

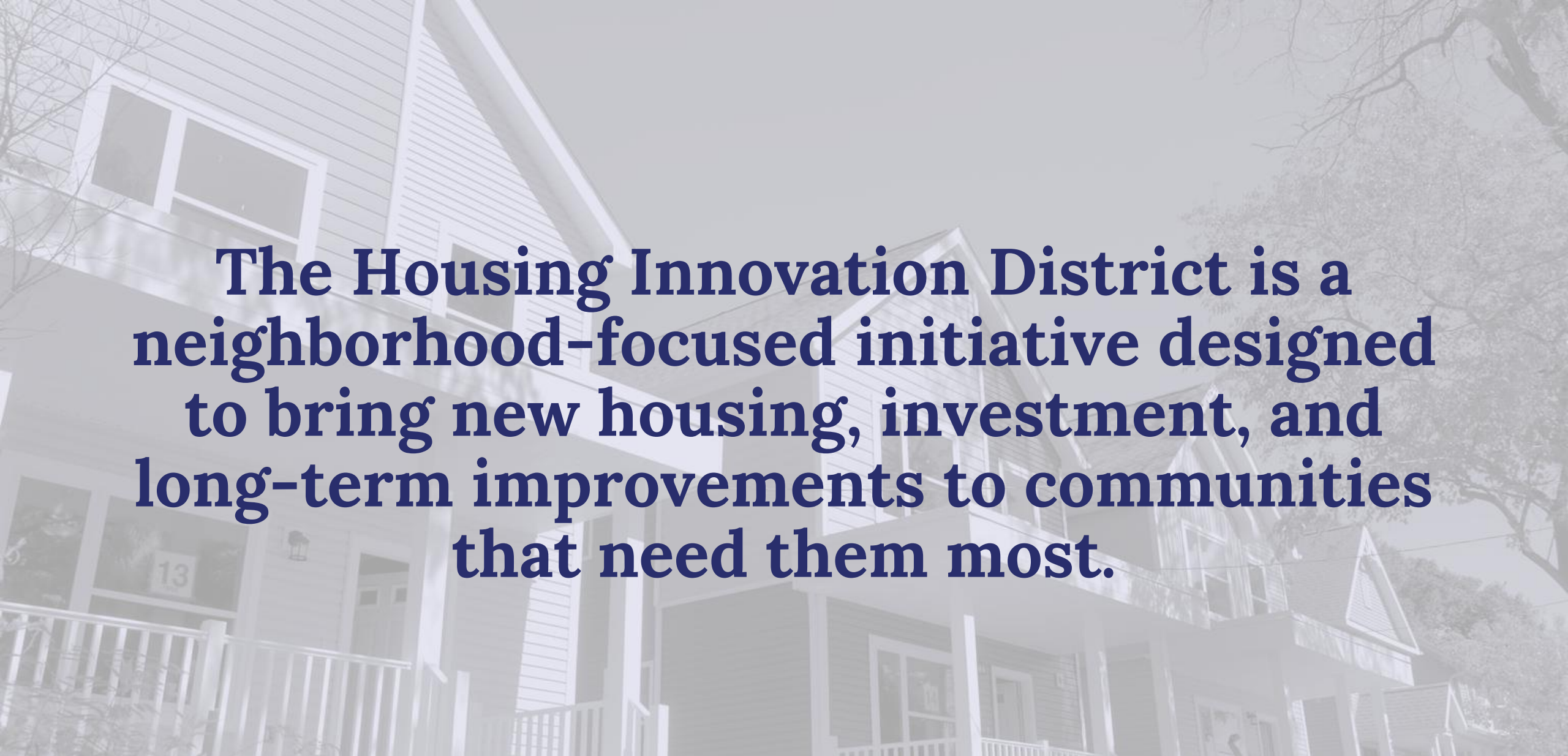


CITY OF CLEVELAND
Mayor Justin M. Bibb

Housing Innovation District

May 2026





The Housing Innovation District is a neighborhood-focused initiative designed to bring new housing, investment, and long-term improvements to communities that need them most.



For generations, residents in the Hough, Central and St. Clair–Superior neighborhoods have carried the strength, culture, and identity of this city forward, often without the level of investment they deserved.

The Housing Innovation District is designed to change that.



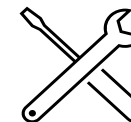
Through the Housing Innovation District, we will:



- Make it **easier to invest in housing** of all construction typologies
- Implement a pattern book of **pre-approved housing designs**
- Explore **home swap** program for deteriorating homes
- Implement **form-based code** in the targeted neighborhoods



- Complete **infrastructure and streetscape upgrades**
- Identify neighborhood-level **wealth-building** opportunities
- Invest in **neighborhood greenspace**
- Make **energy efficiency upgrades** available to the community



- Create a mechanism to **fund infrastructure improvements**
- **Reduce permit fees** for new construction
- Continue targeted **code enforcement and demolition**
- Perform targeted **storefront renovation** and **home repair**

Growth that Starts with Residents

Housing Innovation District



Cleveland is facing a shortage of quality housing, but solving it is not just about adding units.

We must make neighborhoods stronger for the people who live in them today.

The Housing Innovation District is a commitment:



To improve the infrastructure they rely on



To strengthen the neighborhoods they love



And to ensure they directly benefit from Cleveland's growth

Why Here? Why Now?

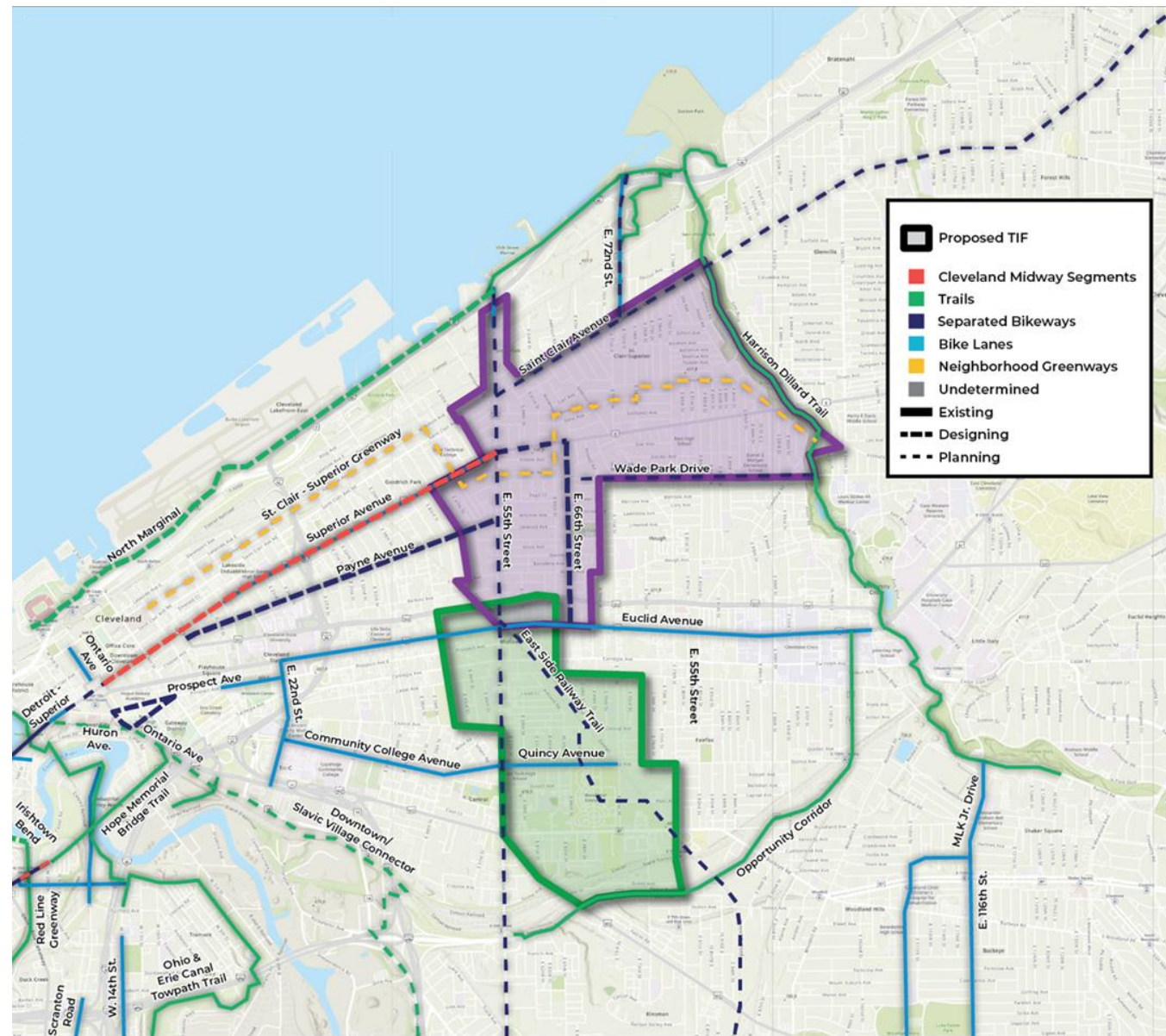
Housing Innovation District



For generations, residents in the Hough, Central and St. Clair-Superior neighborhoods have carried the strength, culture, and identity of this city forward, often without the level of investment they deserved.

The Housing Innovation District is designed to change that.

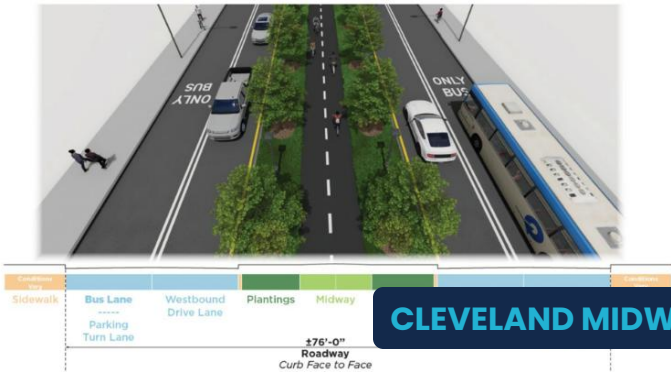




The momentum is already happening.



CHEERS



CLEVELAND MIDWAY



GORDON PARK



MIDTOWN COLLAB



E.66TH ST



SAILING CENTER



With a historic business park in the works.





The Tools to Deliver

Housing Innovation District



Delivering real results for these neighborhoods requires more than intention; it requires the right tools working together.

The Housing Innovation District brings together key strategies to make development more predictable, more efficient, and more aligned with neighborhood needs:

**Modern zoning
through **form-
based code****

**Incentivized,
faster
permitting**

**Targeted
investment
through a
TIF district**

**Innovative
housing
through
market pilot**

Modern Zoning Through **Form-Based Code**

Form-based code makes it easier for residents to invest in their homes, attracts new housing and local businesses, and removes barriers so good projects can move forward faster.

What This Means as Examples:

- A vacant storefront can more easily become a café or small business
- A homeowner can add a unit for family or rental income
- New housing can be built that fits the scale of the block
- Mixed-use corridors can support shops, services, and jobs within walking distance

Current Neighborhood Challenges & Form-Based Code Solutions

Walkability & Safety

Current Zoning

Separates land uses, which can lead to sprawl and make it harder to access everyday amenities and jobs without a car.

Form-Based Code

Encourages a mix of uses along corridors, making it easier to walk to shops, services, and job opportunities.

Affordability & Inclusivity

Current Zoning

Limits housing supply and can fall out of step with demand due to complex, restrictive regulations.

Form-Based Code

Expands the range of housing options, while ensuring new development fits the character of the neighborhood.

Streamlined Admin Process

Current Zoning

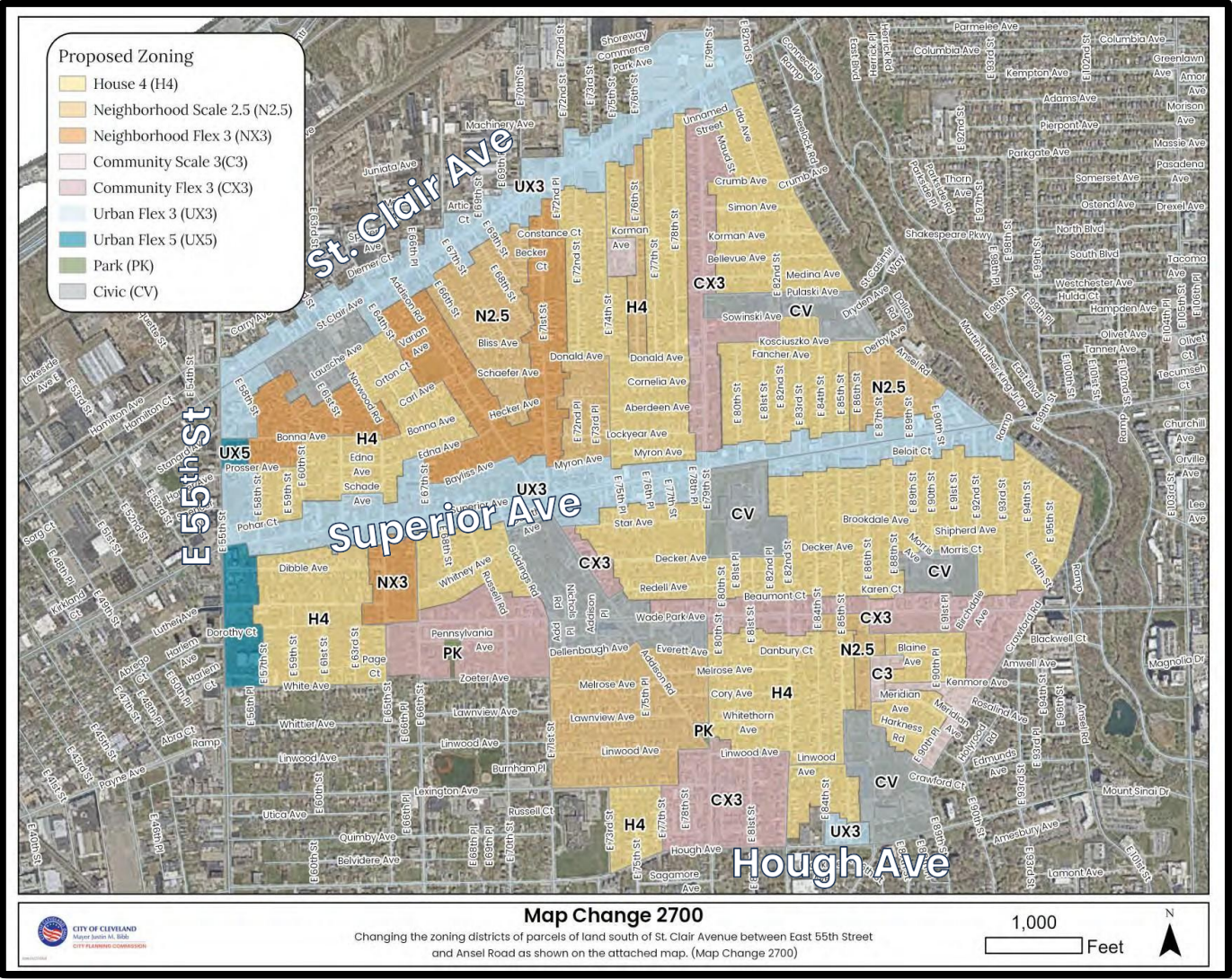
Lacks a clear, consistent permit process, making applications difficult for both staff and the public to navigate.

Form-Based Code

Establishes a clear, modern application and permitting process that reflects how development works today.



Housing Innovation District



Faster, More Accessible Permitting

By reducing permit fees and streamlining approvals, the City is lowering barriers that often slow down or prevent housing development.

Within the Housing Innovation District geography, the City will:

- Eliminate permit fees for single-family new construction
- Reduce permit fees for multi-family (4+ units) new construction by 50%
- Implement a pattern book of pre-approved home designs for select builders

Implementing a Pattern Book will make it easy to build and imagine your next home

Pre-approved plans within Accela will make it simple to use the same approved plans without additional review with a click of a button—this will significantly speed up the approval process.

Those seeking to build in Cleveland

- Can choose a lot and a house plan to fit their site, style, and budget
- No cost plans will save significant money for customers
- Makes it easy to picture yourself in a new home in Cleveland

Targeted investment through a TIF district

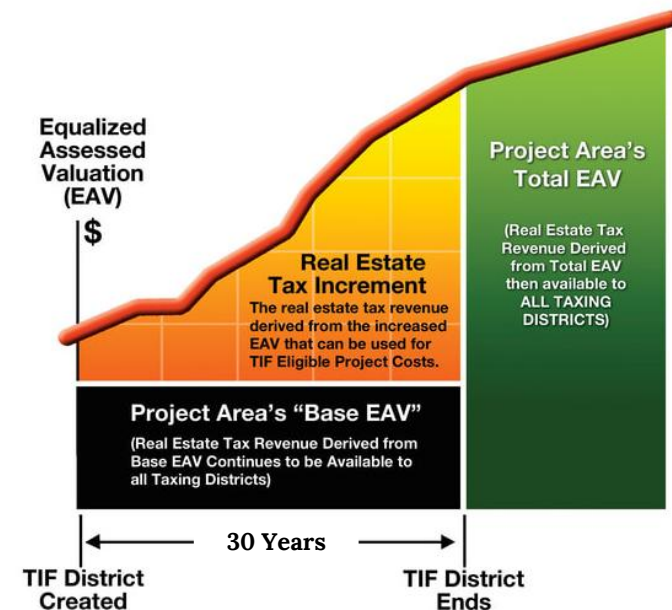
A tax increment financing (TIF) district allows the City to reinvest new growth back into the neighborhood.

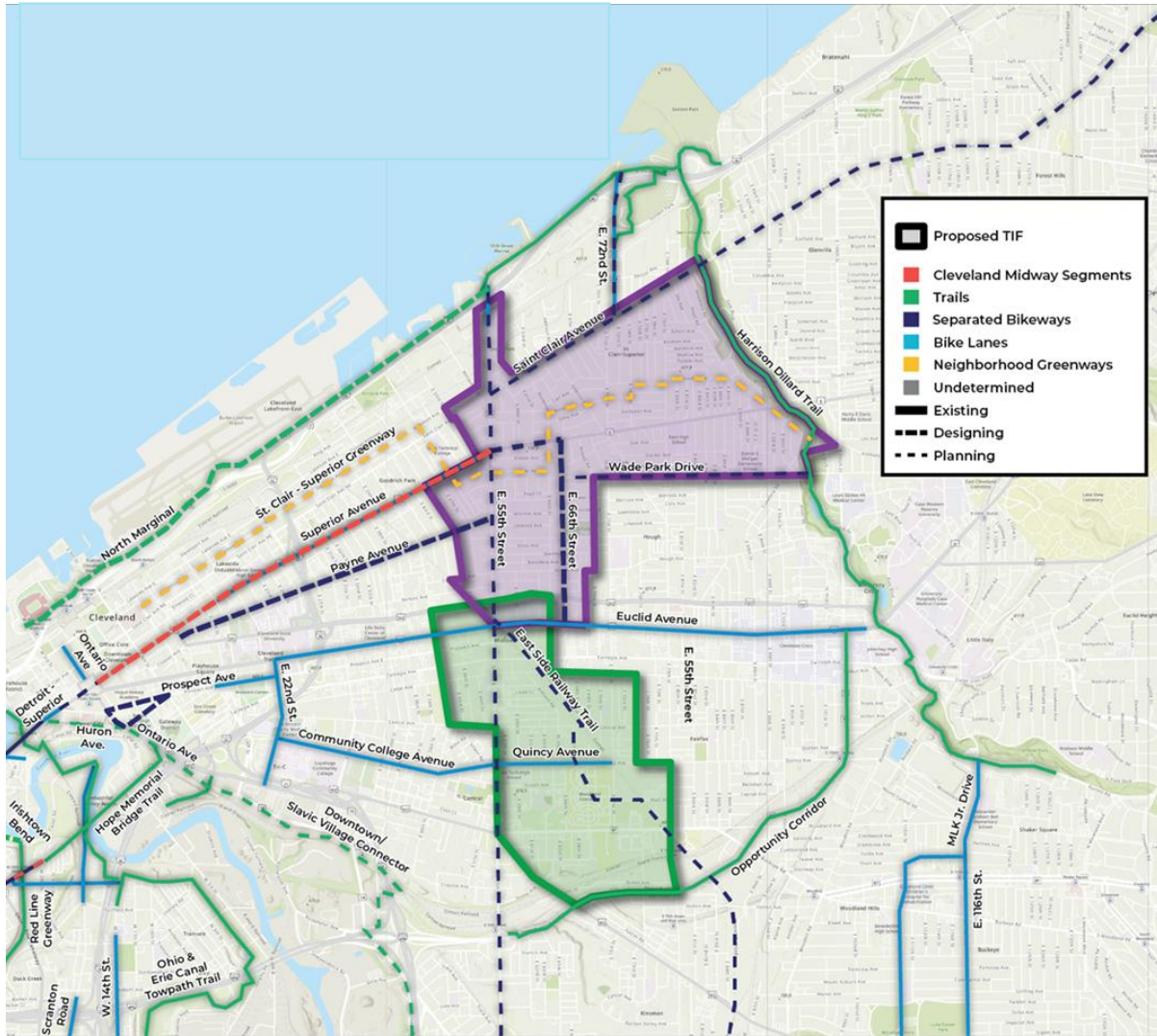
Proceeds from the Housing Innovation District TIF will be used only for public infrastructure improvements, such as:

- Roads and streetscapes
- Public parks
- Water and sewer lines
- Environmental remediation
- Land acquisition and site prep
- Demolition

How the TIF works

- 1 The City puts the TIF in place.
- 2 Over time, property values within the TIF rise. Property owners continue to pay property taxes, but a portion of the taxes from that increased property value are contributed to a separate fund.
- 3 Those funds can be used by the city for authorized direct investments in our community, such as roads, parks, etc. Debt is often issued to generate more money upfront.





