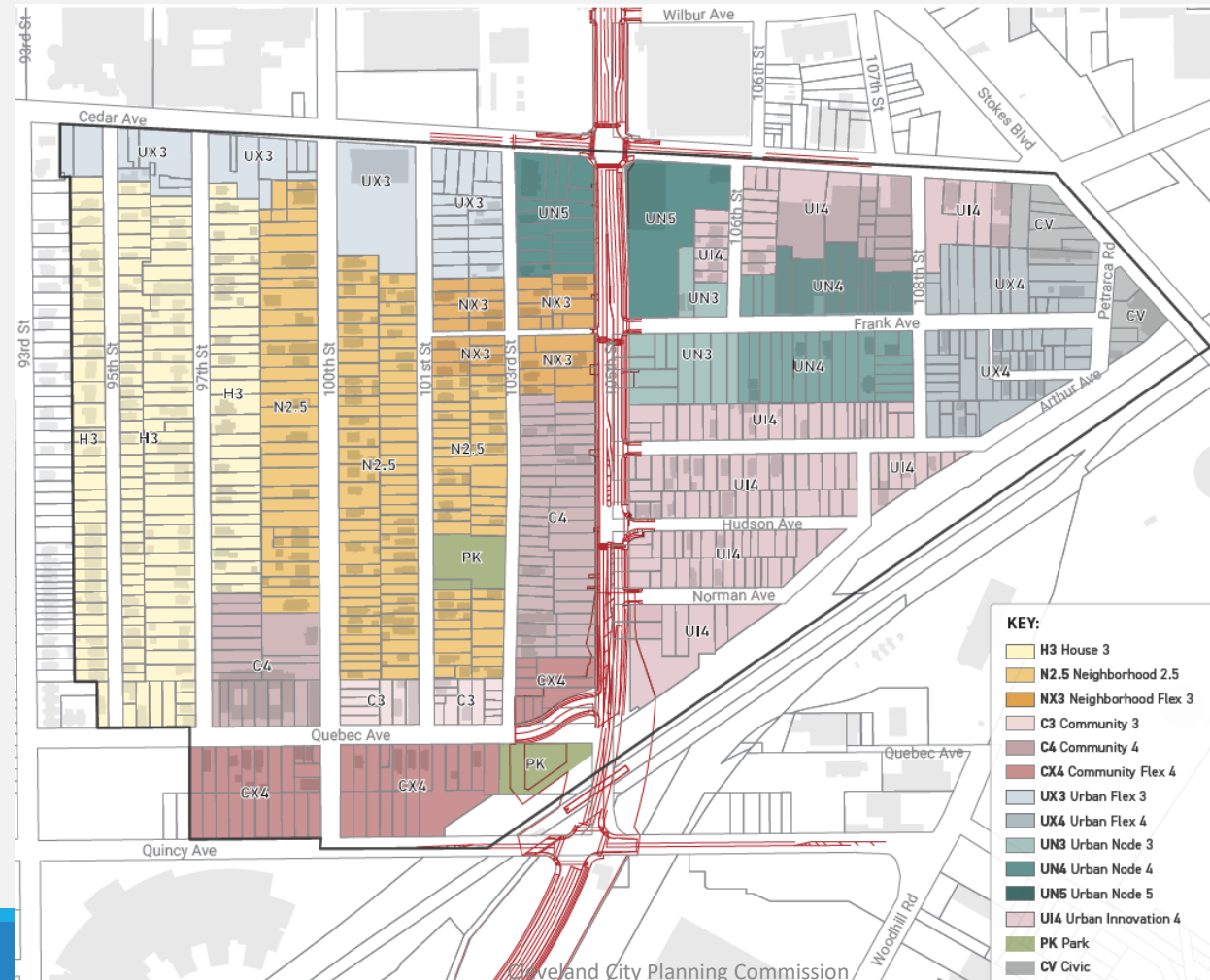
Form. Contemporary suburban campus with enhanced landscaping along Opportunity Corridor. Parking to the side and rear of buildings - no parking between building and street

