

# Welcome to Form-Based Code!

## Our Timeline:



## What is a Form-Based Code (FBC)?

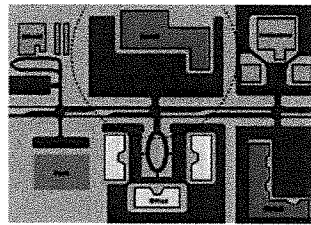
A form-based code is a way to translate the ideals of a plan into laws and regulations (rules) in order to create the physical “place” envisioned by the community. Form-based codes address the relationship between:

- building exteriors and sidewalks & streets
- the form and mass of buildings
- the scale and types of streets and blocks

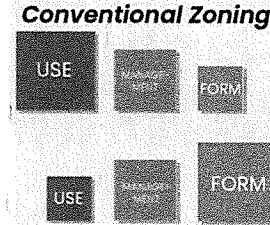


## Existing Zoning vs. Form-Based Code: What’s the Difference?

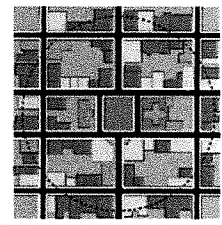
Cleveland’s current zoning code regulates land according to use. Regulations are the same for each district, regardless of neighborhood context. FBCs allow for mixing of uses, less reliance on cars to get around, and offers more equitable options in housing & transportation.



**CURRENT ZONING CODE**  
SEPARATING USES = LOTS OF DRIVING



**Form-Based Code**



**FORM-BASED CODE**  
MIX OF USES = WALKABILITY

## Current Neighborhood Challenges & FBC Solutions

### 1. Walkability & Safety

Separate land uses encourages sprawl, which requires a vehicle to access amenities & jobs.

FBC allows mix of uses along corridors, creating opportunities to walk to amenities & jobs.

Current code discourages small neighborhood shops found historically in urban areas.

FBC allows more diverse neighborhood shops (grocery, restaurants, etc.) to be provided within walking distance.

### 2. Affordability & Inclusivity

Housing supply has declined and is out of sync with demand due to cumbersome regulations.

FBC allows more types of housing for all economic needs, ensuring local context is observed.

Existing code discriminates against blue-collar, home-based small business owner.

FBC encourages a broad range of building types/uses, allowing small business owners to thrive.

### 3. Streamlined Administrative Process & User Friendly

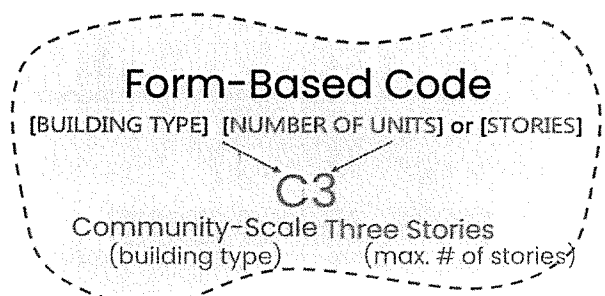
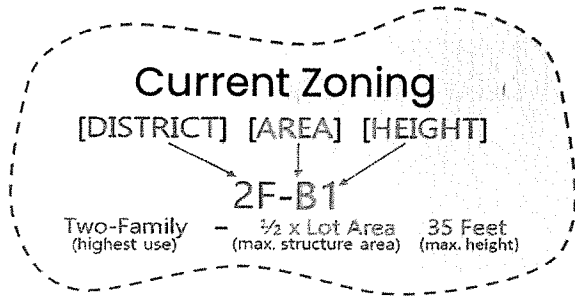
Current code has no clear permit process, making application difficult for staff & public.

Application process is clearly defined & permitting processes will reflect current trends.

Existing code is text-heavy & lacking graphics, making regulations hard to understand.

New regulations are more direct & arranged graphically, making code easier to understand and use.