North Zone

- 985 acres
- \$366M of real estate value; \$135M or 37%, is currently tax exempt
- 2,060 City land bank parcels (188 acres)

South Zone

- 601 acres
- \$235M of real estate value, \$131M or 56% is tax exempt
- 712 City land bank parcels (84 acres)

Total

- 1,585 acres (3.2% of City land)
- \$601M total value, \$266M or 44% is tax exempt

Housing Innovation District TIF Historical Appreciation

15 Year Appreciation Analysis

	T3 Years	T6 Years	T9 Years	T12 Years	T15 Years	Avg	Annual Avg
North District	-0.73%	-0.11%	4.23%	4.31%	3.97%	2.33%	3.97%
South District	-0.61%	-2.54%	-0.83%	-0.49%	-0.64%	-1.02%	-0.64%
Total	-.072%	-0.34%	3.77%	3.87%	3.55%	2.03%	3.55%

- A sample of approximately 10,000 parcels was analyzed over a 15-year period, starting in 2009 and ending in 2023
- Annual appreciation ranged from -2.54% to 4.31%
- Over the 20-year period, the full analysis set averaged 2.03% annual appreciation

Source: Allegro



Net Benefit of the Housing Innovation District TIF

30 Year Net Benefit

Baseline (1% Growth)	49,954.546	49,954.546	49,954.546	49,954.546
	3.00%	4.00%	5.00%	6.00%
2024 Base	40,072,673	40,072,673	40,072,673	40,072,673
30YR Pilots Existing Parcels – North	55,460,089	82,680,080	116,050,834	157,036,931
30YR Pilots Existing Parcels – South	29,654,712	44,213,852	62,078,437	84,037,061
30YR Pilots LB Development	14,658,484	16,658,484	14,658,484	14,658,484
Net Benefit	89,891,410	131,670,541	182,905,881	245,850,601

- Assumes TIF captures 100% of the non-school portion, representing 41.03% of total tax payments
- The 30-year tax value without a TIF is estimated to be \$50M, assuming 1% annual growth applied to the current taxable value
- The 30-year combined tax value with the TIF ranges from \$90M to \$245M
- Land Bank (LB) development assumes 1,320 parcels that are currently tax-exempt are converted to market-rate housing over 30 years, inclusive of a 15-year residential tax abatement for each development



Innovative housing through a **market pilot**

The Innovative Housing Market Pilot will bring modular and stick-built housing, along with home repair, to Hough and St. Clair Superior.

20 new single-family houses built and sold

**10 houses renovated/
and or
repaired**

Two storefronts renovated

Supporting the launch of the Innovative Housing Market Pilot with \$750,000 UDAG funds through the Department of Development

The Innovative Housing Market Pilot relies on:

- City gap grants
- Land contribution
- County Land Bank site-prep support
- Mandel Foundation soft-second mortgages
- Buyer down payments and first mortgages

The City's participation is essential to closing the gap and signaling to philanthropic and private partners that Cleveland is committed to making this pilot viable



**The Housing Innovation District
is not just one focus.**

**This is an equitable system that
works together.**



CITY OF CLEVELAND
Mayor Justin M. Bibb

Map Change 2700

Development, Planning & Sustainability

May 26, 2026



Modern Zoning Through **Form-Based Code**

- Today, Cleveland's zoning primarily focuses on how buildings are used—like residential, commercial, or industrial—and applies similar rules across different areas of the city. But our neighborhoods aren't all the same. Each one has its own character, history, and needs.
- Form-Based Code shifts the focus from how buildings are used to how they look, feel, and fit within a neighborhood. This approach allows for more flexibility while ensuring new development matches the scale and design of the surrounding community. It also helps expand equitable options for housing and transportation, so every neighborhood can grow in a way that works for the people who live there.
- **The City has already piloted this in parts of the Hough neighborhood – the proposal is an expansion of this effort north to St. Clair Avenue.**



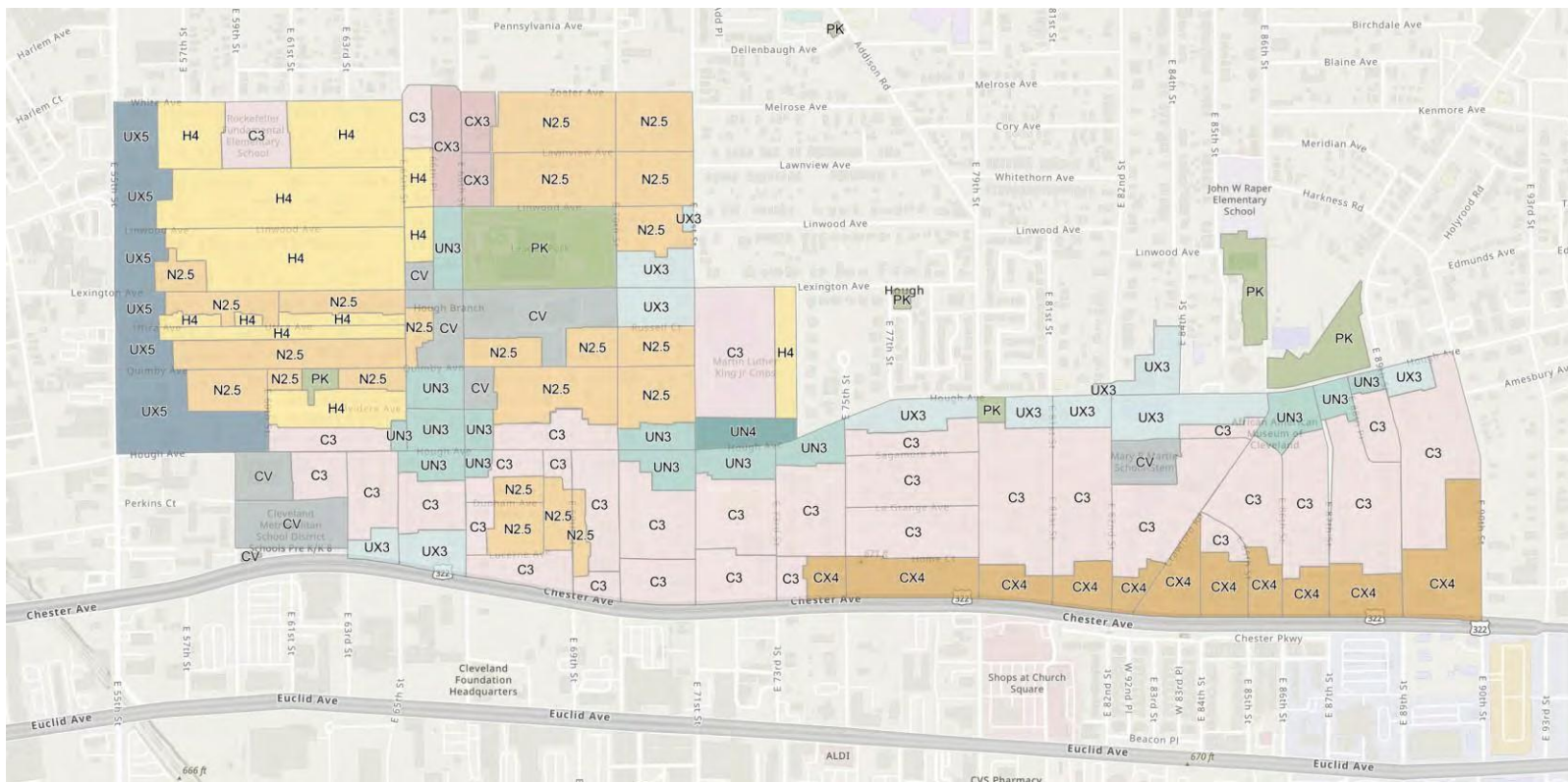
What Can the Community Expect?

- **What Can the Community Expect?**
- **For most homeowners, little will change.**
 - We're updating outdated rules so it's easier to repair, refinance, or rebuild your home—without unnecessary zoning hurdles.
 - We're simplifying the code so it's easier to understand and use.
- **More housing options that fit the neighborhood.**
 - Expanding choices for different incomes and life stages while preserving the character of St. Clair Superior & Hough.
- **Easier for small businesses to open and grow.**
 - Streamlining permits and making it easier to activate existing storefronts.



Modern Zoning Through Form-Based Code

- Hough FBC Pilot Eff. 7/3/24



Modern Zoning Through **Form-Based Code**

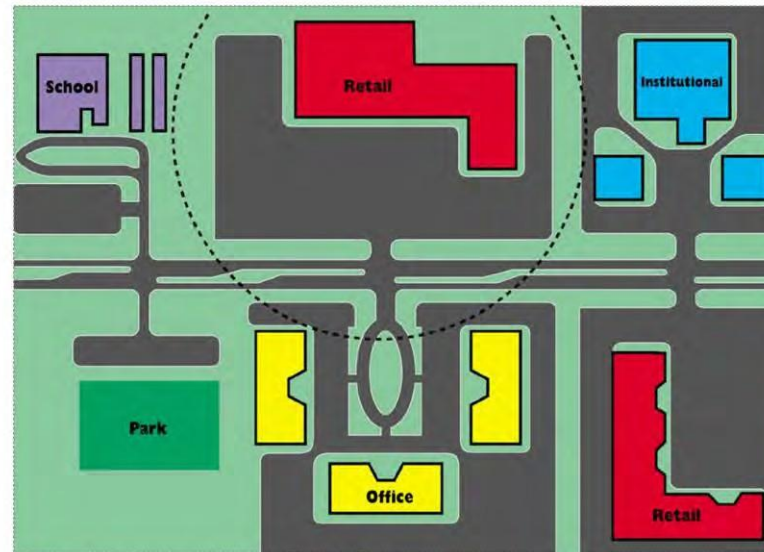
This is about giving Cleveland the tools to grow with intention, so every neighborhood can evolve in a way that reflects its character, supports its residents, and attracts the investment it deserves.

Modern Zoning Through **Form-Based Code**

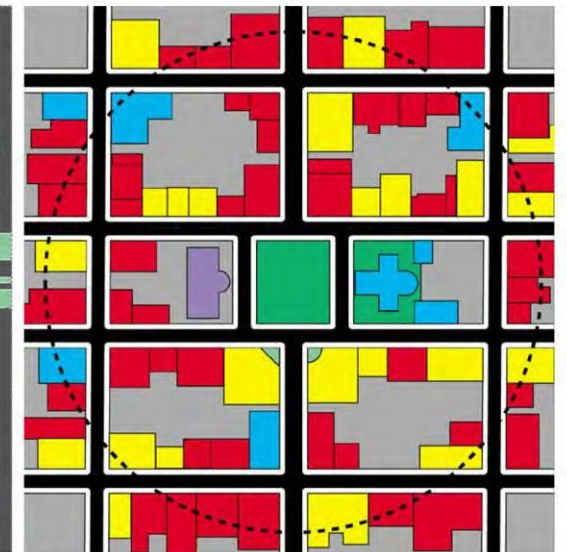
Current Neighborhood Challenges & Form-Based Code Solutions:

Walkability & Safety

- **Current zoning:** Separates land uses, which can lead to sprawl and make it harder to access everyday amenities and jobs without a car.
- **FBC:** Encourages a mix of uses along commercial corridors, making it easier to walk to shops, services, and job opportunities.



CURRENT ZONING CODE
SEPARATING USES = LOTS OF DRIVING



FORM-BASED CODE
A MIX OF USES = WALKABILITY

Modern Zoning Through **Form-Based Code**

Current Neighborhood Challenges & Form-Based Code Solutions:

Affordability & Inclusivity

- **Current zoning:** Limits housing supply and can fall out of step with demand due to complex, restrictive regulations.
- **FBC:** Expands the range of housing options for different incomes and life stages, while ensuring new development fits the character of the neighborhood.
- **Current zoning:** Restricts many home-based and small-scale businesses, creating barriers for blue-collar entrepreneurs.
- **FBC:** Supports a wider range of building types and uses, making it easier for small businesses to start, grow, and thrive within their communities.

Modern Zoning Through **Form-Based Code**

Current Neighborhood Challenges & Form-Based Code Solutions:

Streamlined Administrative Process & User Friendly

- **Current zoning:** Lacks a clear, consistent permit process, making applications difficult for both staff and the public to navigate.
- **FBC:** Establishes a clear, modern application and permitting process that reflects how development works today.
- **Current zoning:** Text-heavy and difficult to interpret, making regulations hard to understand and apply.
- **FBC:** Uses clear language and visual standards, making the code easier to navigate, understand, and use.



Modern Zoning Through **Form-Based Code**

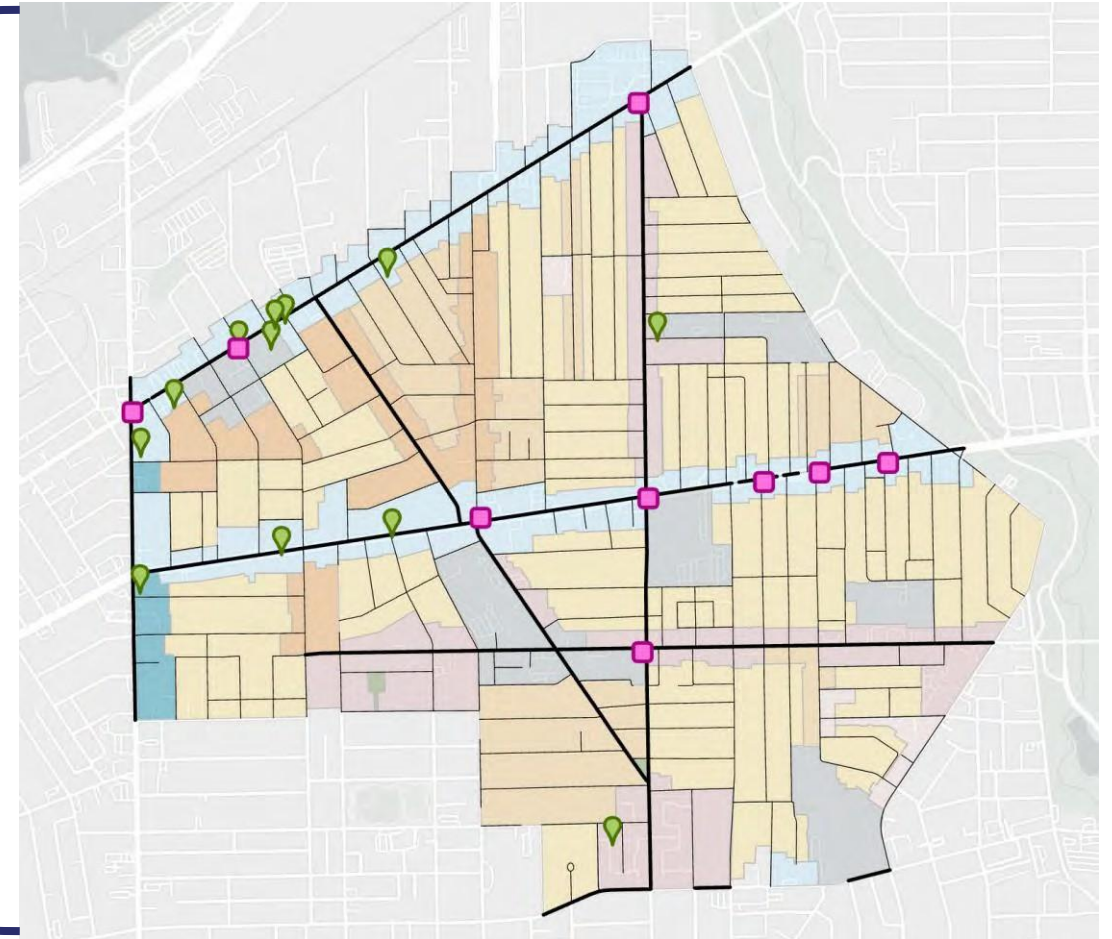
Form-based code makes it easier for residents to invest in their homes, attracts new housing and local businesses, and removes barriers so good projects can move forward faster.

What This Means as Examples:

- A vacant storefront can more easily become a café or small business
- A homeowner can add a unit for family or rental income
- New housing can be built that fits the scale of the block
- Mixed-use corridors can support shops, services, and jobs within walking distance

Community Engagement Opportunities

- 4 Public Meetings
- Public Survey Available Online
(Active for 30+ days)
- Public Questions Submission
Online (Active for 30+ days)
- 5 Social Media Posts
- 40+ Flyers Hand-Delivered in the
Neighborhood
 - Major Bus Stops
 - Local Businesses
 - Community Spaces



Hey, St. Clair Superior!
We want to hear from you!

Learn about the zoning change

Take a survey

Ask us questions

planning.clevelandohio.gov

Share your neighborhood vision with us!

planning.clevelandohio.gov
resident survey & zoning change info



Attention, St. Clair Superior:
We want to hear from you!

Visit the website below to learn about a proposed zoning change for the St. Clair Superior community.

planning.clevelandohio.gov

Take our survey to share your opinions and experiences in your neighborhood!



Do you live here?
Work here?
Play here?

Take the survey in our bio!

St. Clair Superior



St. Clair Superior,
We want to hear from you!

Take this survey to share your opinions and experiences in your neighborhood!

Scan the QR code for the survey, to ask questions, and to learn more about the proposed zoning change.

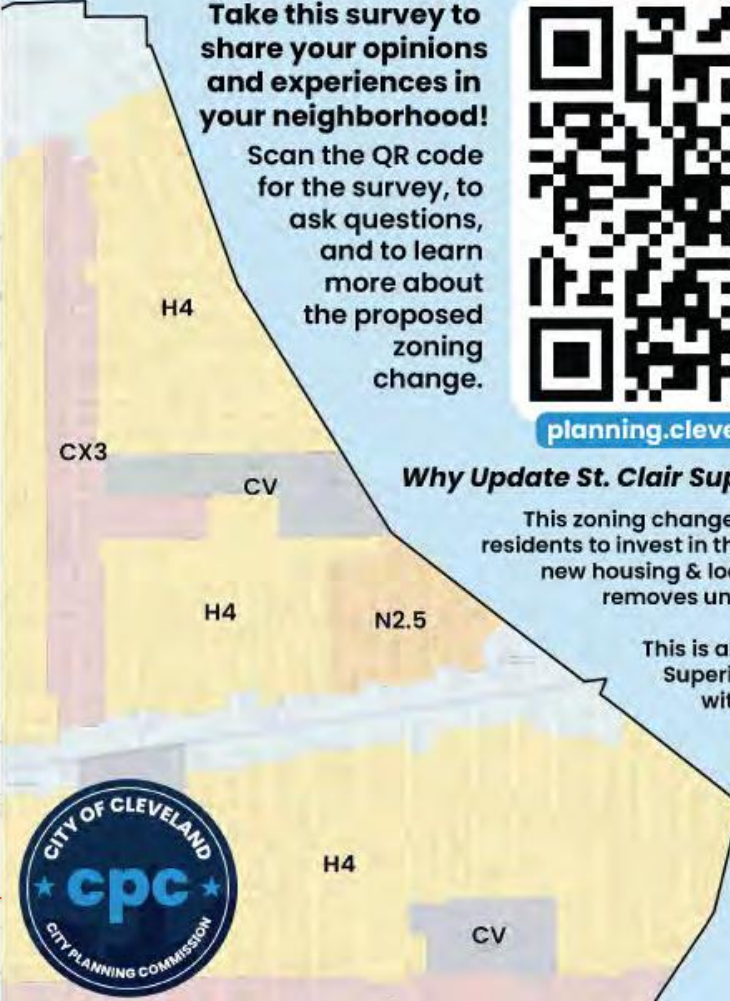


planning.clevelandohio.gov

Why Update St. Clair Superior's Zoning?

This zoning change makes it easier for residents to invest in their homes, attracts new housing & local businesses, and removes unnecessary barriers.

This is about giving St. Clair Superior the tools to grow with intention, so your neighborhood can evolve in a way that reflects its character, supports its residents, and attracts the investment it deserves.