Height. Unlimited - transition required to single-family

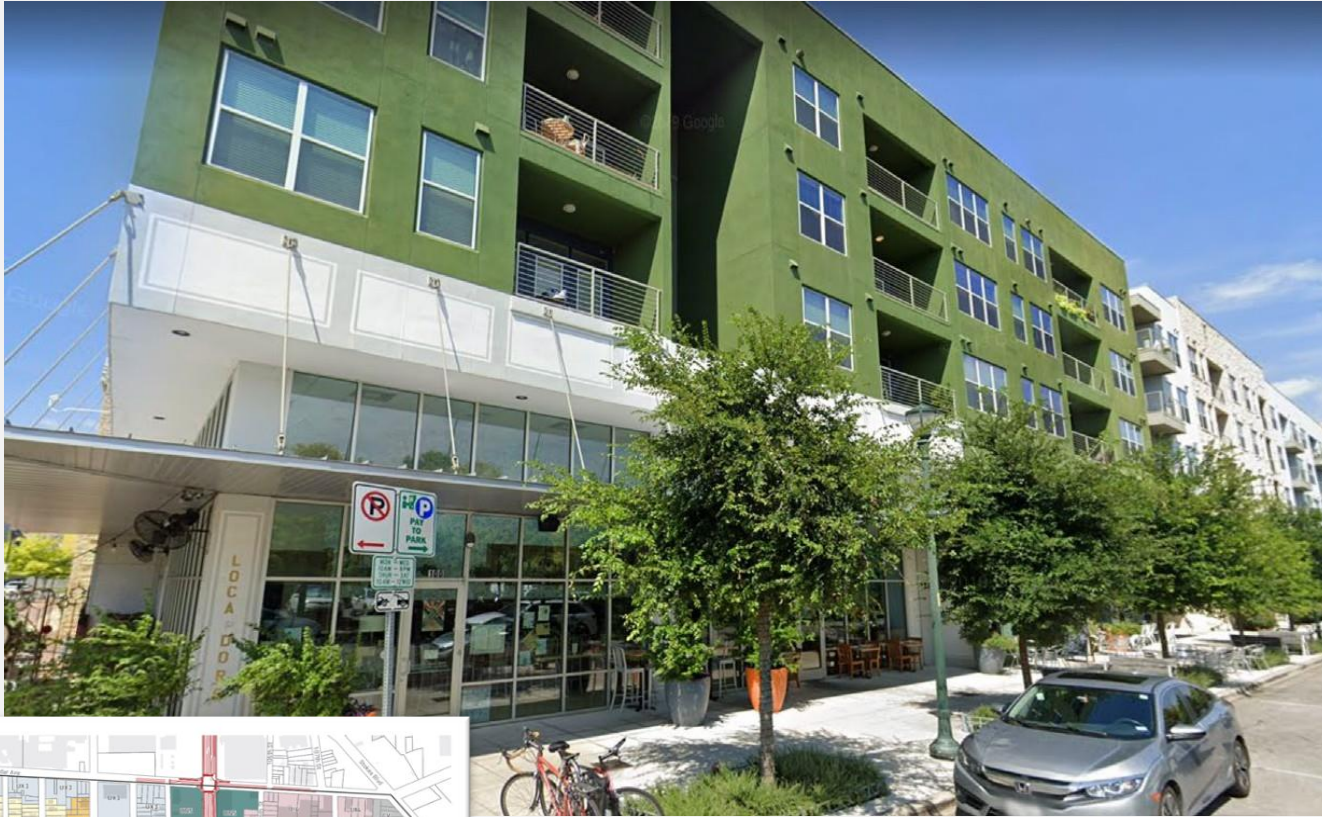
Opportunity Corridor – Job Core Zone



Opportunity Corridor – New Economy Zone



Urban Innovation 4



Description. Urban campus, office, R&D, biotech, high-tech, pharmaceutical, residential in upper stories, limited ground story retail

Form. Urban buildings pulled up to street with activated facades (windows/entrances), parking to the rear, on-street parking

Height. 4 stories

Key Questions from Council & Community

1.) What does this mean for my neighborhood and expedited development & affordable housing?