## Form-Based Code: Updating Uses in Cleveland Zoning\*

### Current Zoning

### Form-Based Code

2F: Two-Family

#### House-Scale

**H4:** House 4 → Four units maximum, max. height = 32', residential & does not allow retail

MF: Multi-Family

#### Neighborhood-Scale

**N2.5:** Neighborhood 2.5 → max. height = 32'/2.5 stories, residential & limited public amenities

LR: Local Retail

**NX3:** Neighborhood Flex 3 → max. height = 42'/3 stories, residential & allows limited public amenities, limited small-scale commercial

GR: General Retail

#### Urban Flex

**UX3:** Urban Flex 3 → max. height = 42'/3 stories, mixed use, retail / service / commercial / residential

SI: Semi-Industry

#### Urban Node

**UN5:** Urban Node 5 → max. height = 68'/5 stories, 175' max. building width, mixed use: retail / service / commercial / residential

IR: Institutional Research

#### Industrial Flex

**IX3:** Industrial Flex 3 → max. height = 42'/3 stories, mixed use; tall ground floors, accommodates light industrial/manufacturing

**IX7:** Industrial Flex 7 → max. height = 94'/7 stories, mixed use; tall ground floors, accommodates light industrial/manufacturing

OSR: Open Space and Recreation

#### Special (no max. height/stories)

**CV:** Civic → civic & institutional structures (libraries, open space, public)

**PK:** Park → improved & unimproved greenspace (playgrounds, rec. fields, sport courts, dog parks, & accessory facilities)

\*This is not a comprehensive review of either zoning code. To explore all possible uses/designations, read the entire zoning code.

### 2.3.3. H4 HOUSE 4

FBC CODE EXAMPLE: 2.3.3 H4

**A. SITE**

<b>1. Size</b>	Sec. 2.2.2	<b>6. Setbacks</b>	Sec. 2.2.7
• Width (min)	35'	• Primary street boundary line (min/max)	Established setback range or 10/20'
• Front access	20'	• Side street boundary line (min)	3'
• Side/rear access	20'	• Rear/side boundary line (min)	Up to 15' in height
<b>2. Dwelling Units</b>	Sec. 2.2.3	• 15' or more in height	15'
• Max per site	4	• Alley boundary line	3' or 20' min
• Outdoor amenity space (min)	n/a	<b>7. Transitions</b>	Sec. 2.2.8
<b>3. Amenity</b>	Sec. 2.2.4	• Setback from transition boundary line	n/a
• Front yard height (max)	Type C2   4'	<b>B. Street Build-Out</b>	Sec. 2.2.9
• Side street yard height (max)	Type C2   4'	• Primary street (min)	50%
• Within 3' of boundary line	Type C3   6'	• Side street (min)	n/a
• More than 3' from boundary line	Type C5   6'	<b>9. Parking Location</b>	Sec. 2.2.10
• Side/rear yard height (max)	Type C5   6'	• Front yard	Not allowed
<b>4. Walls &amp; Fences</b>	Sec. 2.2.5	• Side street yard	Allowed
• Front yard height (max)	Type C2   4'	• Side yard	Allowed
• Within 3' of boundary line	Type C3   6'	• Rear yard	Allowed
• More than 3' from boundary line	Type C5   6'		
• Side/rear yard height (max)	Type C5   6'		
<b>5. Streetscape</b>	Sec. 2.2.6		
• Pedestrian zone (min)	6'		
• Furniture zone (min)	6'		
• Planting strip type	Tree Lawn		
• Trees in planting strip	30' avg. on center		

**B. BUILDING**

<b>1. Massing</b>	Sec. 2.2.11	<b>3. Windows</b>	Sec. 2.2.13
• Height (max)	Series/feet	• Ground story (min)	25% 30%
• Series/feet	2.5/32'	• Upper story (min)	15% 15%
• Top plane	25'	• Blank wall width (max)	10' 20'
• Width (max)	25'	• Doors	Sec. 2.2.14
• Primary setback	15'	• Side-sticking entry spacing (min)	40' 20'
• Side setback	70'		
• Action depth (min)	9'		
• Dwelling units per building (max)	4		
<b>2. Story Height</b>	Sec. 2.2.12		
• Ground story height (min)	9'		
• Ground floor elevation (min/max)	2/5.5'		