Community Engagement Opportunities



Purpose

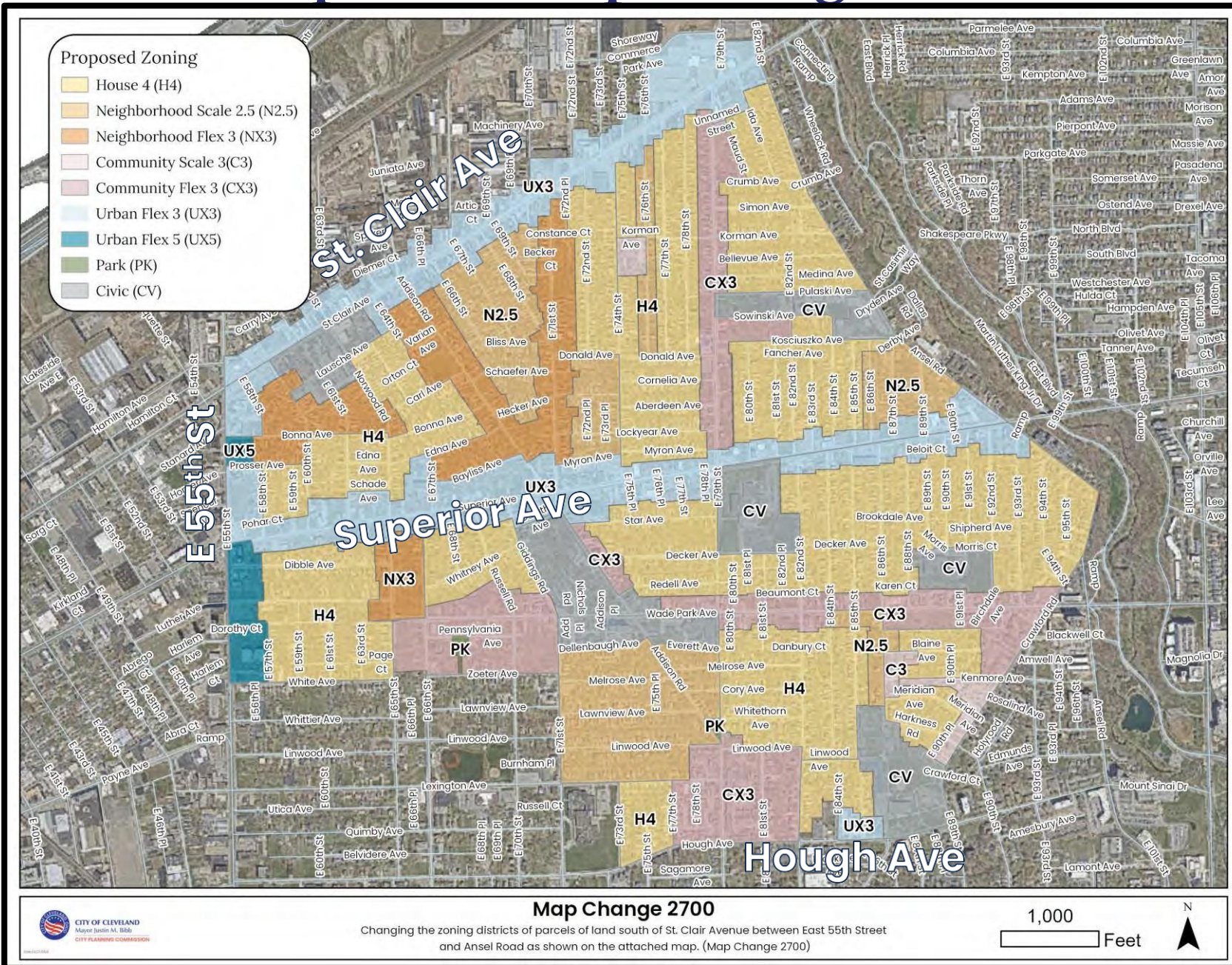
- **Support housing growth and neighborhood stability by:**
 - Allowing missing middle housing (multi-generational, age-in-place, duplexes, small multi-family, ADUs)
 - Reducing barriers to rebuilding on vacant or underutilized lots
 - Ensuring new development fits existing neighborhood character
- **Align zoning with existing built form**
- **Support both existing and new businesses by allowing flexible use of space to provide neighborhood amenities**
- **Promotes walkable, safe streets**



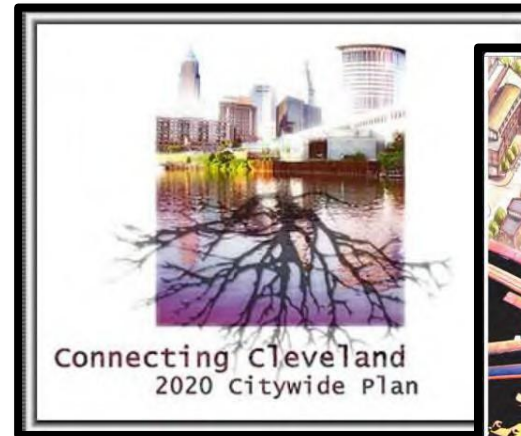
E. 89th Street (8 Units)



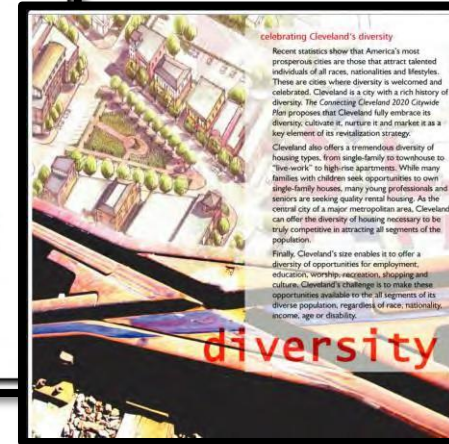
Proposed Map Change 2700



Connecting Cleveland 2020

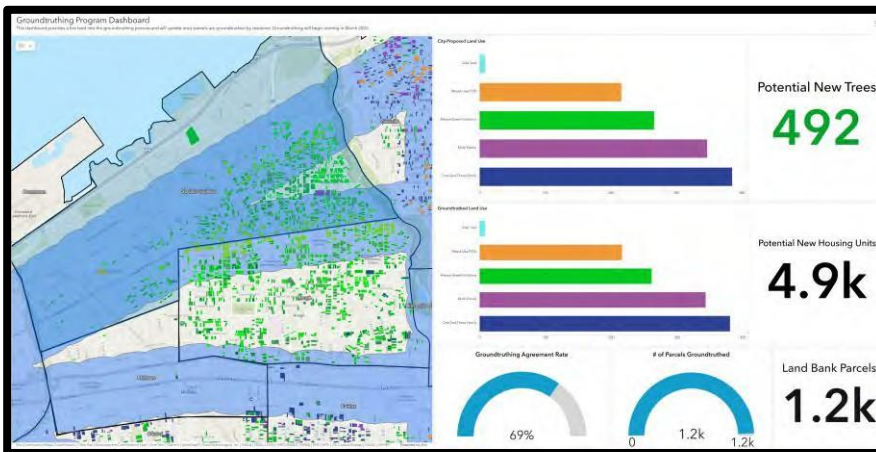


City of Cleveland



St. Clair Superior Community Building Project

Groundtruthing Program

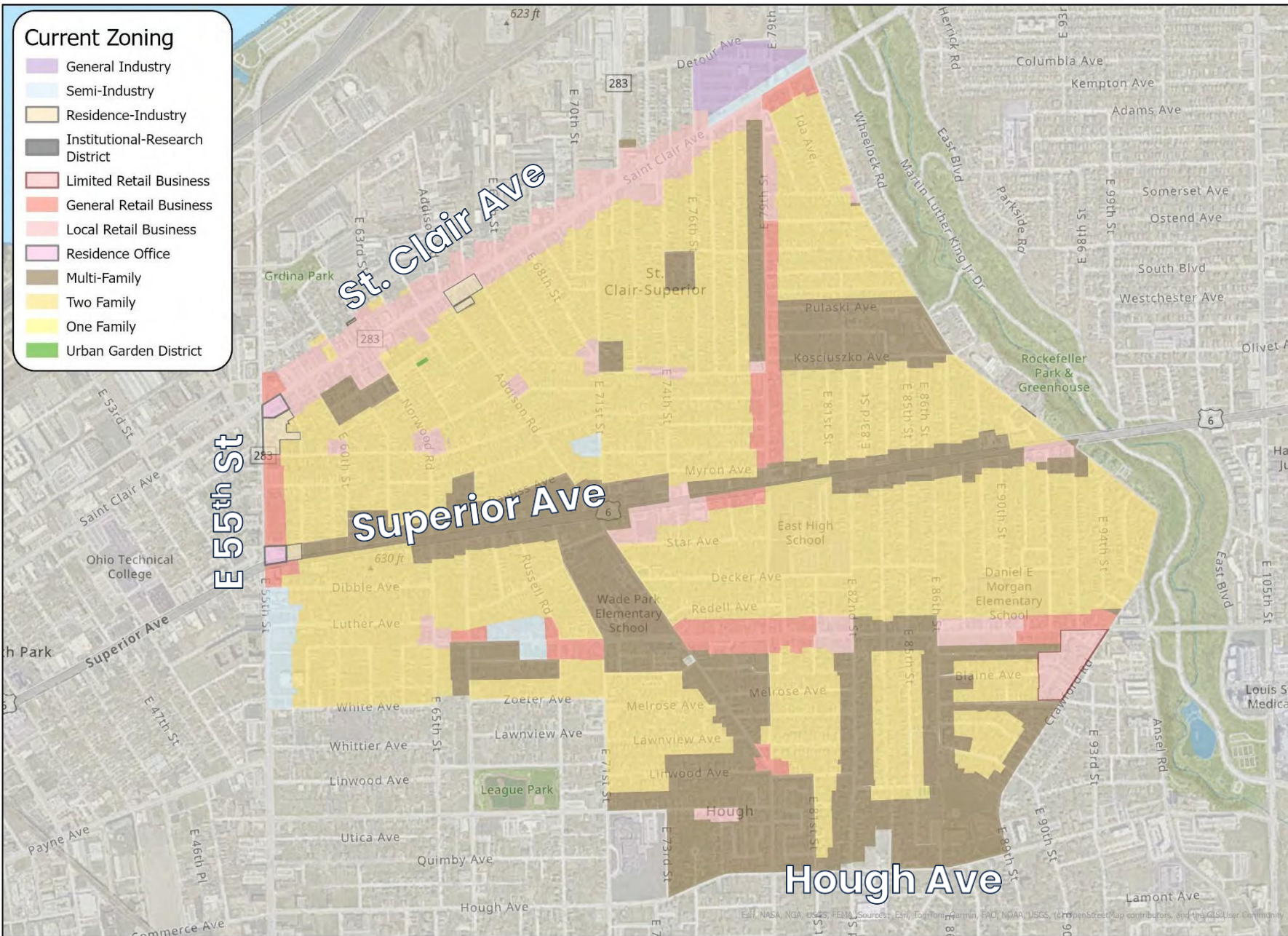


Western Reserve Land Conservancy, St. Clair Superior CDC, City of Cleveland



Current Zoning

- General Industry
- Semi-Industry
- Residence-Industry
- Institutional-Research District
- Limited Retail Business
- General Retail Business
- Local Retail Business
- Residence Office
- Multi-Family
- Two Family
- One Family
- Urban Garden District



Current Zoning

1,000

Feet

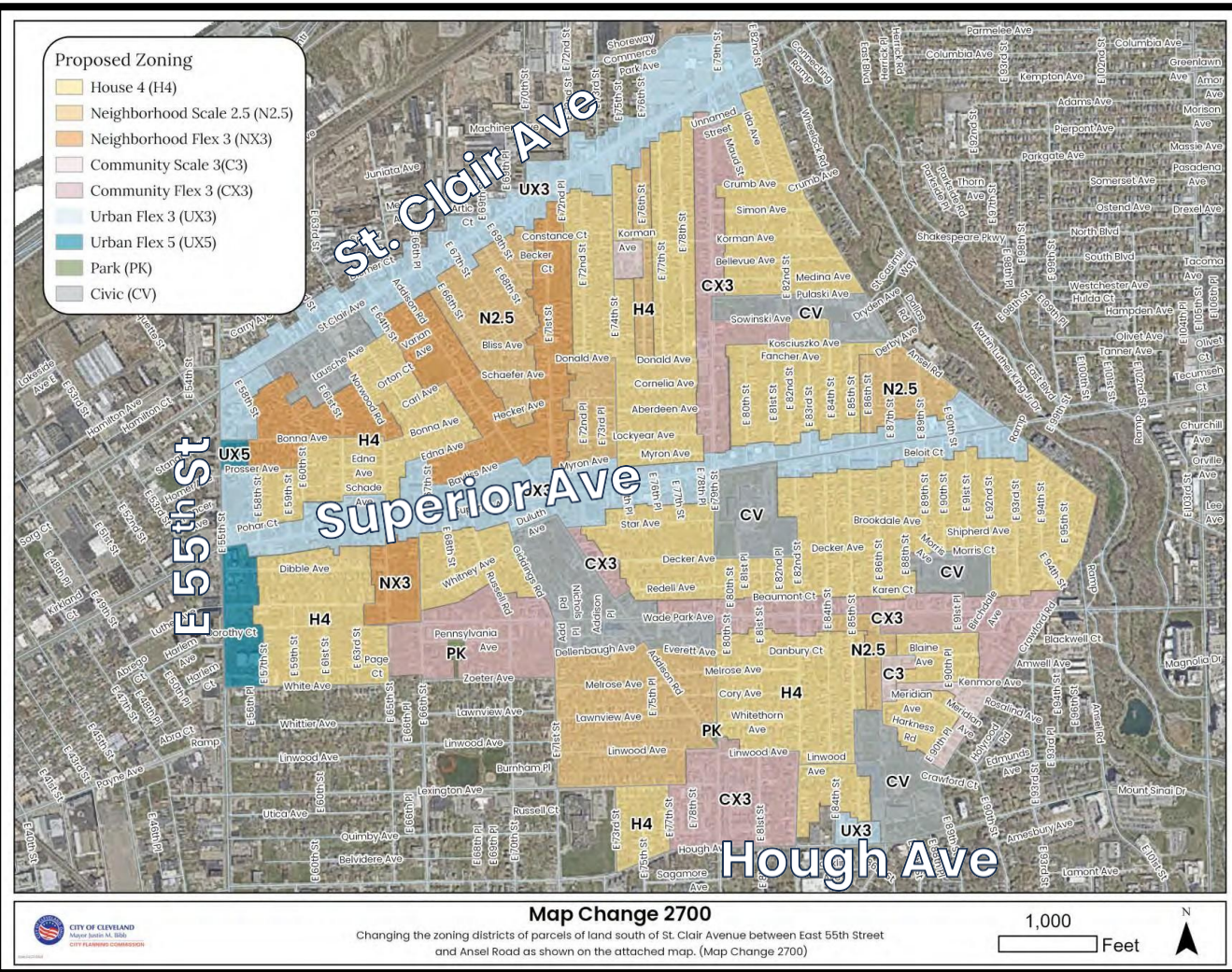


Existing Zoning

- Two Family
- Multi-Family
- Residence Office
- Local Retail
- General Retail
- Limited Retail
- Residence Industry
- Semi Industry
- General Industry

House 4 (H4)

- Existing Zoning Two-Family & Multi-Family Residential Districts
- 1-4 unit residential context.



H4

4 dwellings units per site

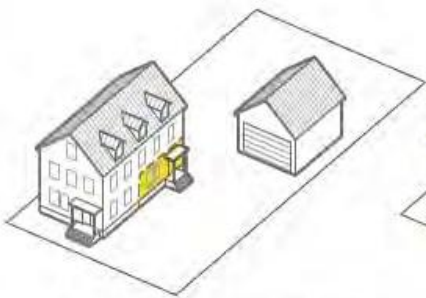
20' site width

2.5 stories/32' in height

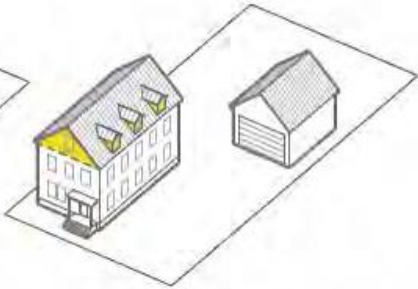
35' building width

House 4: A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes and fourplexes, supporting and within walking distance of neighborhood-serving retail, food and service uses.

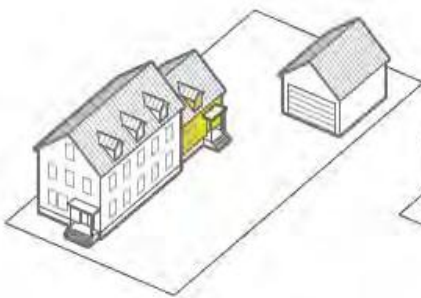
H4 HOUSE 4



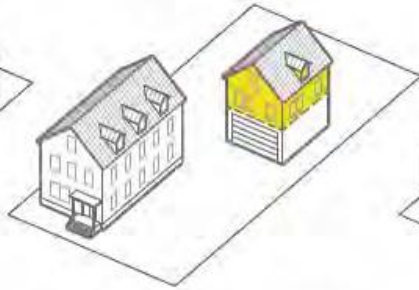
Carve Out: Ground Floor



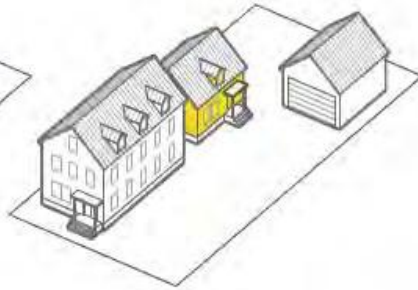
Carve Out: Attic



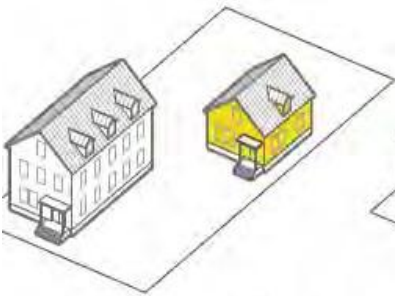
Attached to House



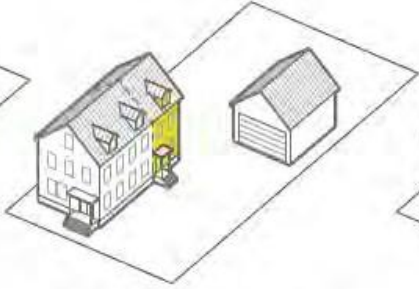
Stacked Above Garage



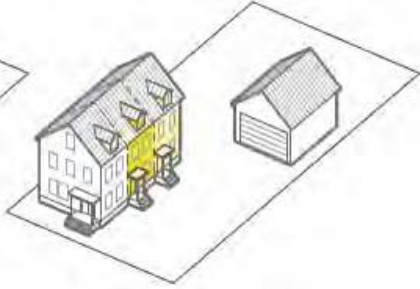
Detached Unit



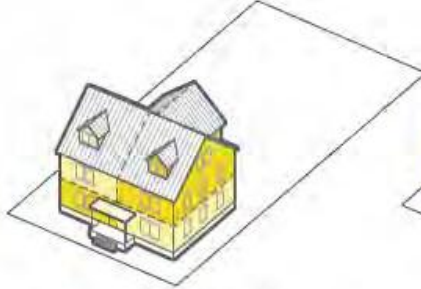
Conversion: Garage



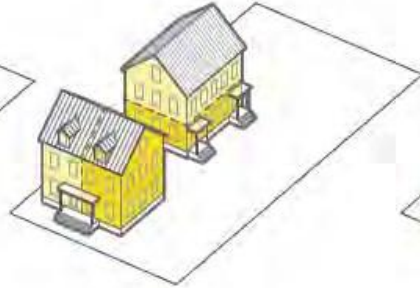
Conversion: Duplex



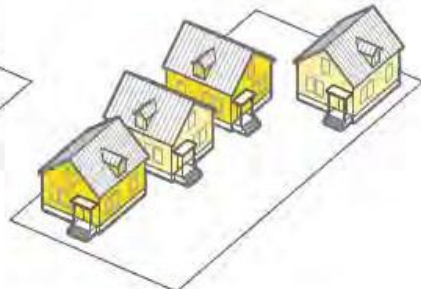
Conversion: Triplex



1 Quadplex



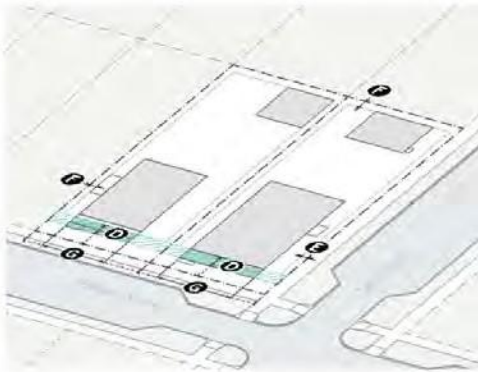
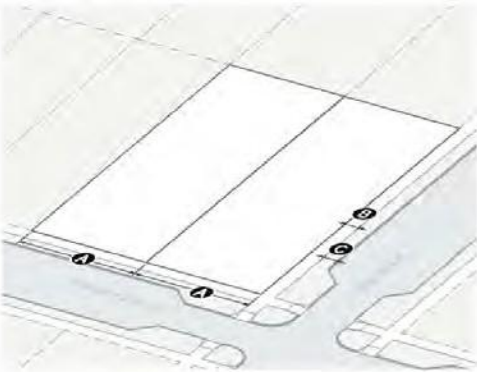
2 Duplexes