- Current Code: 1F, 2F, or MF – hard to build variety of housing typologies due to:
 - Min Lot Size
 - Min Lot Width
 - Min dwelling unit size
 - Floor Area Ratio
 - One-Size Fits all Setbacks

Key Question From Council & Community

1.) What does this mean for my neighborhood and affordable housing?

- Promotes variety of housing typologies (Missing Middle)
 - Encourages gentle density
 - Predictability & Transparency
 - Does not prohibit smaller or more versatile forms
 - No dwelling unit size sf (smaller units)
- ADUs, In-Law Suites, Aging in Place, Multi-generational housing

2.) Why Should Resident's want this?

- **Community vision/engagement + plans 1st turned to regulation w/ code**
-

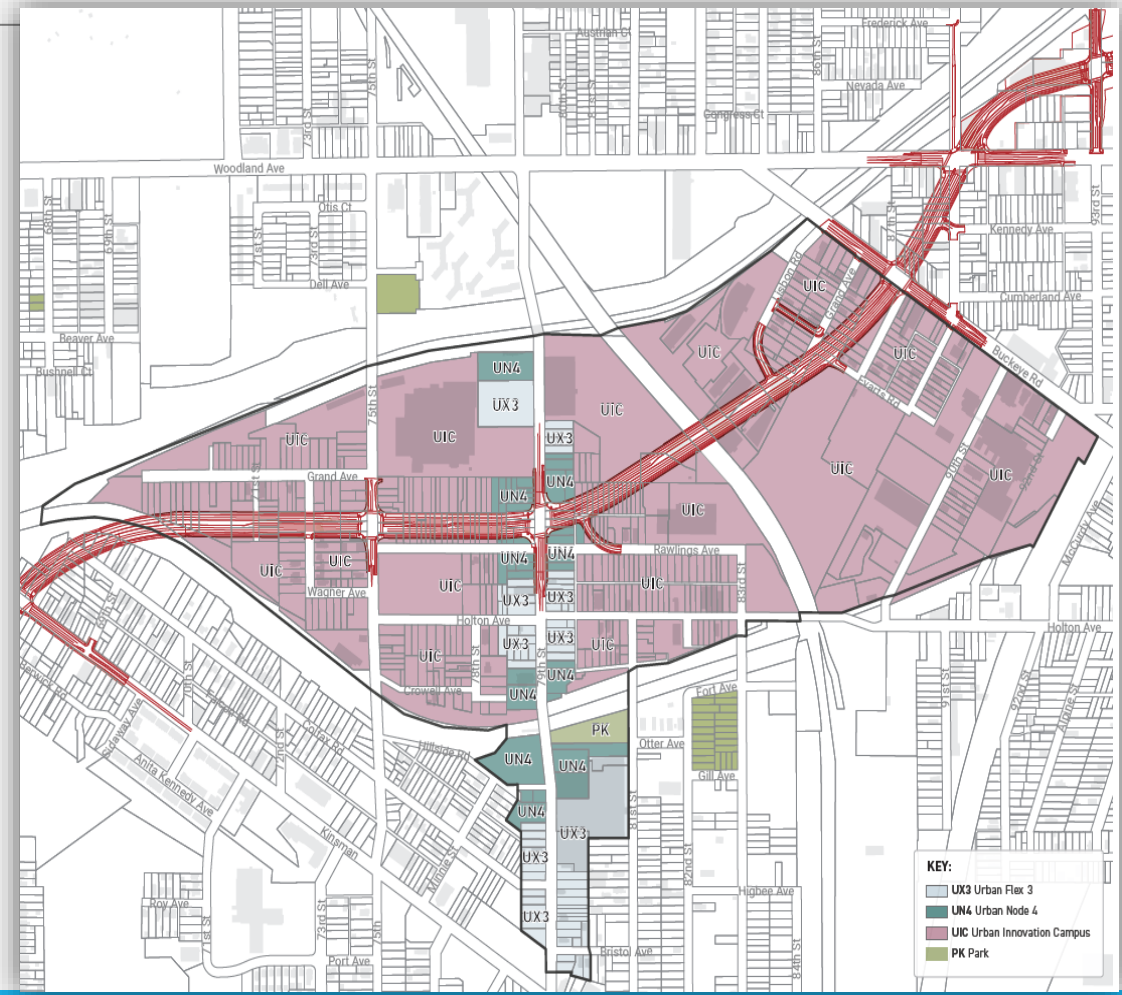
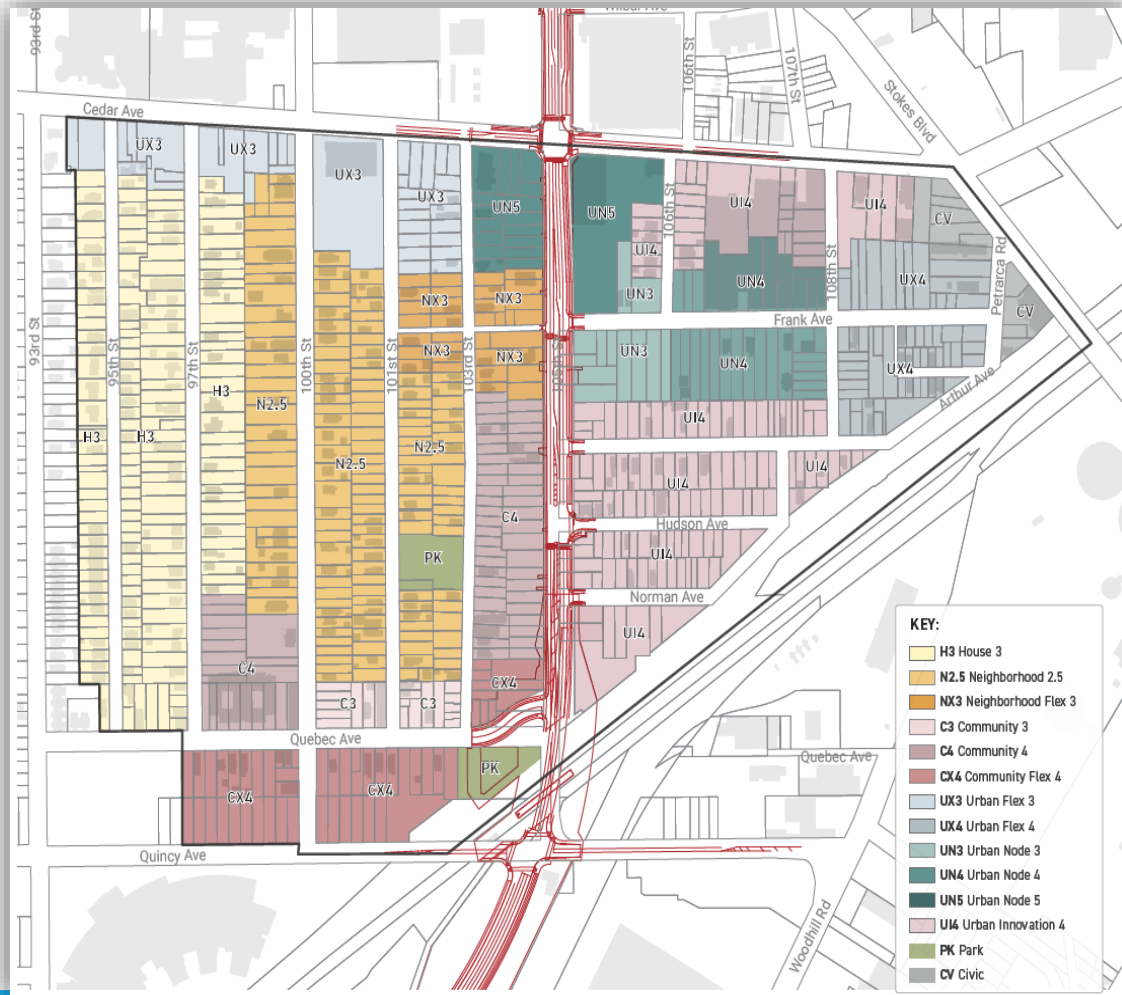
Equity