Window coverage requirements

maximum structure height & stories

Parking locations

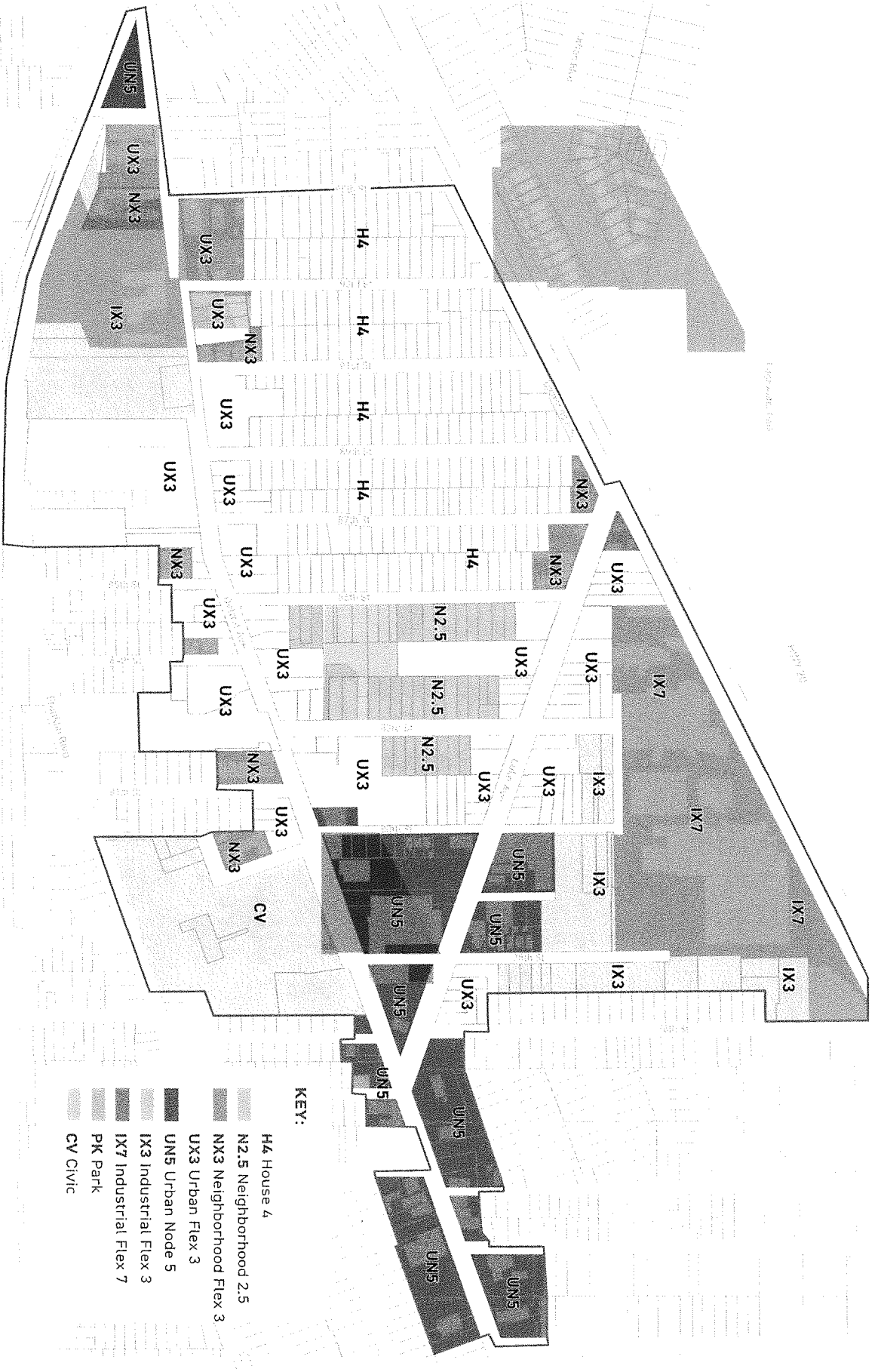
maximum units per site

More information can be found at: [www.thelandcode.com](http://www.thelandcode.com)