4 Bungalows



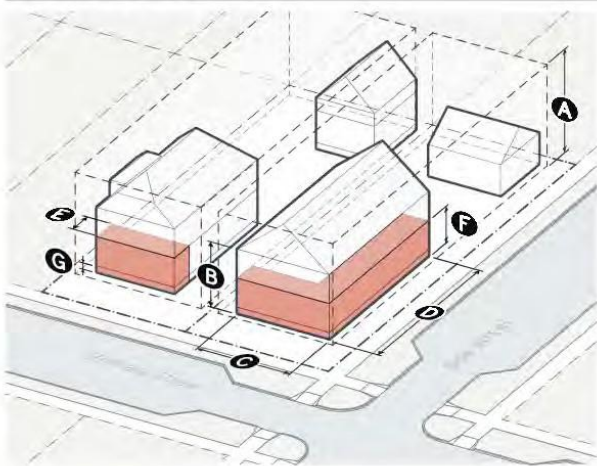
A. SITE



1. Size		2.2.2
A Width (min)	Front access	35'
	Side/rear access	20'
2. Dwelling Units		2.2.3
Max per site		4
3. Amenity		2.2.4
Outdoor amenity space (min)		n/a
4. Walls & Fences		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 6'
Side/rear yard height (max)		Type C5 6'
5. Streetscape		2.2.6
B Pedestrian zone (min)	Match context	
	Match context	
C Furniture zone (min)	Tree lawn	
	Required (2.2.6(F))	

6. Setbacks		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
		15' or more in height
Alley boundary line		3' or 20' min
7. Transitions		2.2.8
Setback from transition boundary line		n/a
8. Street Build-Out		2.2.9
G Primary street (min)		50%
Side street (min)		n/a
9. Parking Location		2.2.10
Front yard		Not allowed
Side street yard		Allowed
Side yard		Allowed
Rear yard		Allowed

B. BUILDING



1. Massing		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		2.2.12
F Ground story height (min)		9'
G Ground floor elevation (min/max)		2'/5.5'

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



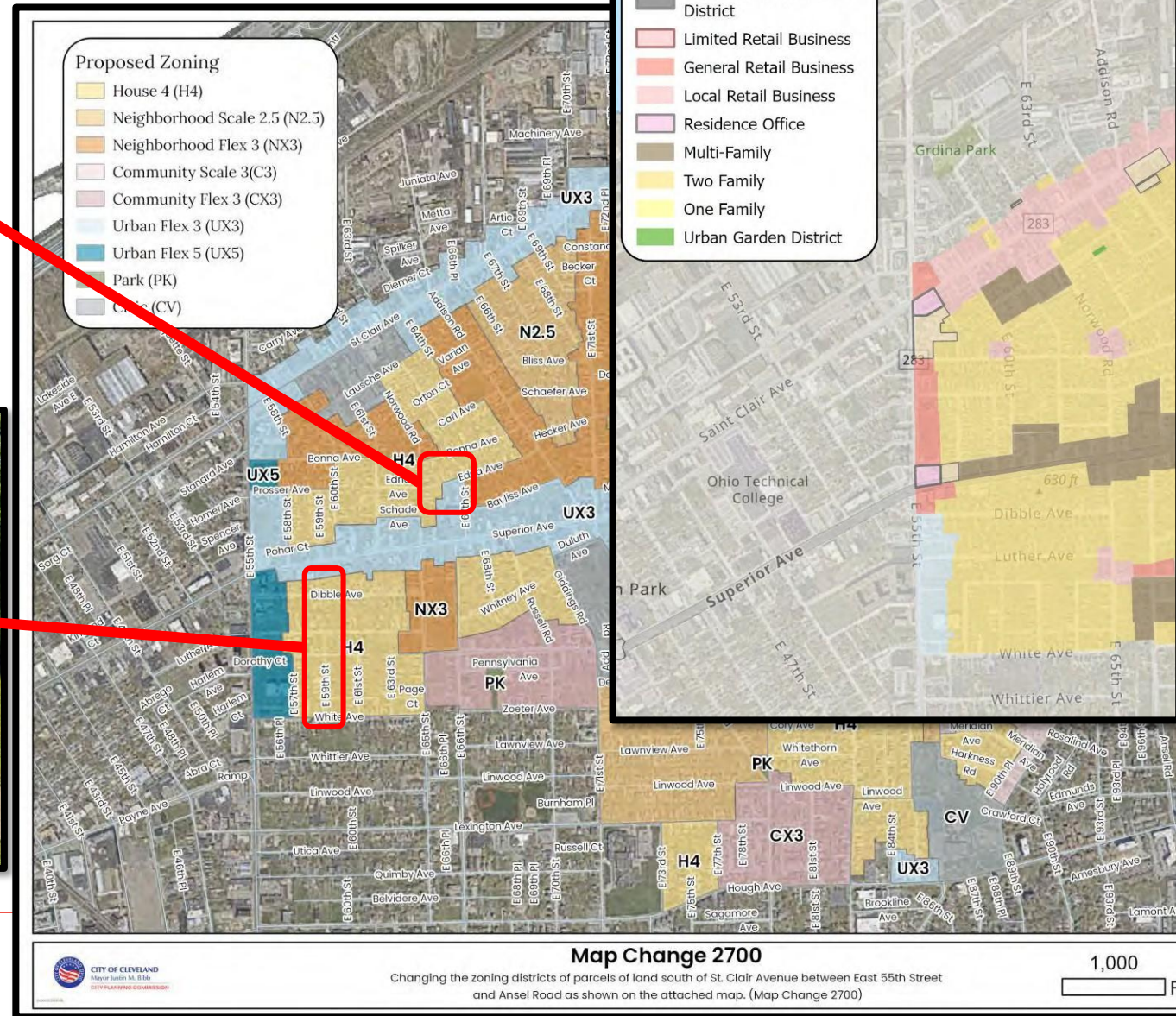


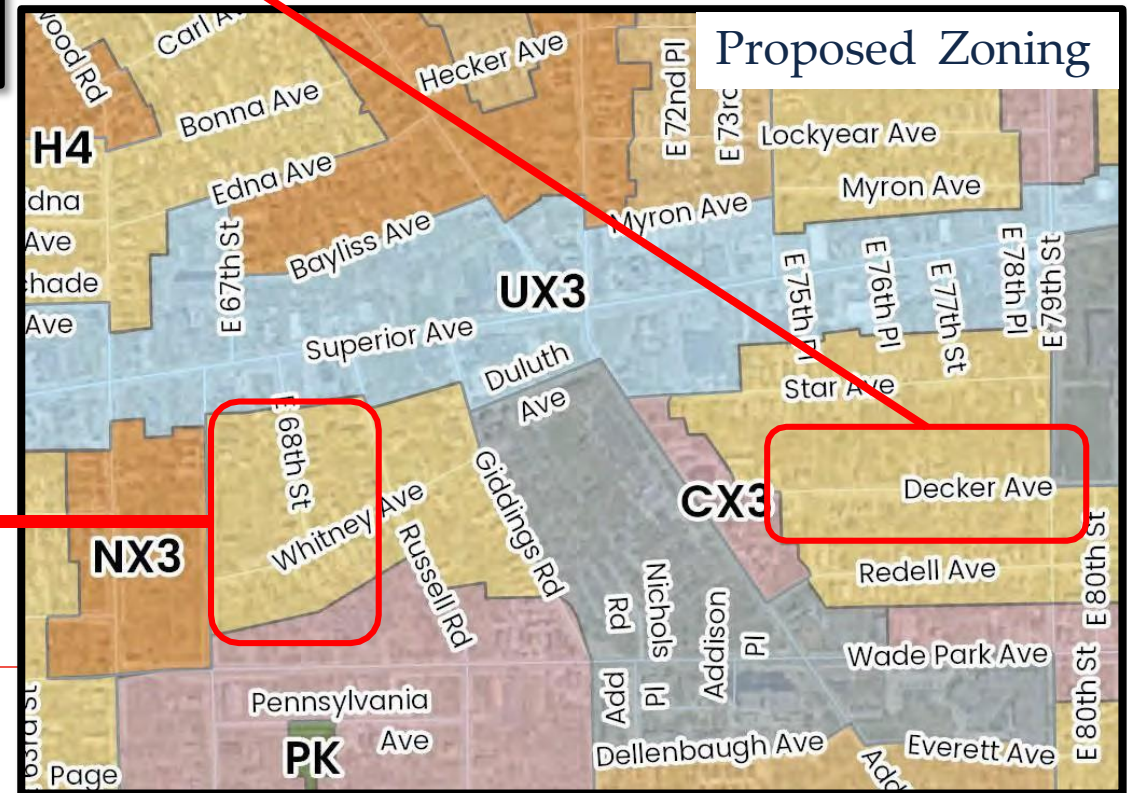
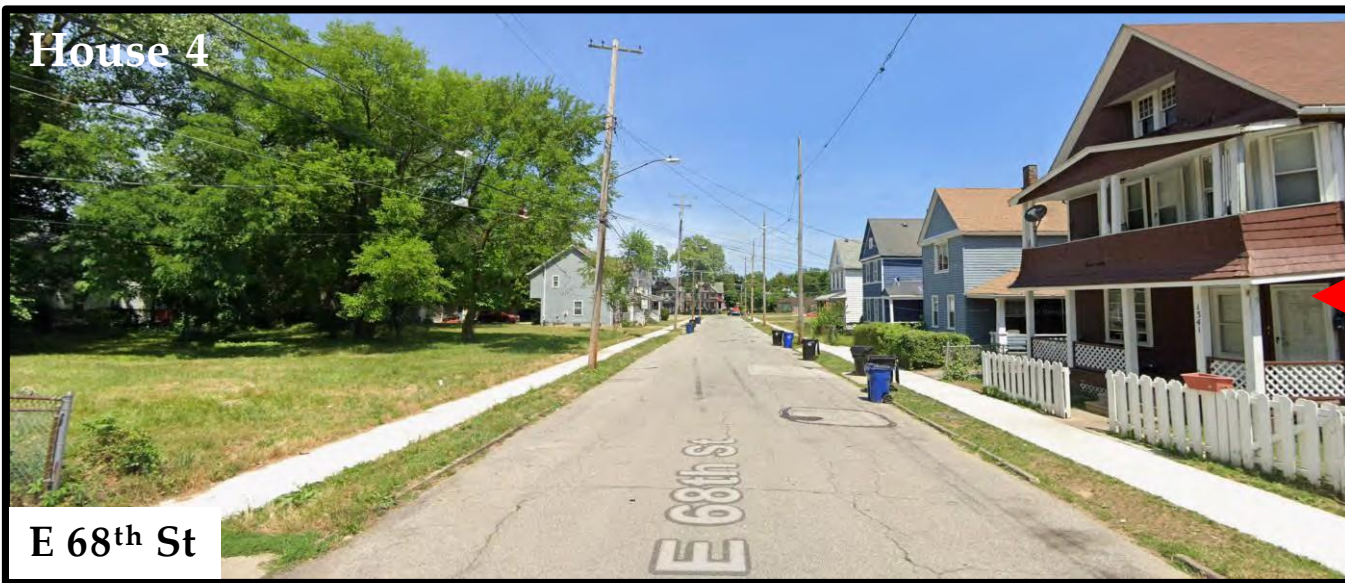
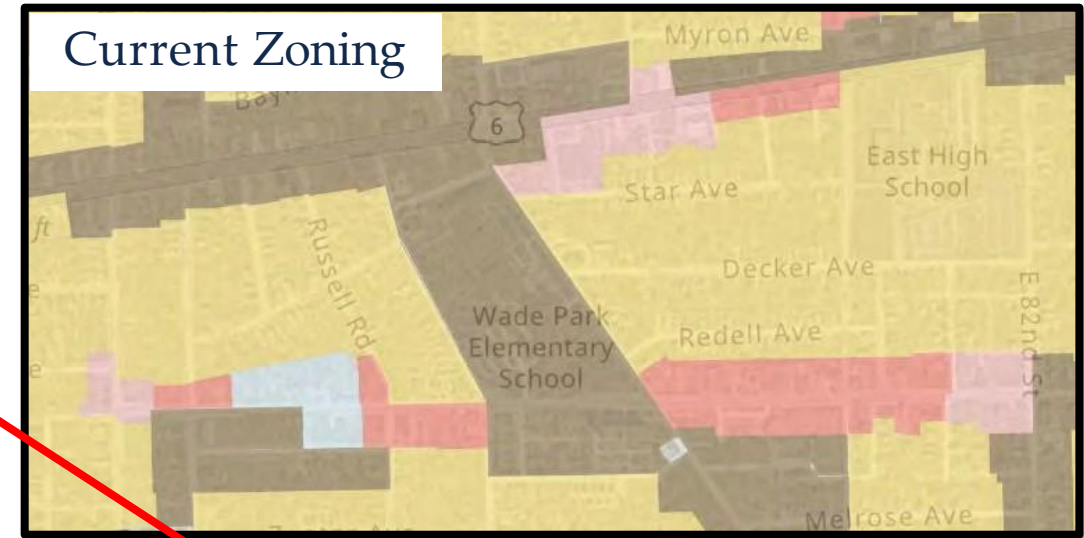
House 4

Edna Ave & Norwood Rd



E 59th St



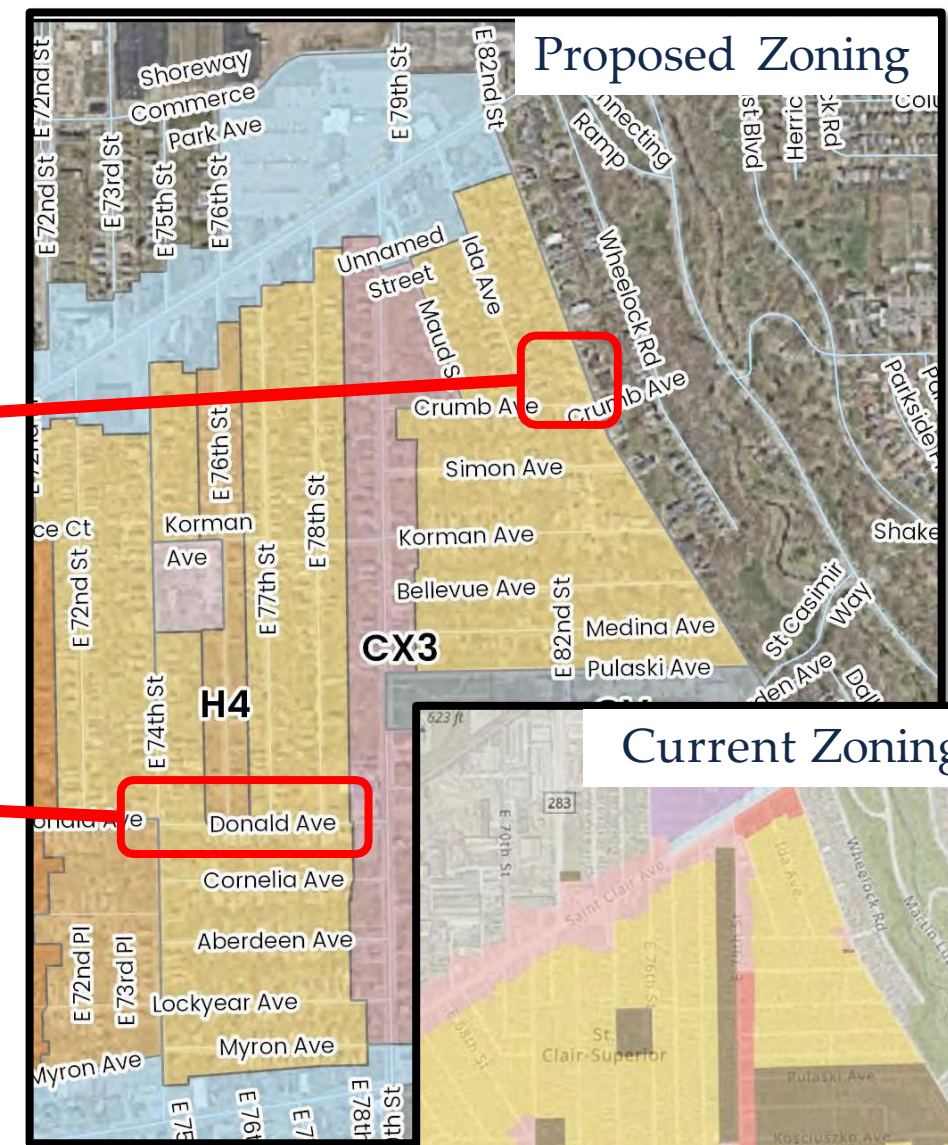




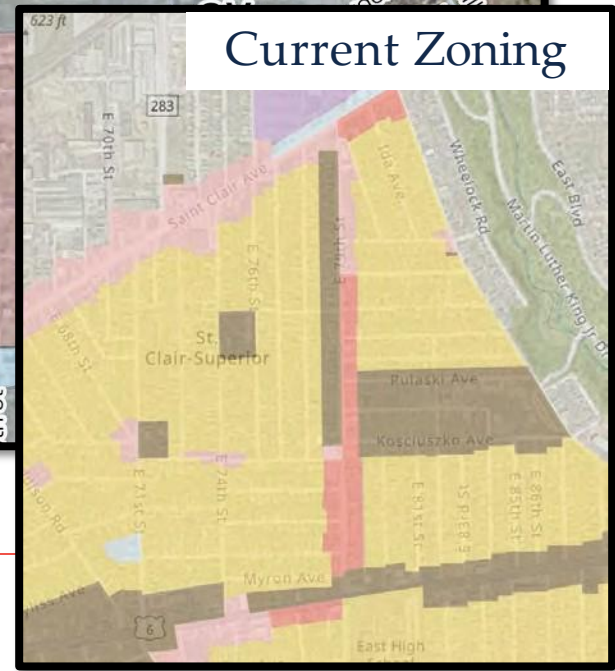
Ansel Rd



Donald Ave



Proposed Zoning

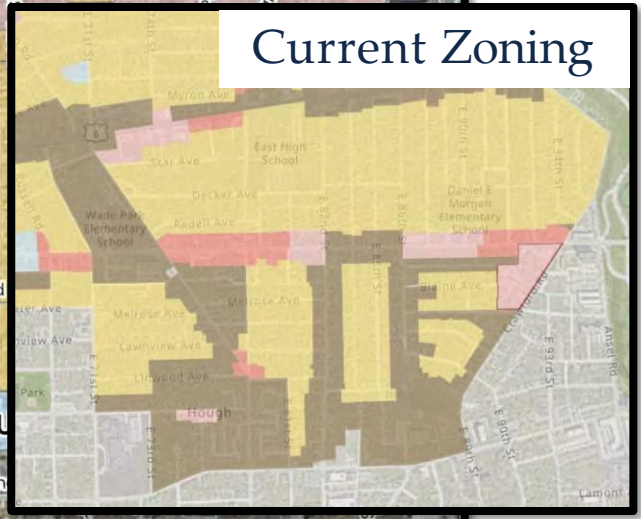
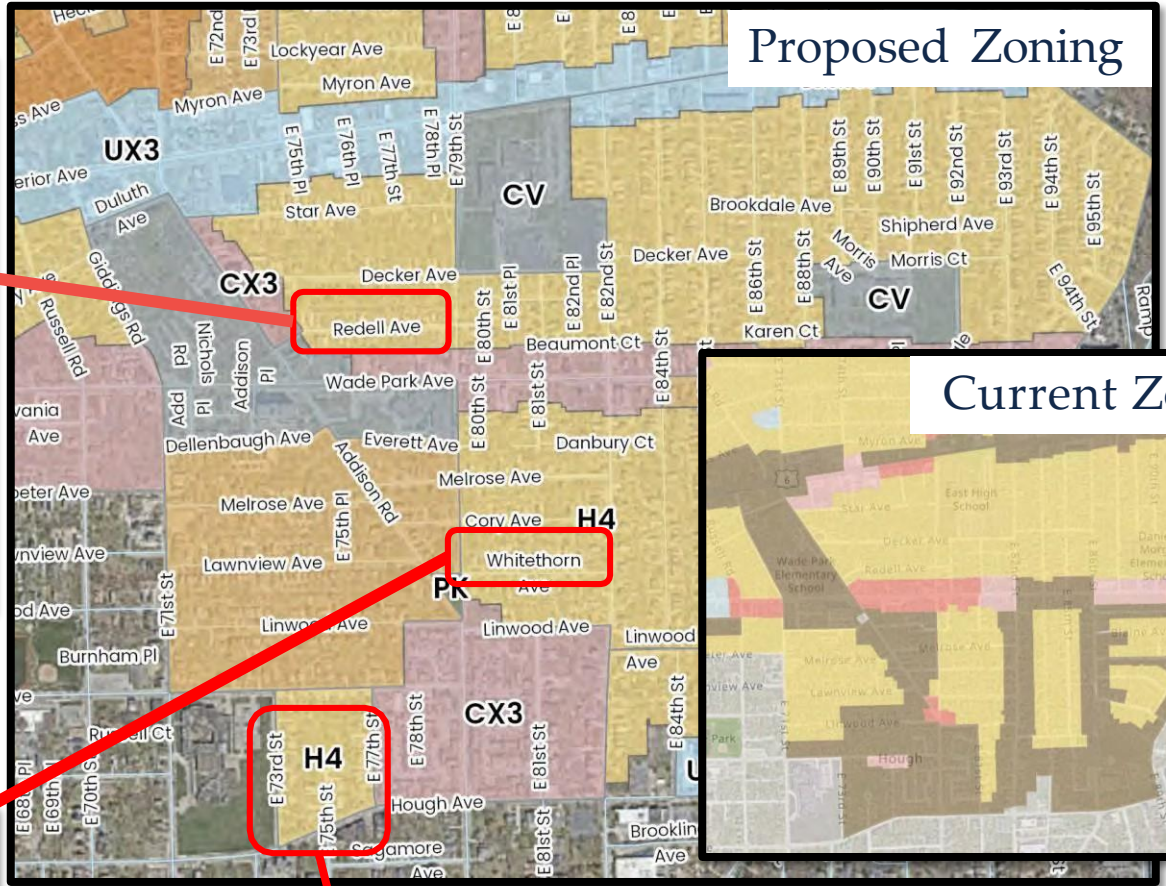