- **Access to citizen participation & decision making process**
 - **Built form directly related to public safety**
- **Encourages Revitalization w/ more predictable and streamlined development process**
 - **Promotes affordable housing**
- **Helps small businesses (esp low barrier to entry)**
- **Creates more sustainable, environmentally healthy neighborhoods through proximity**

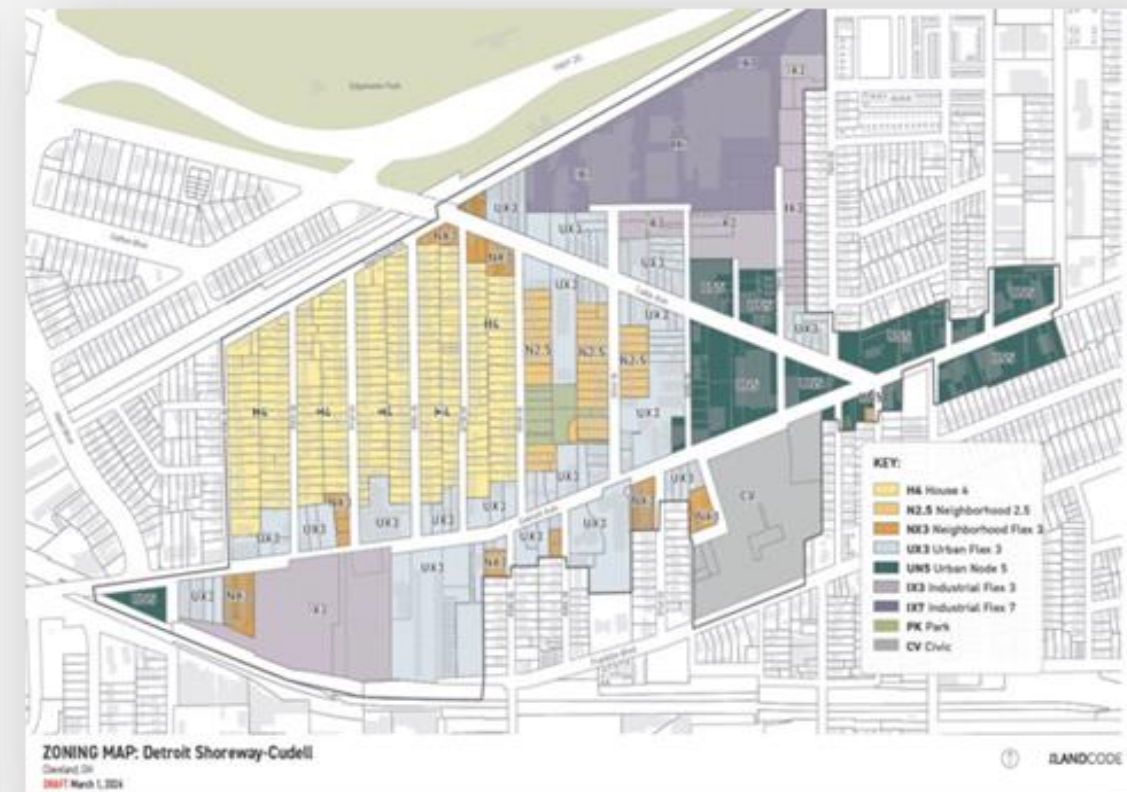
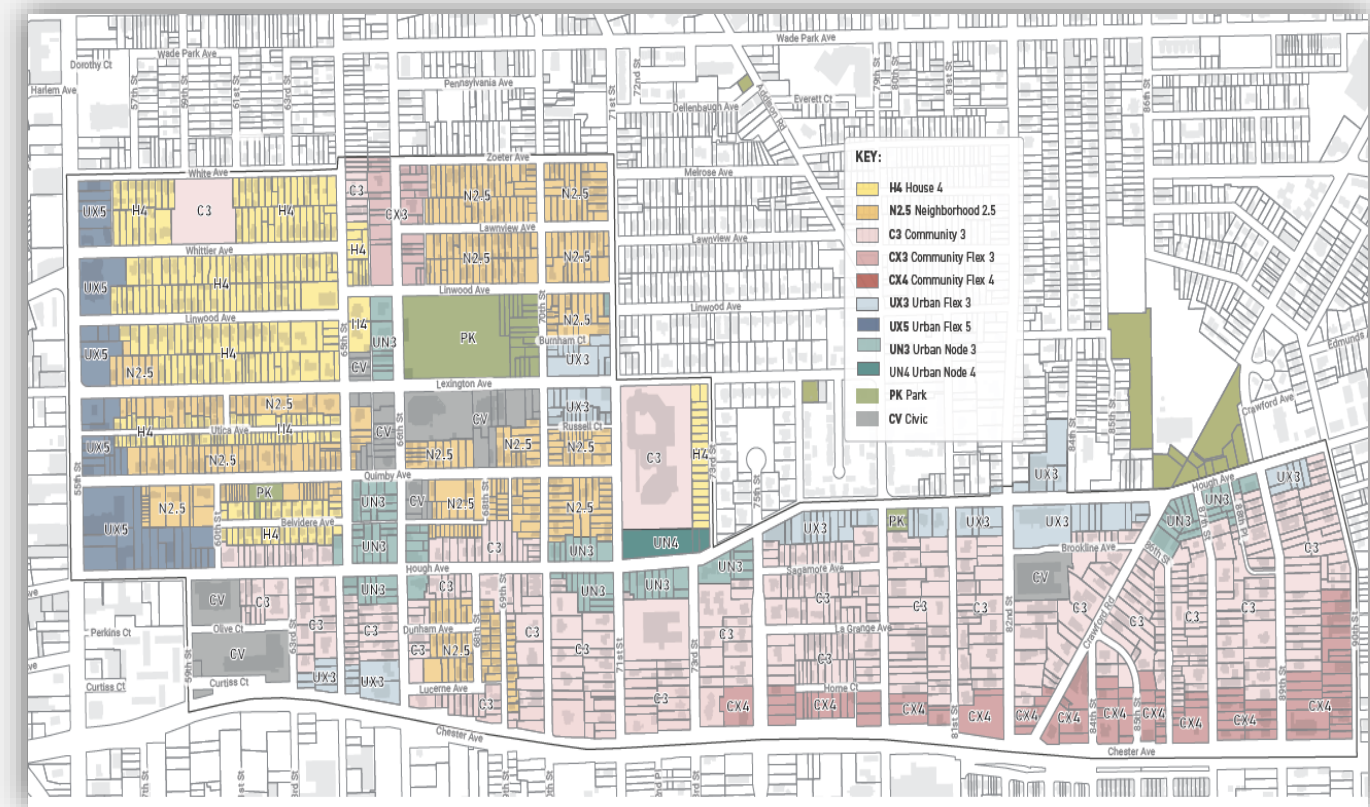
How does this work with other initiatives?

- **15 Minute City Framework**
 - **Complete & Green Streets**
 - **Tree Commission**
 - **TOD**
 - **Affordable Housing & Repair**
 - **Health, Equity & Sustainability**
-

Ord. TBD: To supplement the Codified Ordinances of Cleveland, Ohio, 1976, by enacting new Title VIIA, Cleveland Neighborhood Form-Based Code, which consists of Chapters 3001 through 3007; and to amend Section 327.01 of the codified ordinances, as enacted by Ordinance No. 546-93, passed June 14, 1993, to reference the new Title VIIA, Cleveland Neighborhood Form-Based Code.



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Questions, Comments, Concerns?



CITY OF CLEVELAND

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