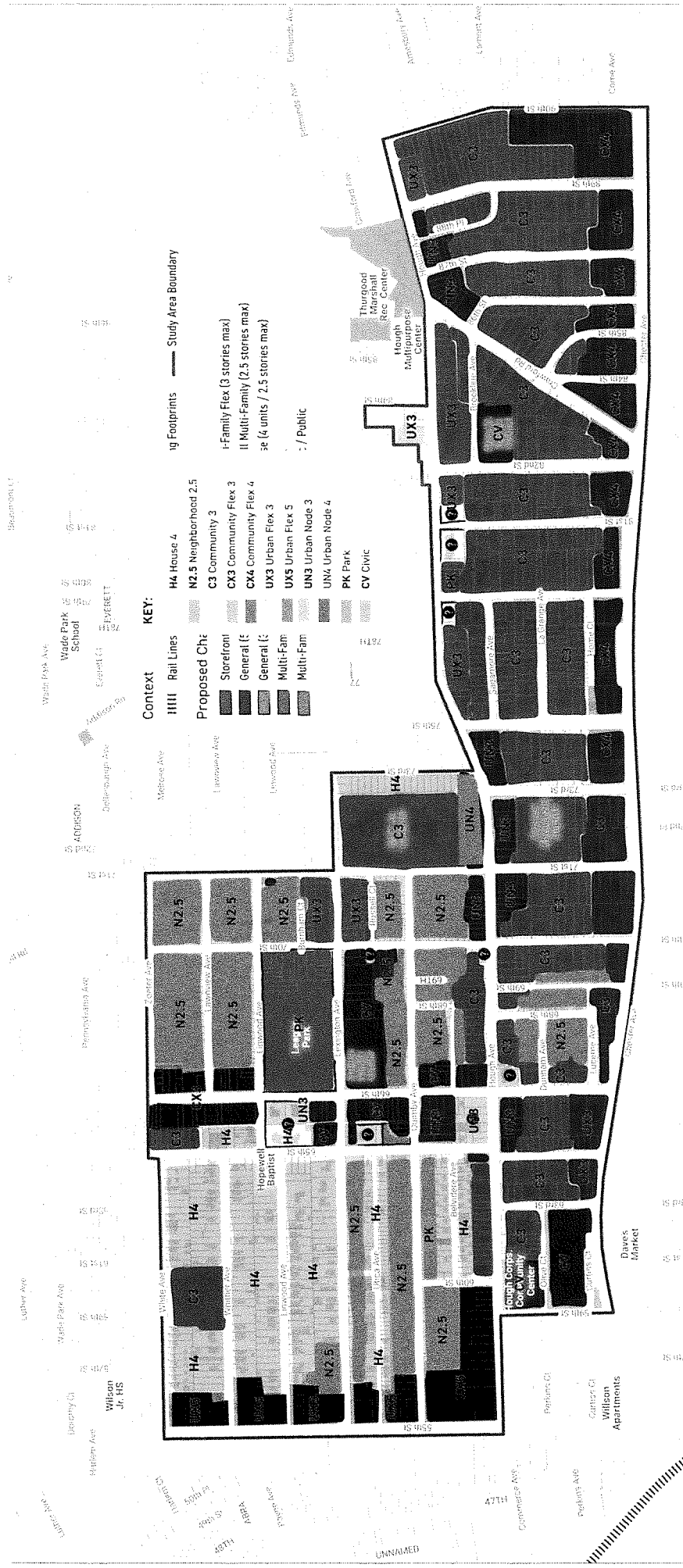


# ZONING MAP: Detroit Shoreway-Cudde

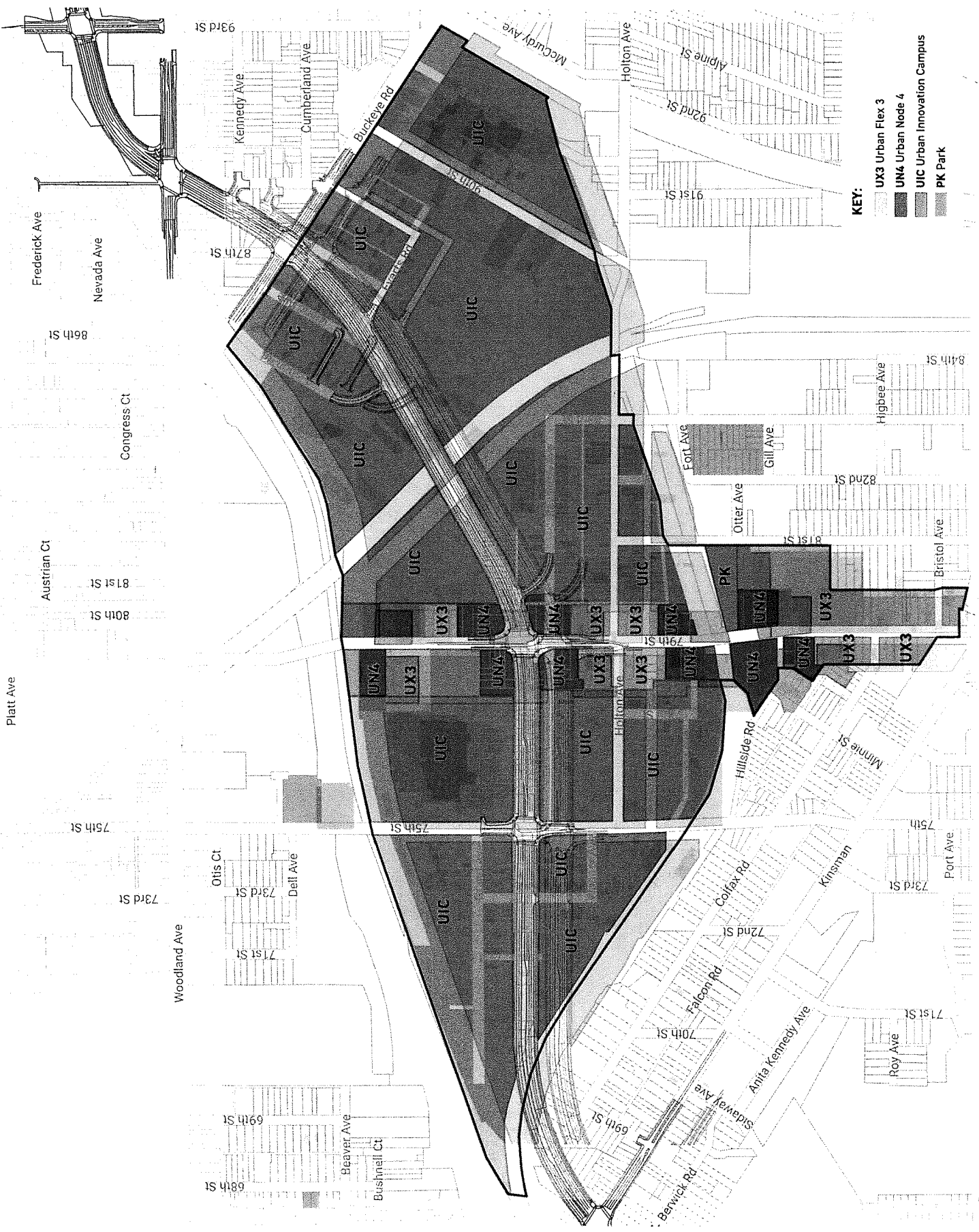
Cleveland, OH  
DRAFT March 1, 2024



KEY:	Code	Description
	H4	House 4
	N2.5	Neighborhood 2.5
	NX3	Neighborhood Flex 3
	UX3	Urban Flex 3
	UN5	Urban Node 5
	IX3	Industrial Flex 3
	IX7	Industrial Flex 7
	PK	Park
	CV	Civic



**ZONING MAP: Hough**  
 Draft November 22, 2023





**ZONING MAP: New Economy + Innovation Square**

Cleveland, OH  
DRAFT November 22, 2023