Current Zoning



House 4

Rendell Ave



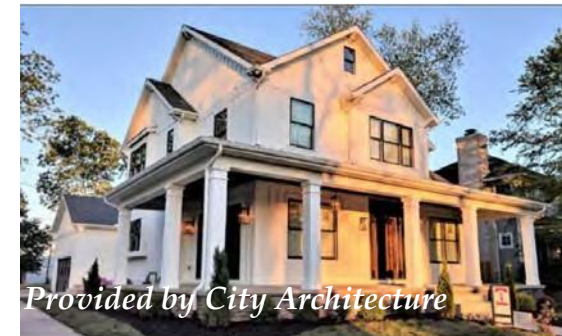
Whitethorn Ave



E 73rd St

Neighborhood Scale 2.5 (N2.5)

- Existing Zoning 2F, MF, SI
- Diversity of housing typologies & price points



Provided by City Architecture
E. 89th Street (8 Units)

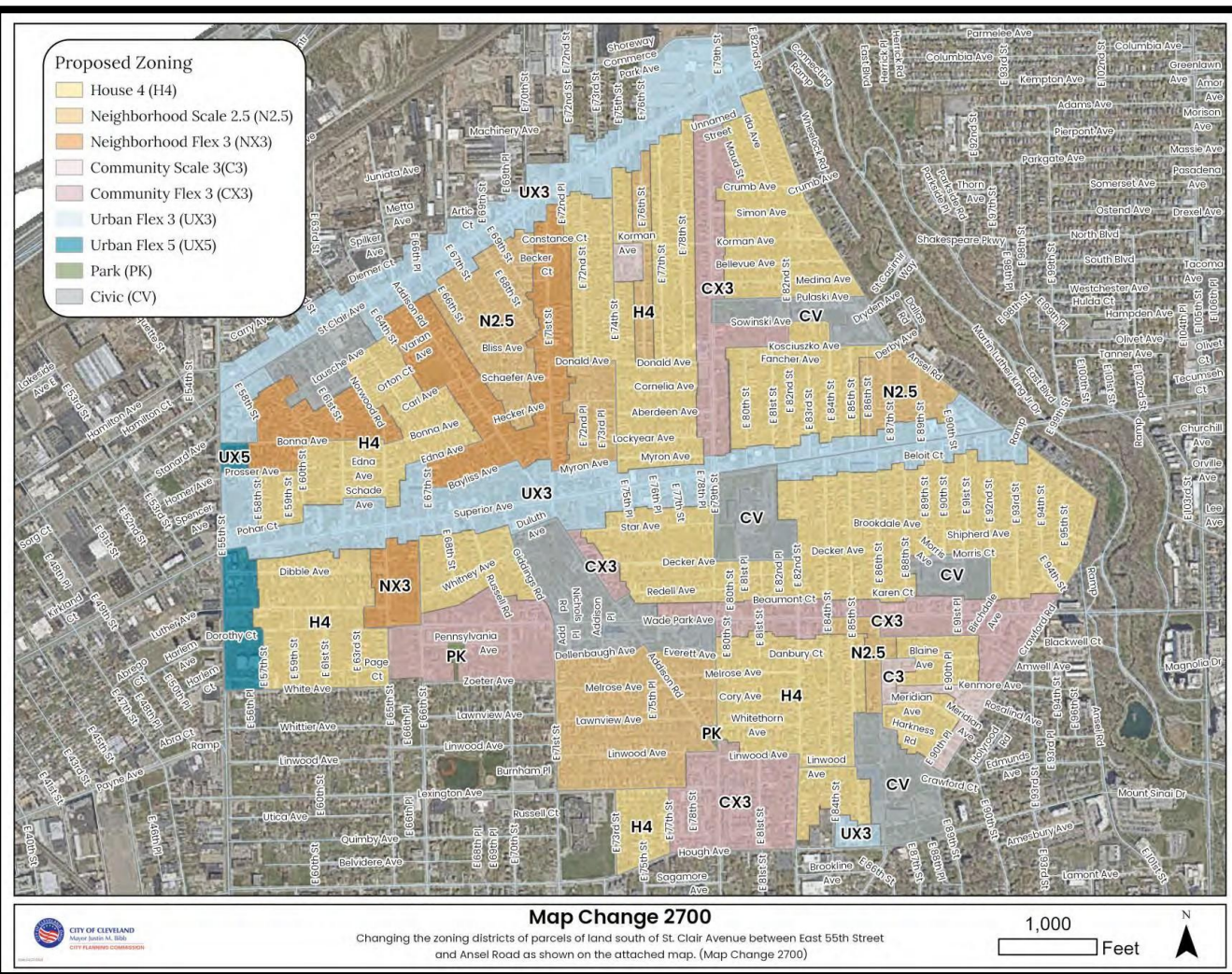
N2.5

8 dwellings units

15' site width

2.5 stories/32' in height

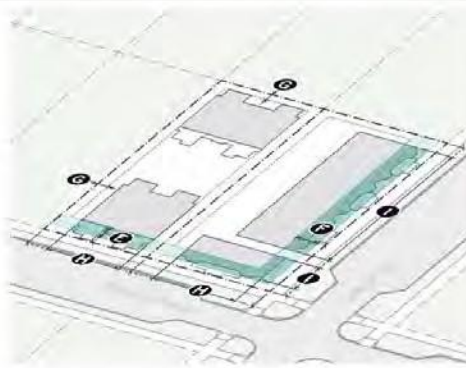
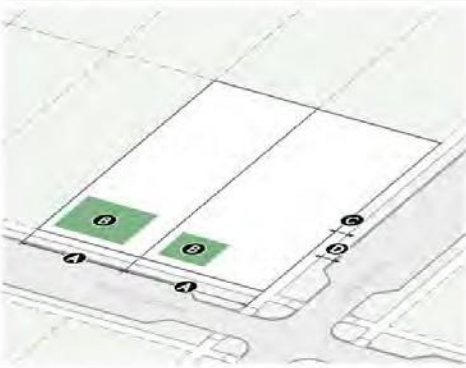
40' building width



Neighborhood 2.5 : A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses and small apartments, supporting and within walking distance of neighborhood-serving retail, food and service uses.

2.4.2. N2.5 NEIGHBORHOOD 2.5

A. SITE



1. Size	2.2.2
A Width (min)	
Front access	35'
Side/rear access	15'
2. Dwelling Units	2.2.3
Max per site	Unlimited
3. Amenity	2.2.4
B Outdoor amenity space (min)	10%
4. Walls & Fences	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 6'
Side/rear yard height (max)	Type C5 6'
5. Streetscape	2.2.6
C Pedestrian zone (min)	Match context
D Furniture zone (min)	Match context
Planting strip type	Tree lawn
Trees in planting strip	Required (2.2.6(F))

6. Setbacks	2.2.7
E Primary street boundary line (min/max)	5'/15'
F Side street boundary line (min/max)	3'/15'
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. Transitions	2.2.8
Setback from transition boundary line	n/a
8. Street Build-Out	2.2.9
H Primary street (min)	65%
I Side street (min)	40%
9. Parking Location	2.2.10
Front/side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed

B. BUILDING



1. Massing	2.2.11
A Height (max stories/feet)	2.5/32'
Width (max)	
B Primary street	40'
C Side street	90'
D Active depth (min)	9'
Dwelling units per building (max)	8
2. Story Height	2.2.12
E Ground story height (min)	10'
F Ground floor elevation (min/max)	2'/5.5'



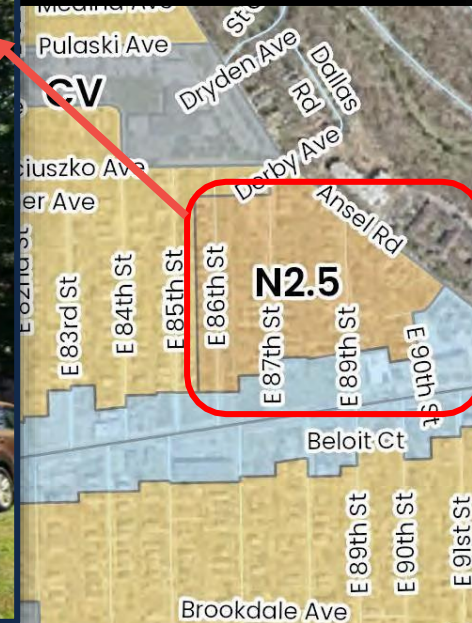
	Primary St.	Side St.
3. Windows	2.2.13	
G Ground story (min)	35%	30%
H Upper story (min)	15%	15%
I Blank wall width (max)	15'	25'
4. Doors	2.2.14	
J Street-facing entry spacing (max)	30'	50'



Neighborhood 2.5



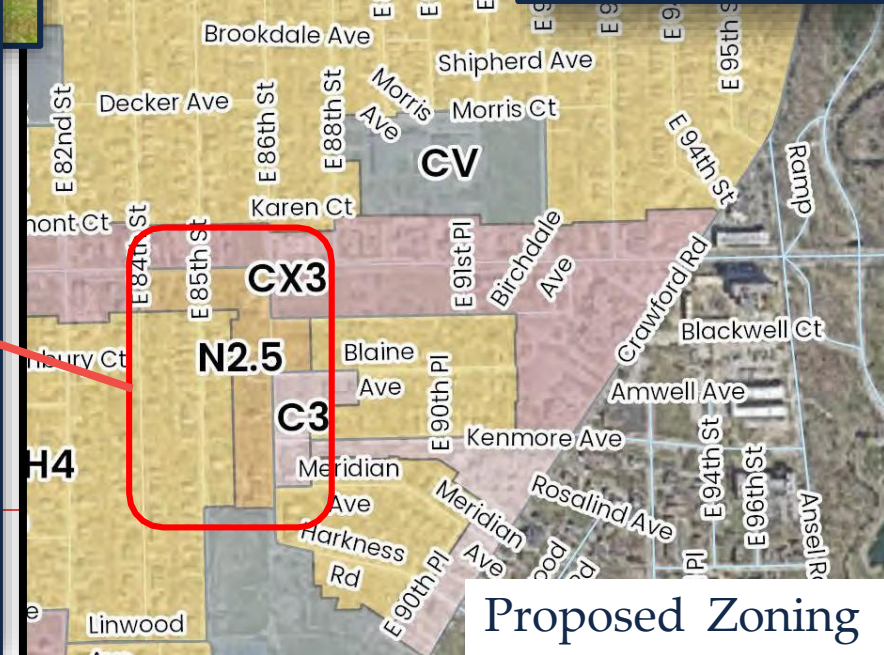
E 87th St



Current Zoning



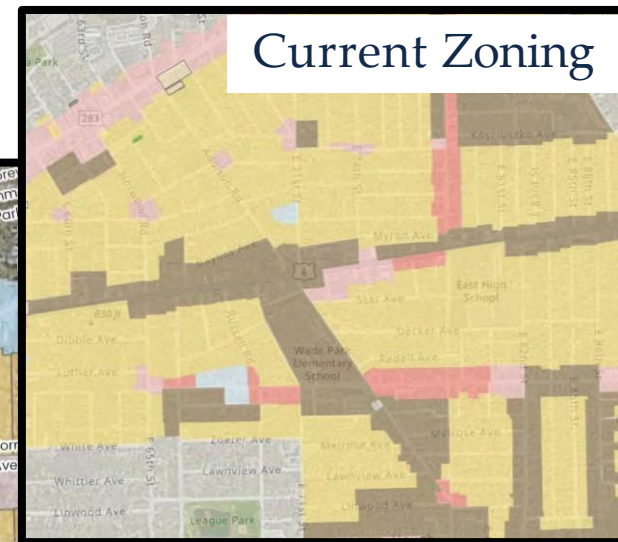
E 86th St & Meridian Ave



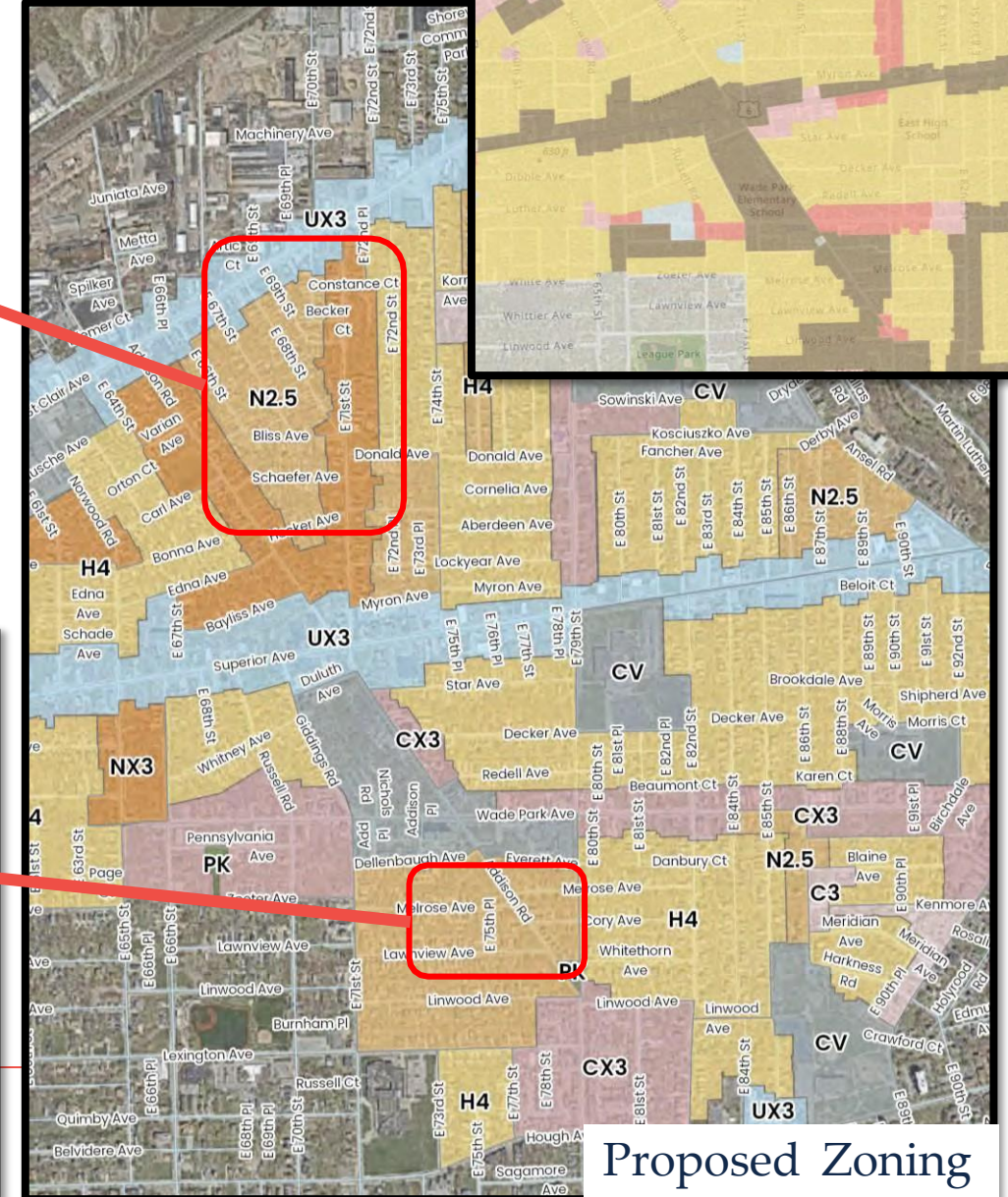
Proposed Zoning



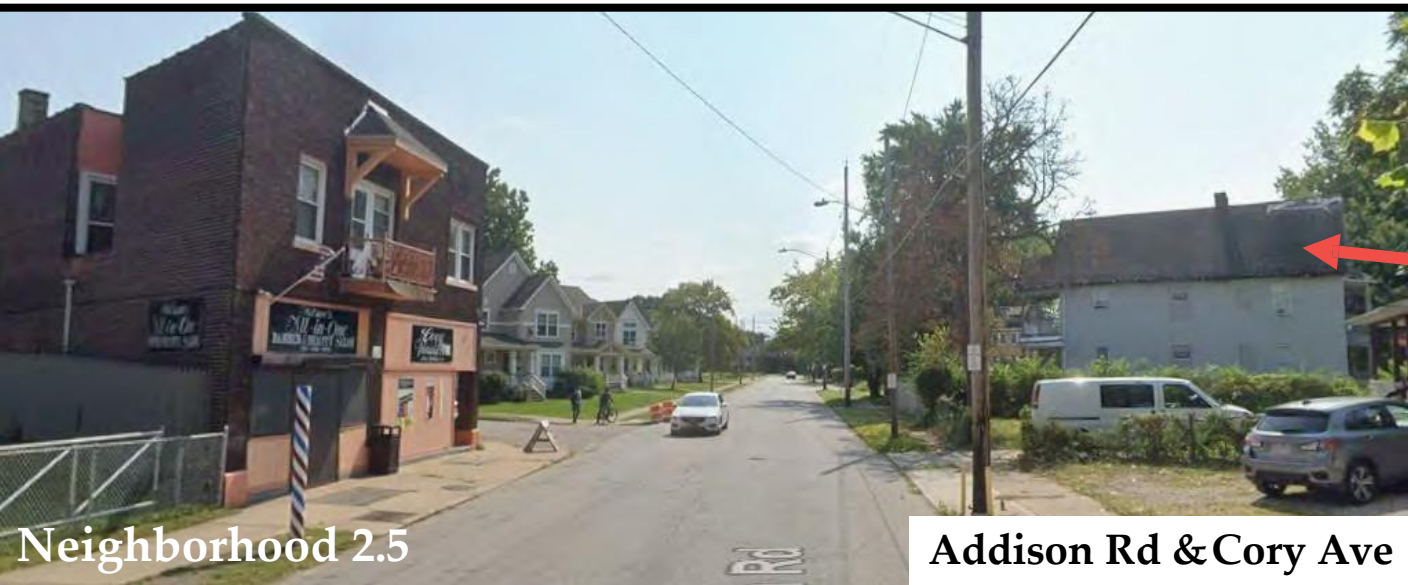
E 68th St



Current Zoning



Proposed Zoning

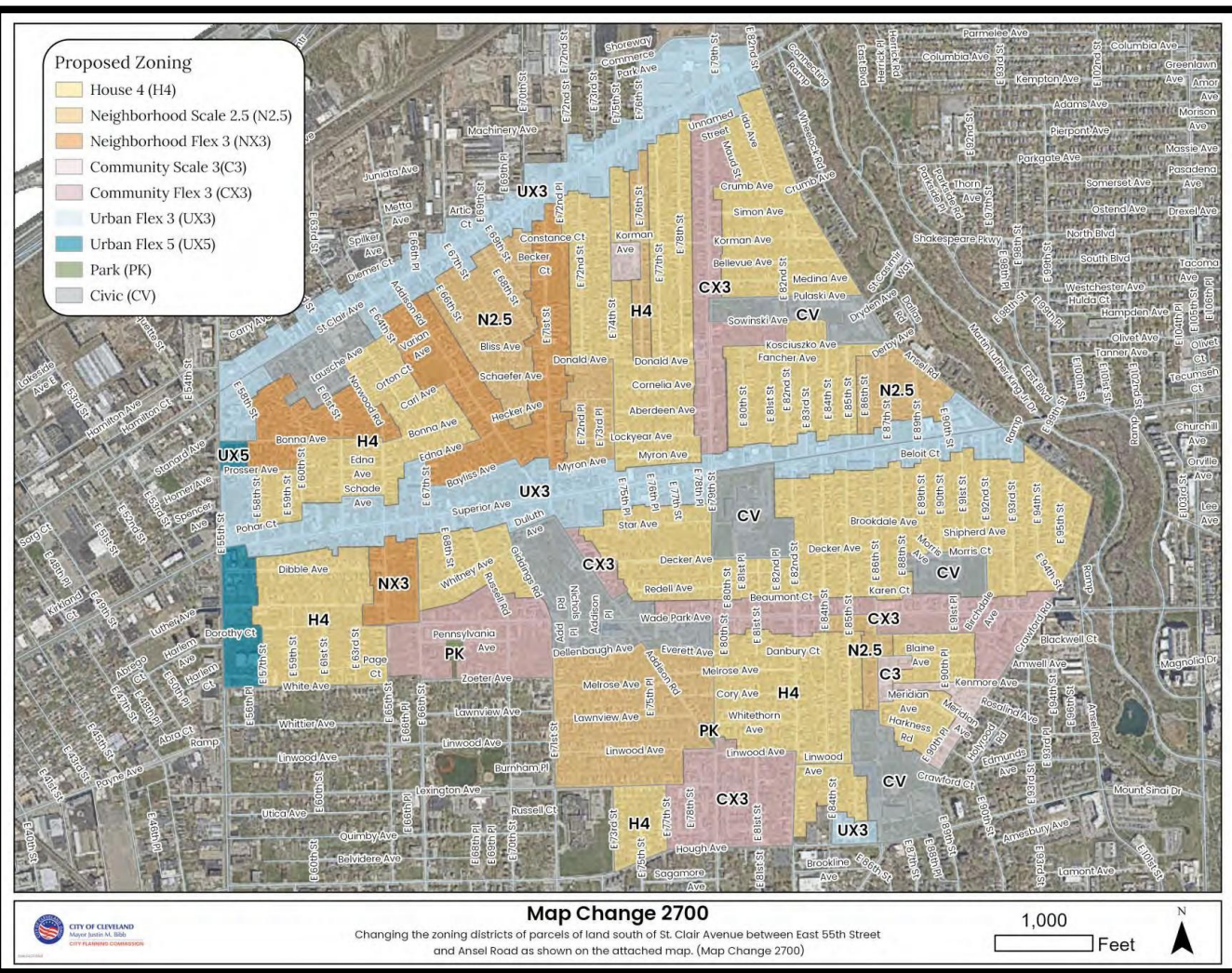


Addison Rd & Cory Ave

Neighborhood 2.5

Neighborhood Flex 3 (NX3)

- Existing Zoning 2F, MF, SI
- Low intensity housing with small scale neighborhood amenities



NX3

8 dwellings units

15' site width

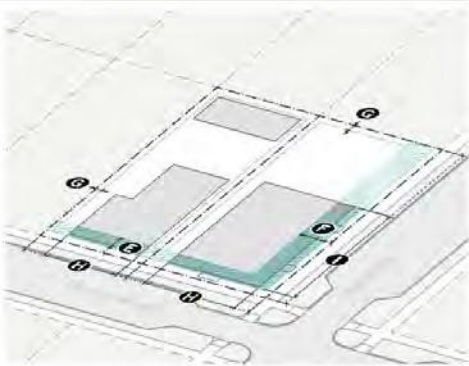
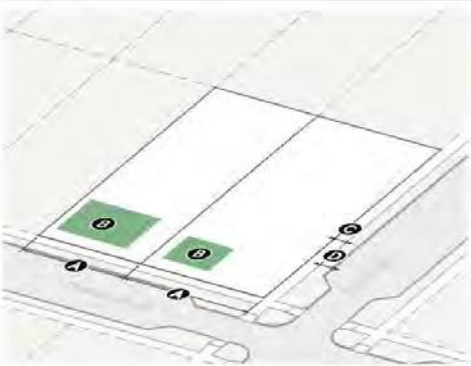
3 stories/42' in height

40' building width

Allows limited small-scale commercial

Neighborhood Flex 3: A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses and small apartments, supporting and within walking distance of neighborhood-serving retail, food and service uses. The Neighborhood-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent.

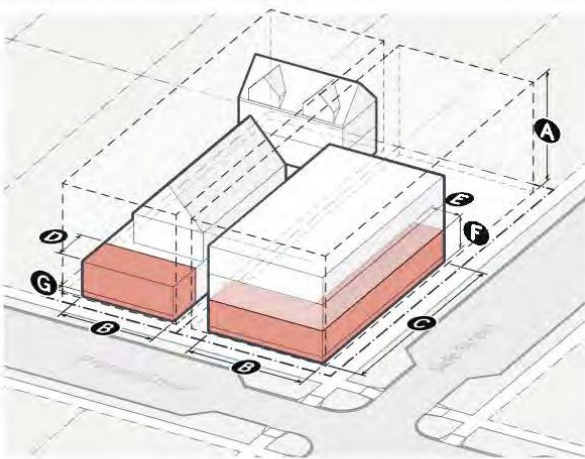
A. SITE



1. Size		2.2.2
A Width (min)	Front access	35'
	Side/rear access	15'
2. Dwelling Units		2.2.3
Max per site		Unlimited
3. Amenity		2.2.4
B Outdoor amenity space (min)		10%
4. Walls & Fences		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 6'
Side/rear yard height (max)		Type C5 6'
5. Streetscape		2.2.6
C Pedestrian zone (min)		Match context
D Furniture zone (min)		Match context
Planting strip type		Tree lawn/ Raised curb planter
Trees in planting strip		Required (2.2.6(F))

6. Setbacks		2.2.7
E Primary street boundary line (min/max)		5'/15'
F Side street boundary line (min/max)		3'/15'
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. Transitions		2.2.8
Setback from transition boundary line		10'
8. Street Build-Out		2.2.9
H Primary street (min)		65%
I Side street (min)		40%
9. Parking Location		2.2.10
Front/side street yard		Not allowed
Side yard		Not allowed
Rear yard		Allowed

B. BUILDING



1. Massing		2.2.11
A Height (max stories/feet)		3/42'
	Width (max)	
B Primary street		40'
C Side street		90'
Active depth (min)		
D Primary street		15'
E Side street		9'
Dwelling units per building (max)		8
2. Story Height		2.2.12
F Ground story height (min)		10'
G Ground floor elevation (min/max)		
Residential		2'/5'
Nonresidential		-1'/5.5'



3. Windows		Primary St.	Side St.
		2.2.13	
H Ground story (min)	Residential	35%	30%
	Nonresidential	50%	30%
I Upper story (min)		15%	15%
J Blank wall width (max)		15'	25'
4. Doors		2.2.14	
K Street-facing entry spacing (max)		30'	50'

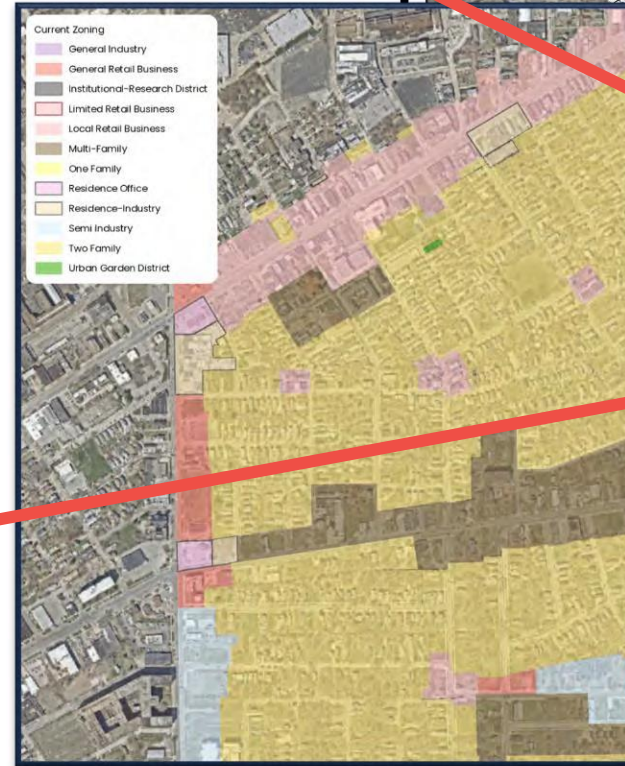
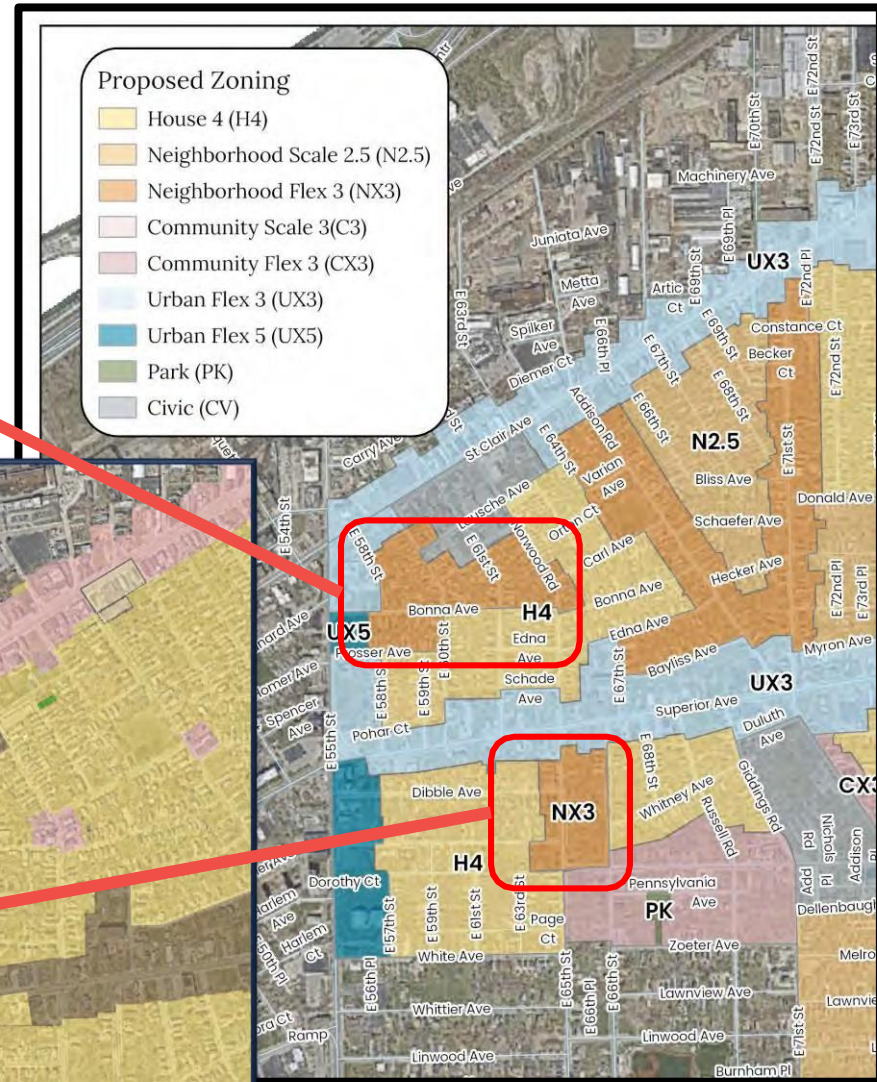


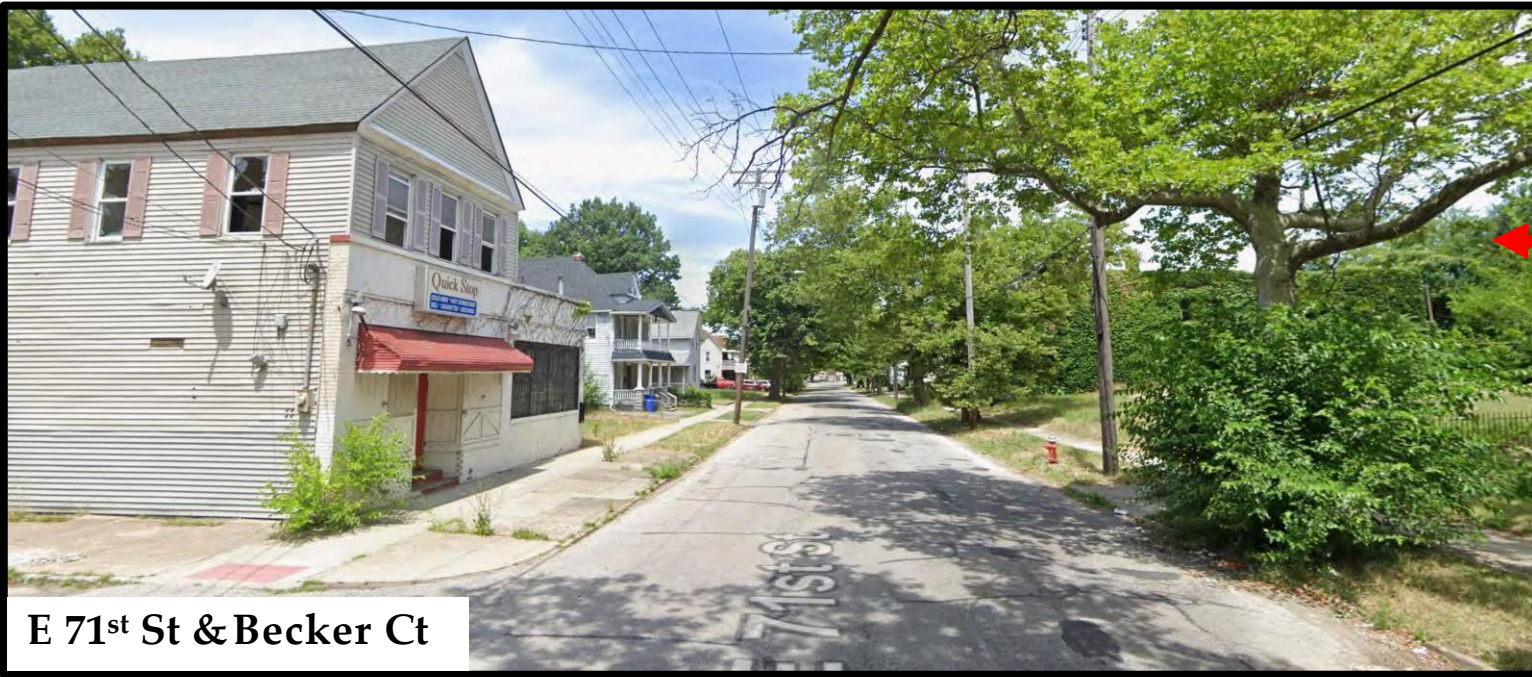
Neighborhood Flex 3

E 60th St. & Bonna Ave

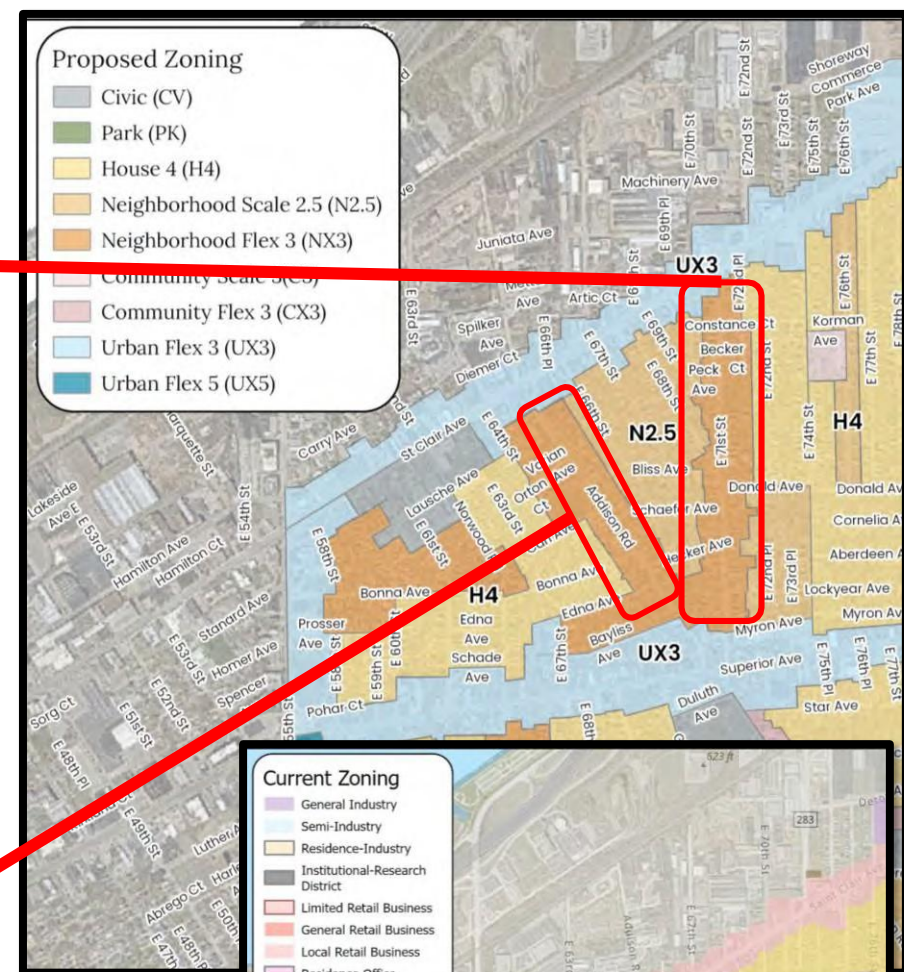


E 66th St





E 71st St & Becker Ct



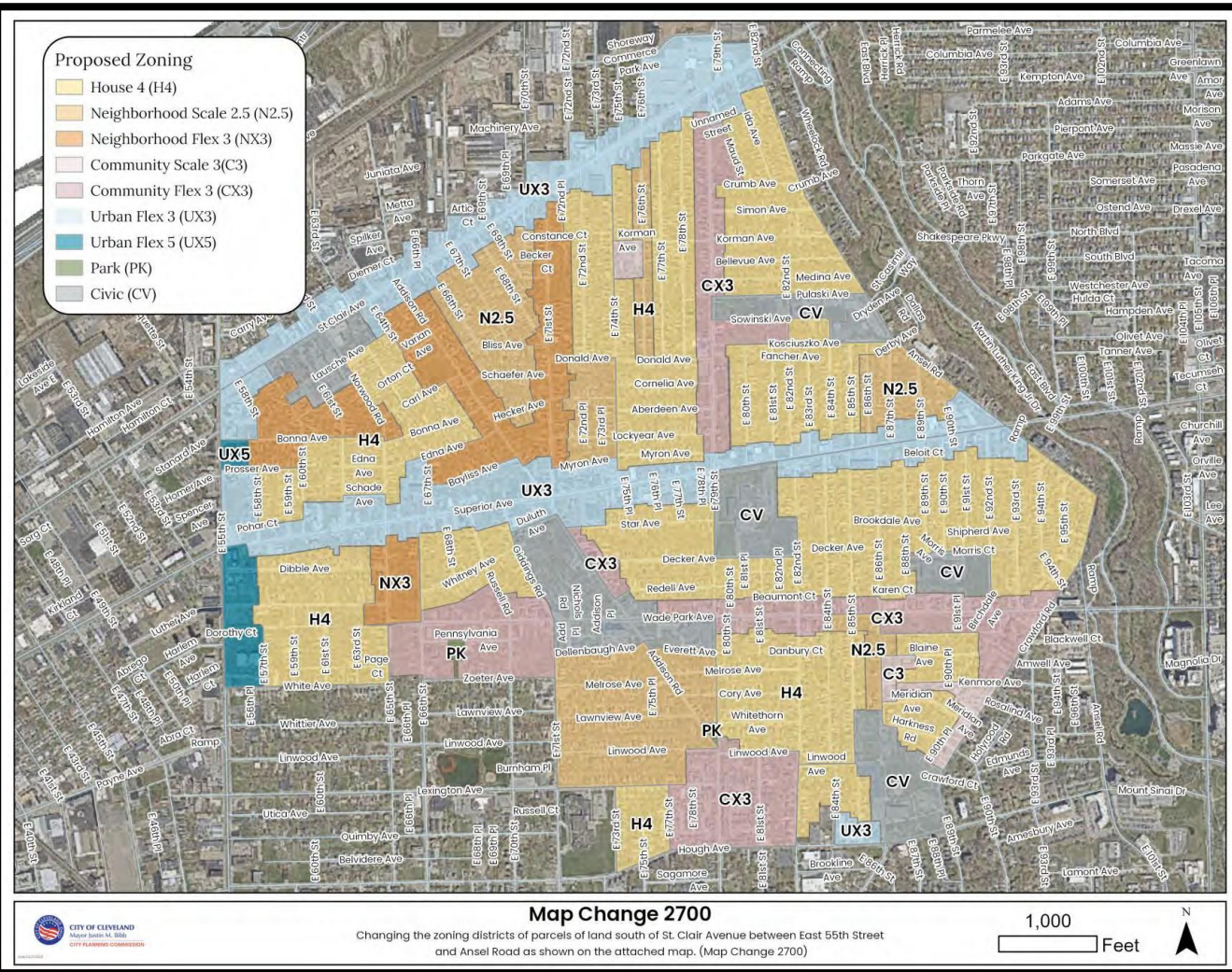
Addison Rd

Neighborhood Flex 3



Community 3 (C3)

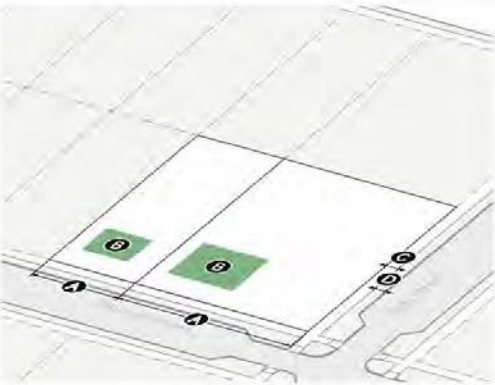
- Existing Zoning MF, LR, GR, LLR
- Diversity of housing typologies



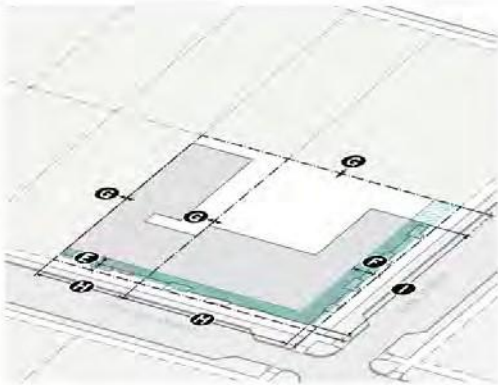
C3
No density restrictions
15' side width
3 stories/42' in height
175' building width

Community 3: A walkable neighborhood environment intended to accommodate a variety of medium-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses up to larger apartment complexes supporting and within walking distance of neighborhood-serving retail, food and service uses.

A. SITE

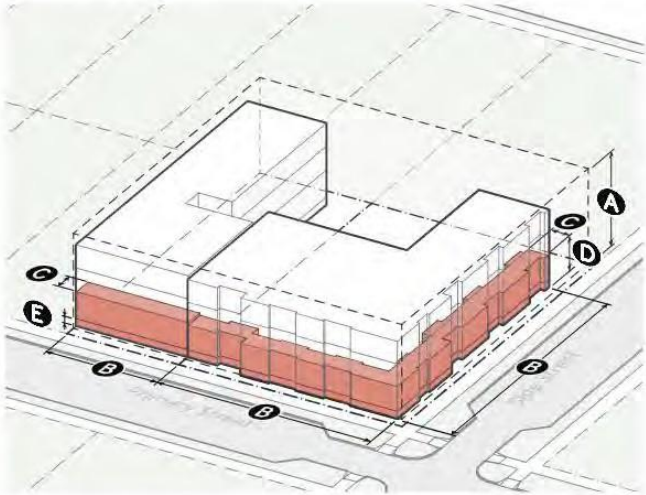


1. Size	2.2.2
A Width (min)	
Front access	35'
Side/rear access	15'
2. Dwelling Units	2.2.3
Max per site	Unlimited
3. Amenity	2.2.4
B Outdoor amenity space (min)	10%
4. Walls & Fences	2.2.5
Front yard height (max)	Type C4 6'
Side street yard height (max)	Type C4 6'
Side/rear yard height (max)	Type C5 6'
5. Streetscape	2.2.6
C Pedestrian zone (min)	7'
D Furniture zone (min)	6'
Planting strip type	Tree lawn/ Raised curb planter
Trees in planting strip	Required (2.2.6(F))



6. Setbacks	2.2.7
E Primary street boundary line (min/ max)	5'/15'
F Side street boundary line (min/ max)	3'/15'
G Rear/side boundary line (min)	0'
Alley boundary line	3' or 20' min
7. Transitions	2.2.8
Setback from transition boundary line (min)	10'
8. Street Build-Out	2.2.9
H Primary street (min)	75%
I Side street (min)	45%
9. Parking Location	2.2.10
No parking between the building and the street	

B. MASSING



1. Building	2.2.11
A Height (max stories/feet)	3/42'
B Width (max)	175'
C Active depth (min)	9'
Dwelling units per building (max)	Unlimited
2. Story Height	2.2.12
D Ground story height (min)	10'
E Ground floor elevation (min/max)	2'/5.5'

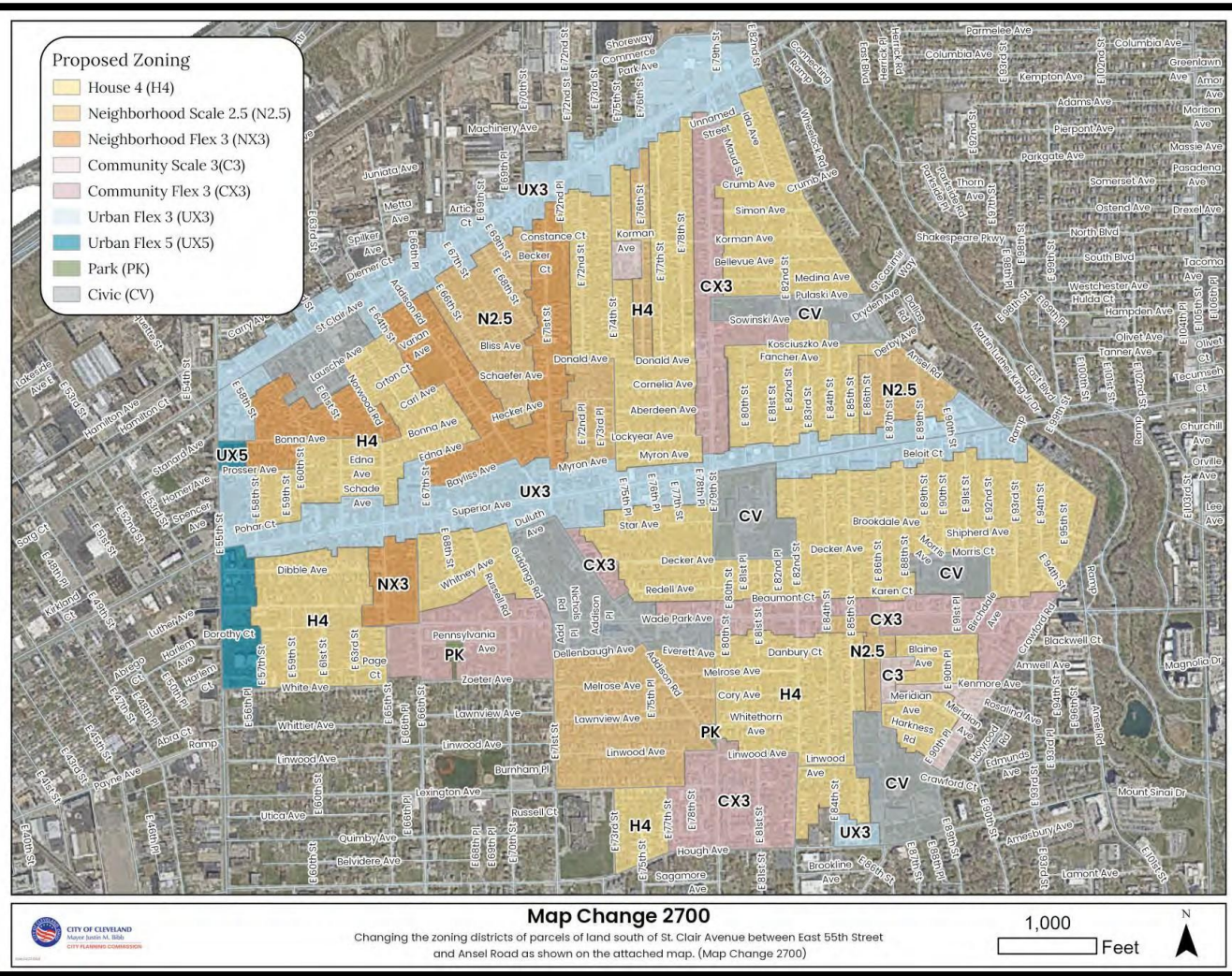


	Primary St.	Side St.
3. Windows	2.2.13	
F Ground story (min)	35%	30%
G Upper story (min)	15%	15%
H Blank wall width (max)	15'	25'
4. Doors	2.2.14	
I Street-facing entry spacing (max)	40'	60'



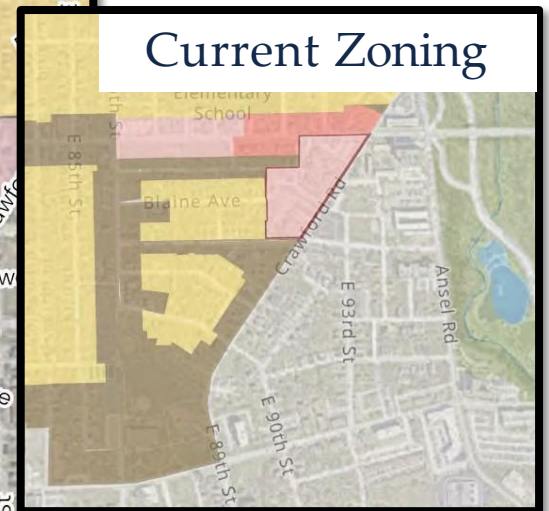
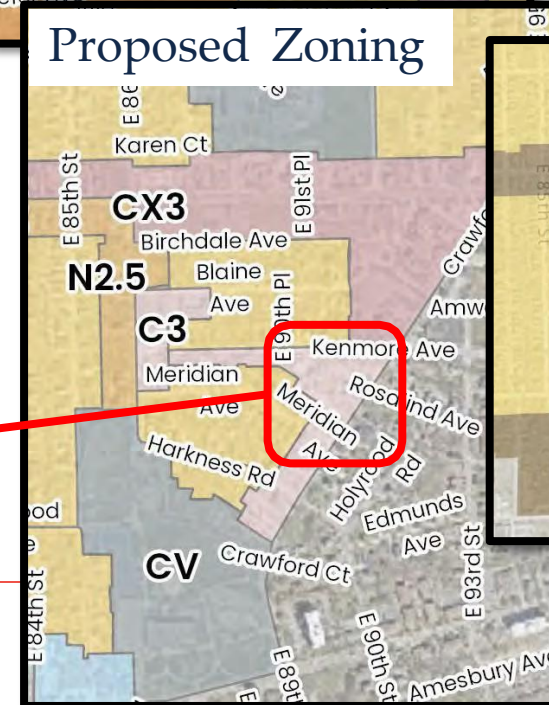
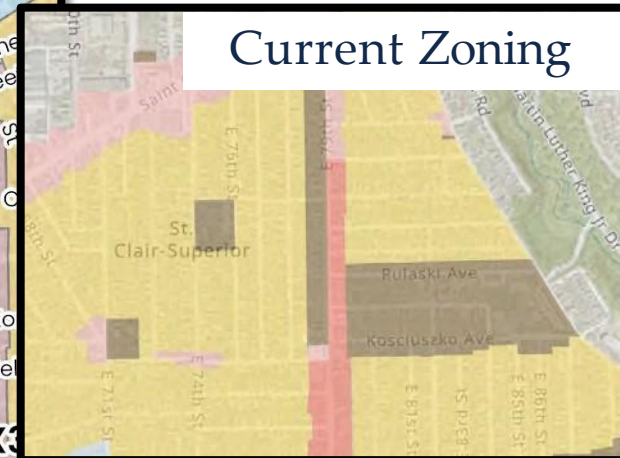
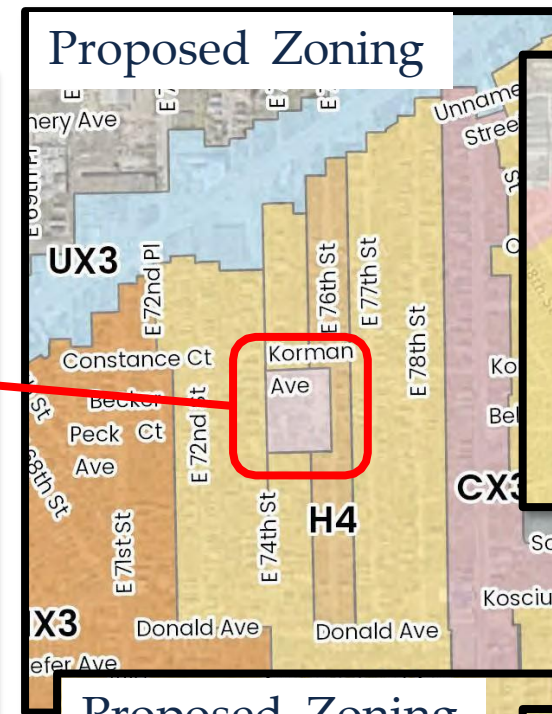
Community Flex 3 (CX3)

- Existing Zoning MF, LR, GR, LLR
- Medium intensity housing with community resources



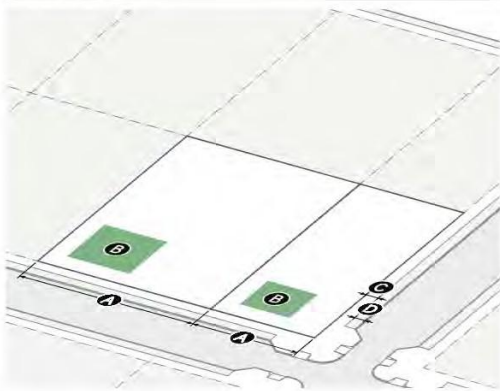
CX3
No density restrictions
15' side width
3 stories/42' in height
175' building width
Allows limited small-scale commercial

Community Flex 3: A walkable neighborhood environment intended to accommodate a variety of medium-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses up to larger apartment complexes supporting and within walking distance of neighborhood-serving retail, food and service uses. The Community-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent.

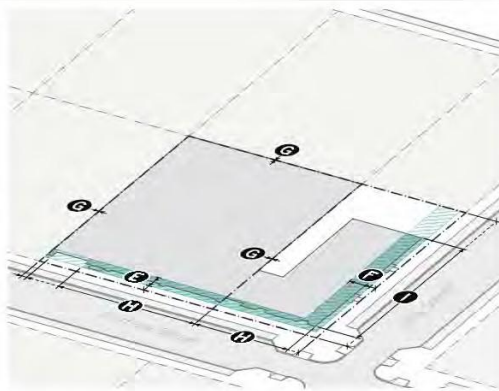


2.5.3. CX3 COMMUNITY FLEX 3

A. SITE



1. Size	2.2.2
A Width (min)	
Front access	35'
Side/rear access	15'
2. Dwelling Units	2.2.3
Max per site	Unlimited
3. Amenity	2.2.4
B Outdoor amenity space (min)	10%
4. Walls & Fences	2.2.5
Front yard height (max)	Type C4 6'
Side street yard height (max)	Type C4 6'
Side/rear yard height (max)	Type C5 6'
5. Streetscape	2.2.6
C Pedestrian zone (min)	7'
D Furniture zone (min)	6'
Planting strip type	Tree lawn/ Raised curb planter
Trees in planting strip	Required (2.2.6(F))



6. Setbacks	2.2.7
E Primary street boundary line (min/max)	5'/15'
F Side street boundary line (min/max)	3'/15'
G Rear/side boundary line (min)	0'
Alley boundary line	3' or 20' min
7. Transitions	2.2.8
Setback from transition boundary line (min)	10'
8. Street Build-Out	2.2.9
H Primary street (min)	75%
I Side street (min)	45%
9. Parking Location	2.2.10
No parking between the building and the street	

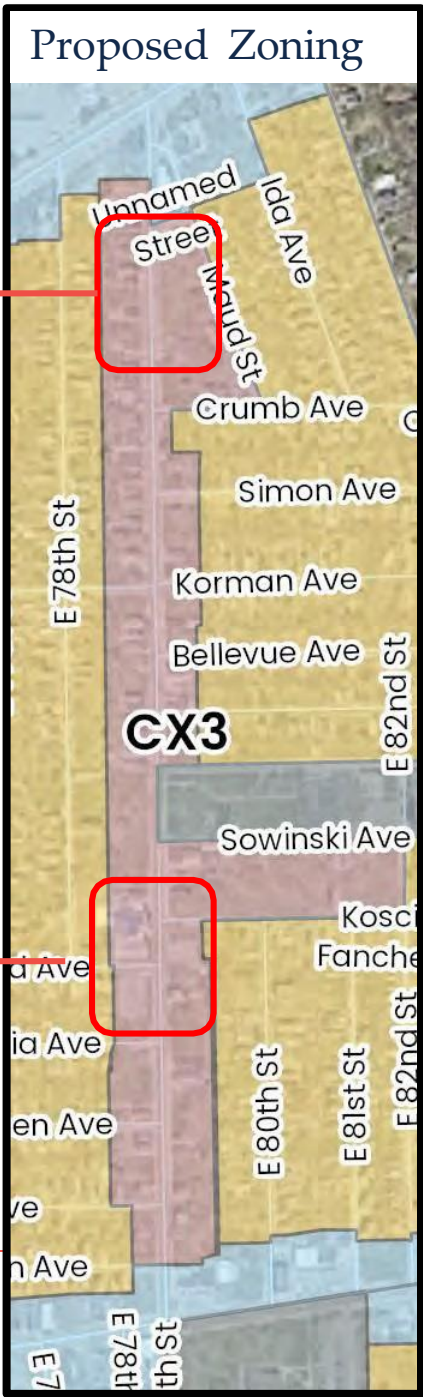
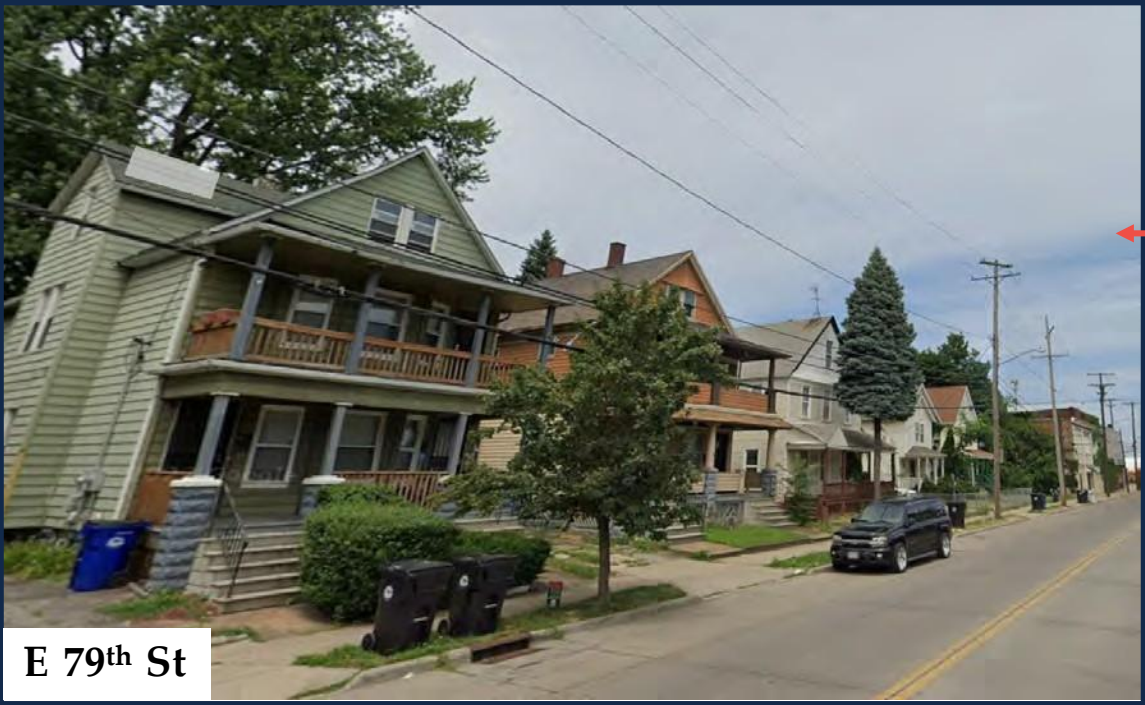
B. MASSING



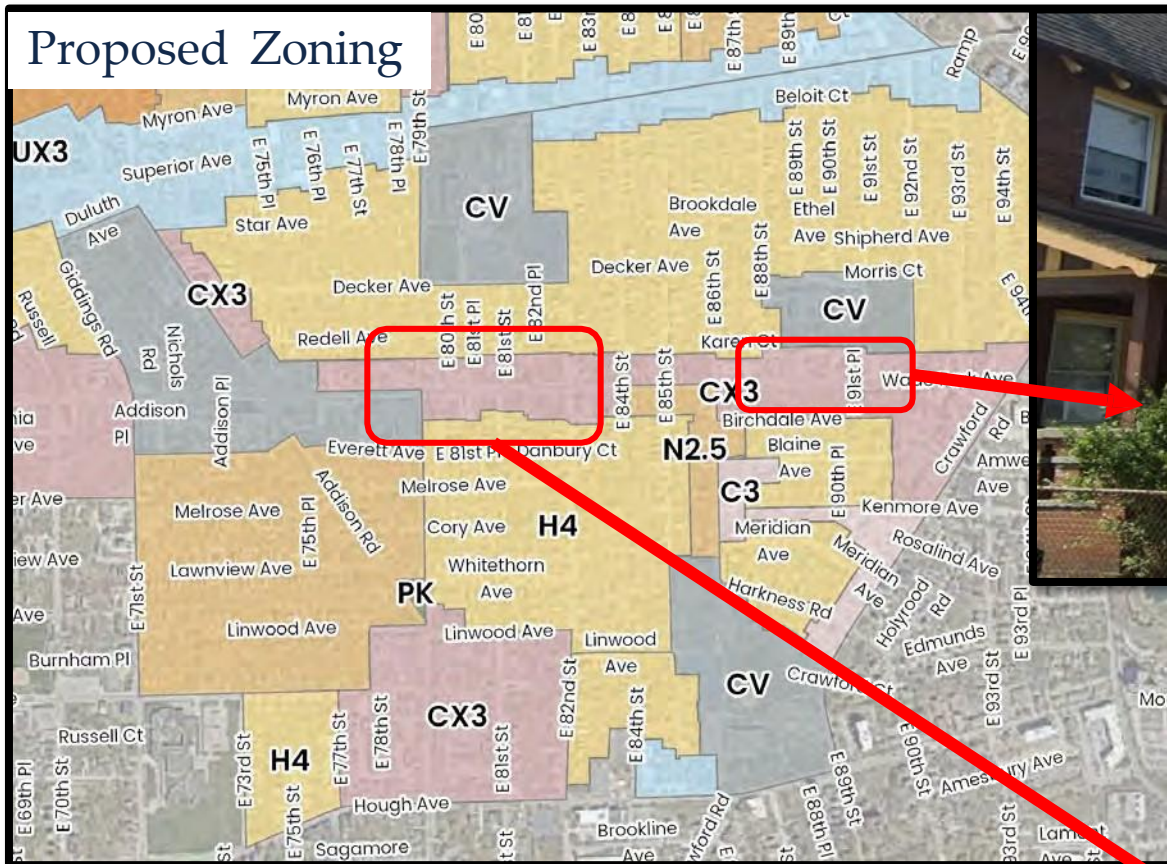
1. Building	2.2.11
A Height (max stories/feet)	3/42'
B Width (max)	175'
Active depth (min)	
C Primary street	15'
D Side street	9'
Dwelling units per building (max)	Unlimited
2. Story Height	2.2.12
E Ground story height (min)	10'
F Ground floor elevation (min/max)	
Residential	2'/5'
Nonresidential	-2'/5.5'



3. Windows	2.2.13	
G Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
H Upper story (min)	15%	15%
I Blank wall width (max)	15'	25'
4. Doors	2.2.14	
J Street-facing entry spacing (max)	40'	60'



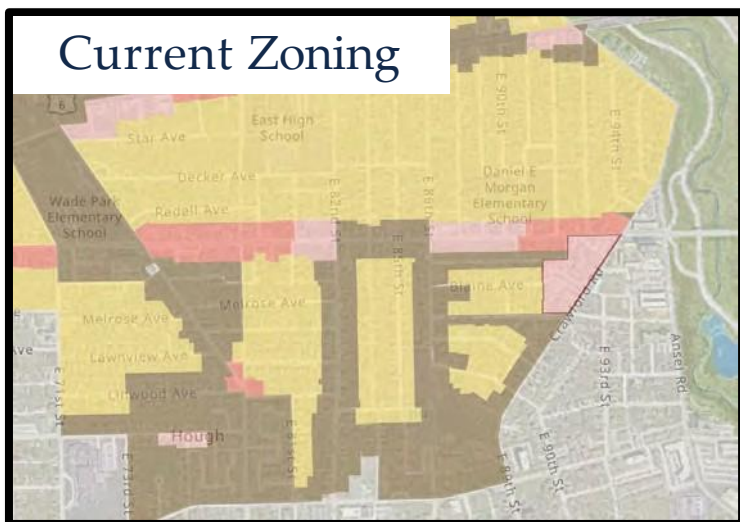
Proposed Zoning



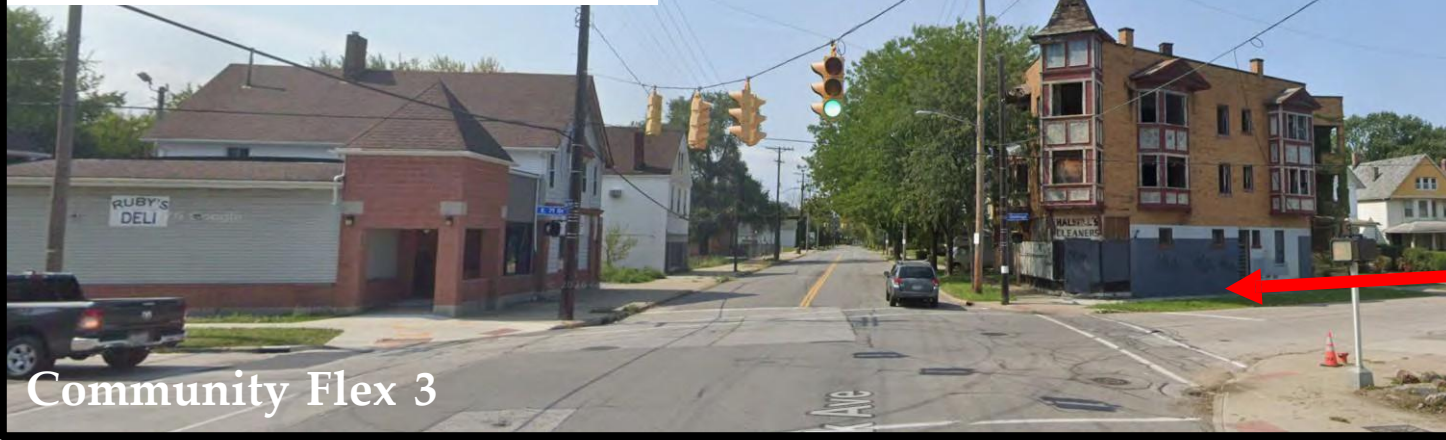
Wade Park Ave & Birchdale Ave



Current Zoning

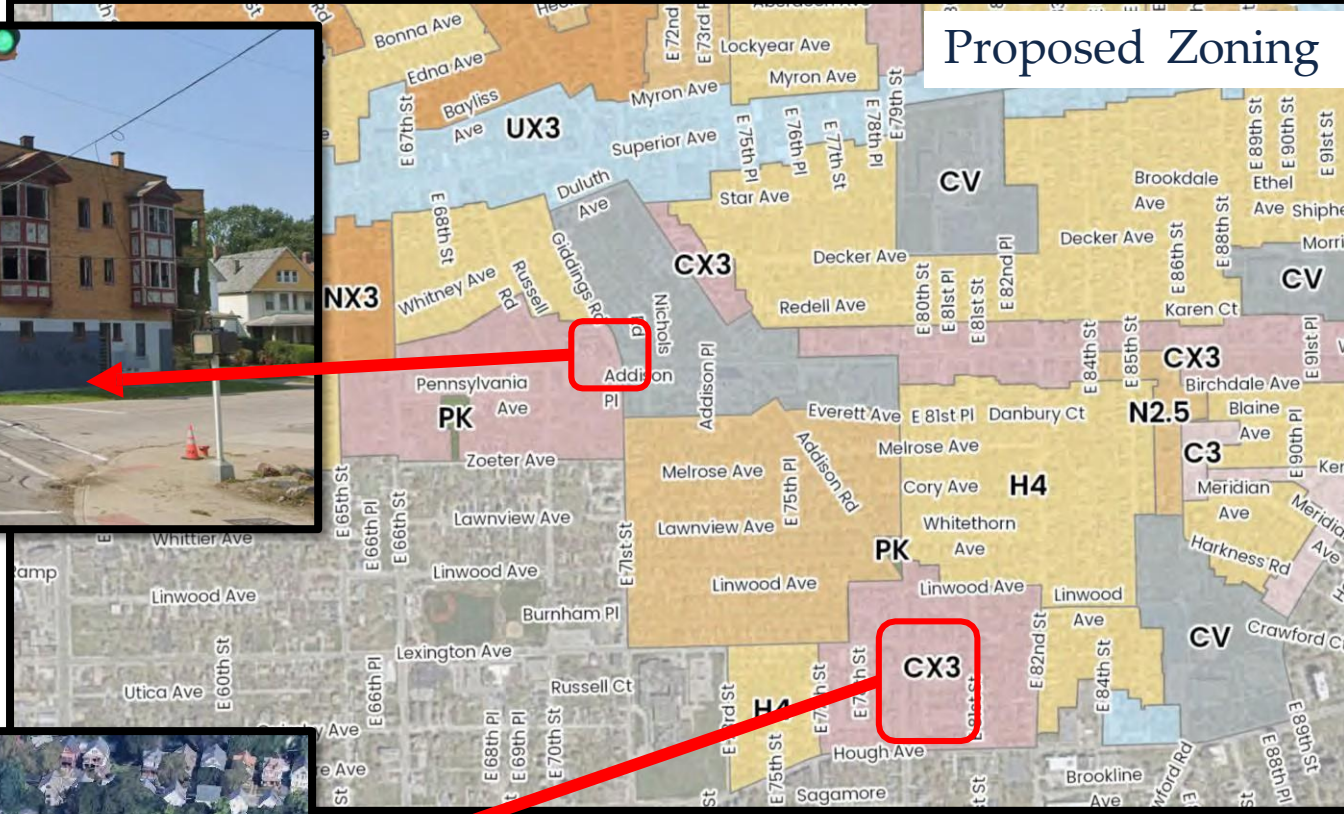


Wade Park Ave & Giddings Rd



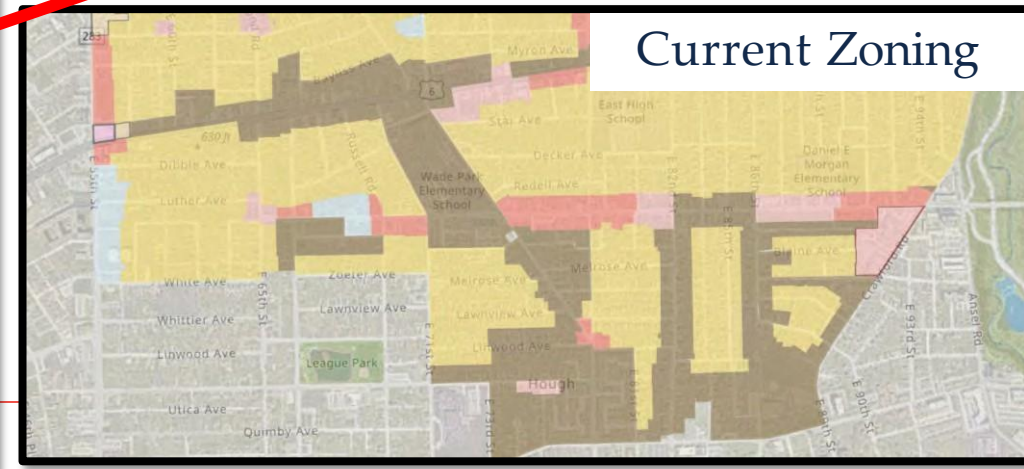
Community Flex 3

Proposed Zoning



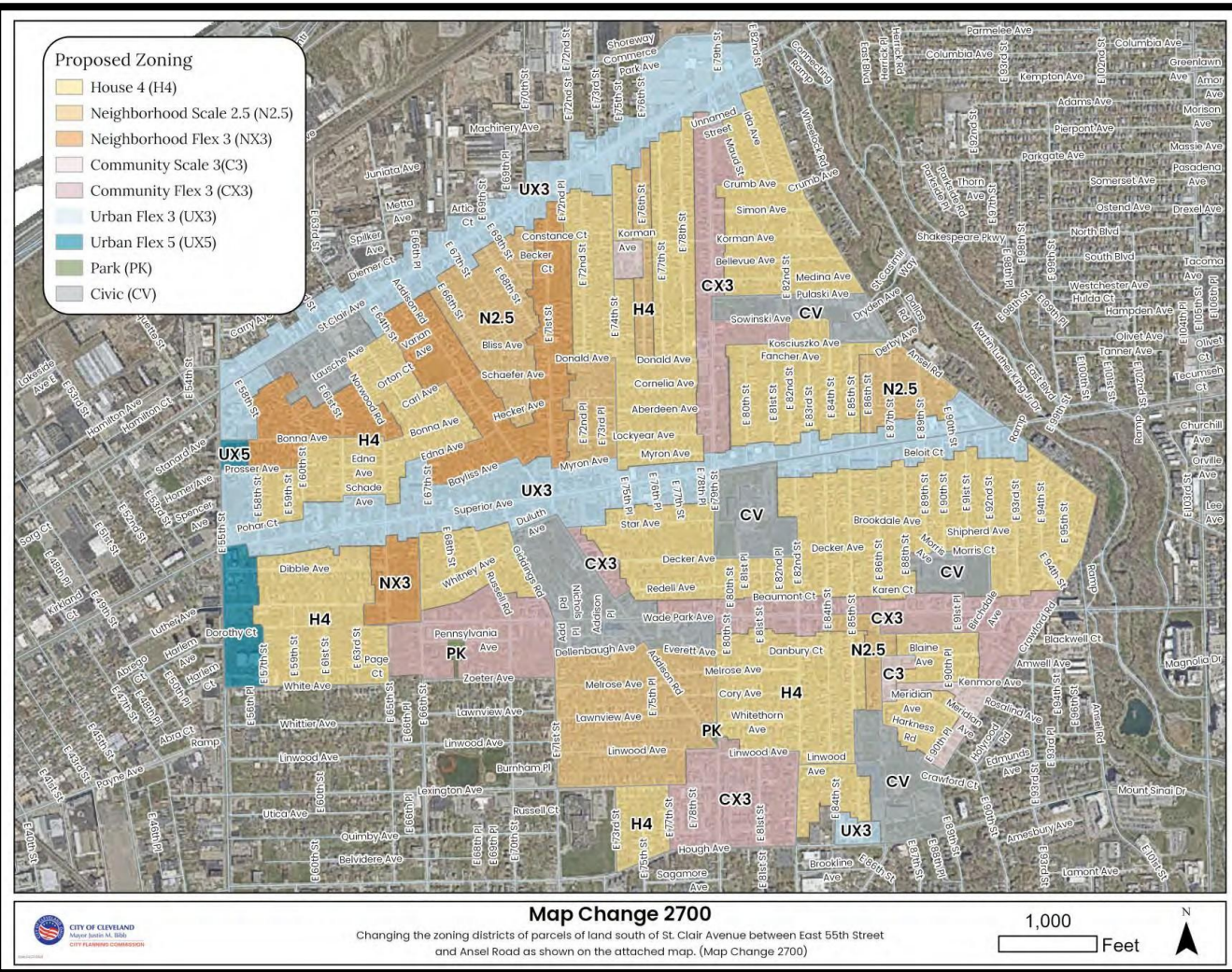
E 79th St & Hough Ave

Current Zoning



Urban Flex 3 & 5 (UX3 & UX5)

- Existing Zoning (MF, LR, GR, LLR) uses/Residential Districts
- Mixed use- neighborhood retail



UX3

No density restrictions
15' site width
3 stories/42' in height
275' building width

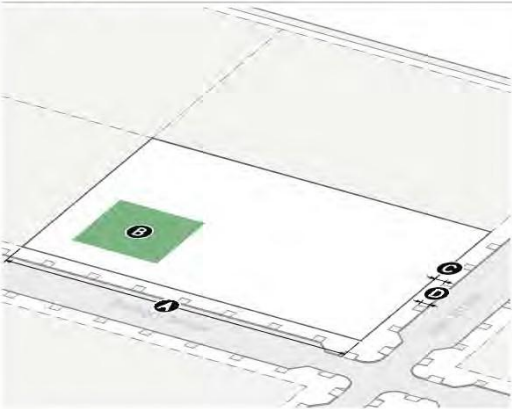


UX5

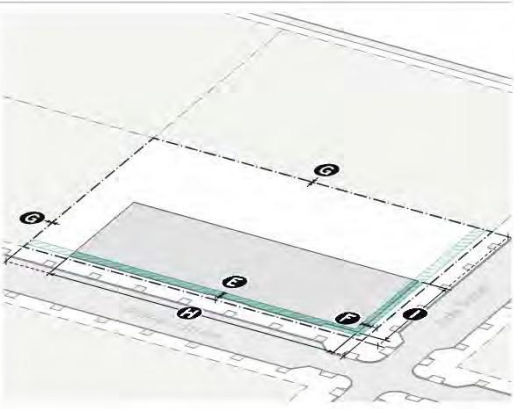
No density restrictions
15' site width
5 stories/68' in height
275' building width

Urban Flex 3 & 5: 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.

A. SITE

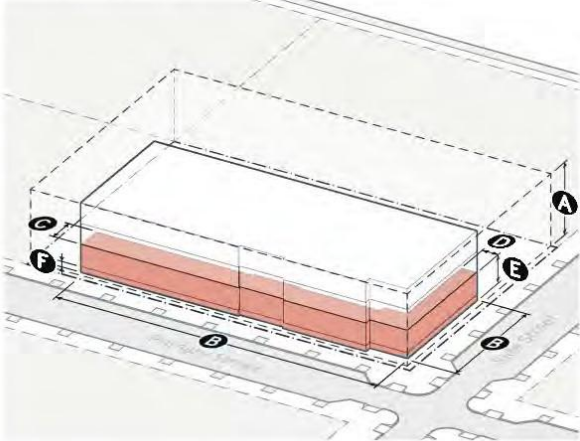


1. Size	2.2.2
A Width (min)	
Front access	35'
Side/rear access	15'
2. Dwelling Units	2.2.3
Max per site	Unlimited
3. Amenity	2.2.4
B Outdoor amenity space (min)	10%
4. Walls & Fences	2.2.5
Front yard height (max)	Type C4 6'
Side street yard height (max)	Type C4 6'
Side/rear yard height (max)	Type C6 8'
5. Streetscape	2.2.6
C Pedestrian zone (min)	7'
D Furniture zone (min)	6'
Planting strip type	Raised curb planter
Trees in planting strip	Required (2.2.6(F))



6. Setbacks	2.2.7
E Primary street boundary line (min/max)	3'/10'
F Side street boundary line (min/max)	3'/10'
G Rear/side boundary line (min)	0'
Alley boundary line	3' or 20' min
7. Transitions	2.2.8
Setback from transition boundary line (min)	10'
8. Street Build-Out	2.2.9
H Primary street (min)	75%
I Side street (min)	45%
9. Parking Location	2.2.10
No parking between the building and the street	

B. MASSING

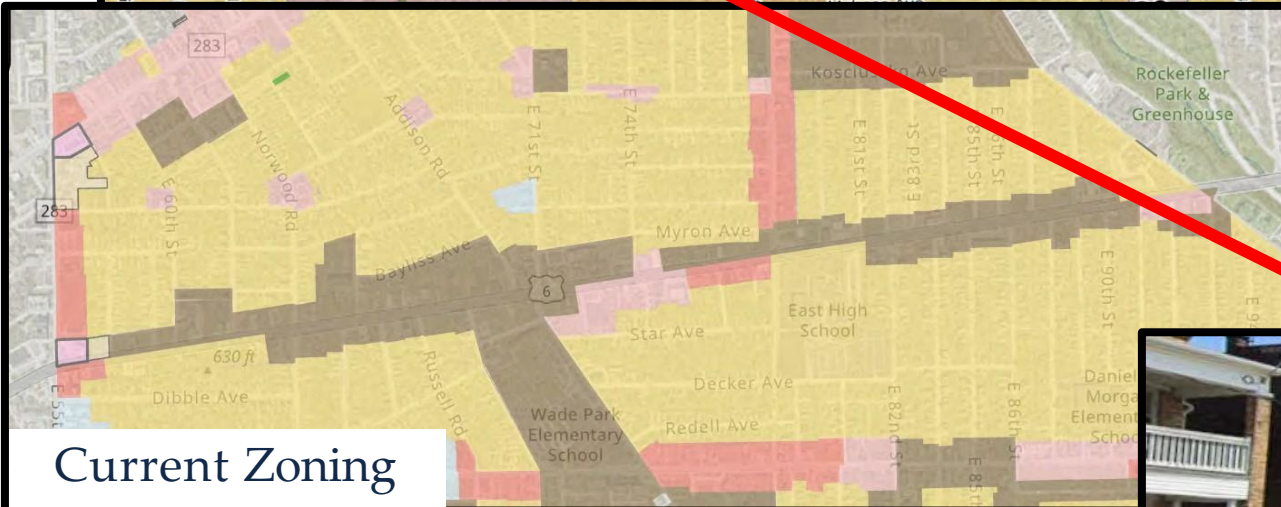
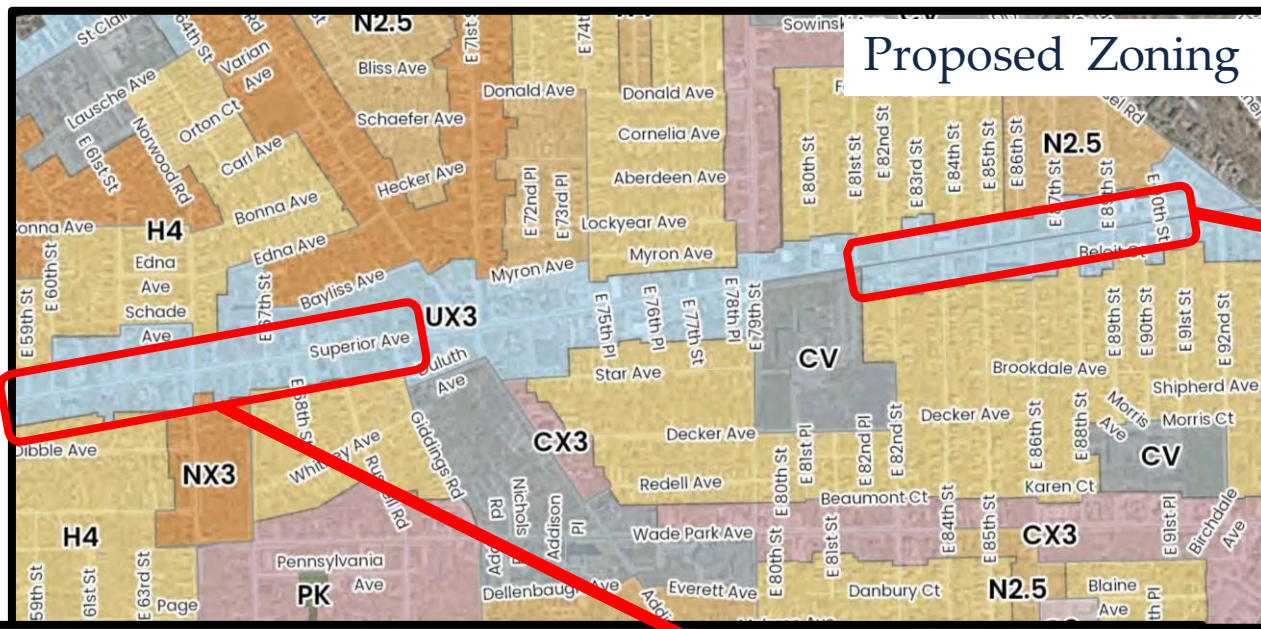


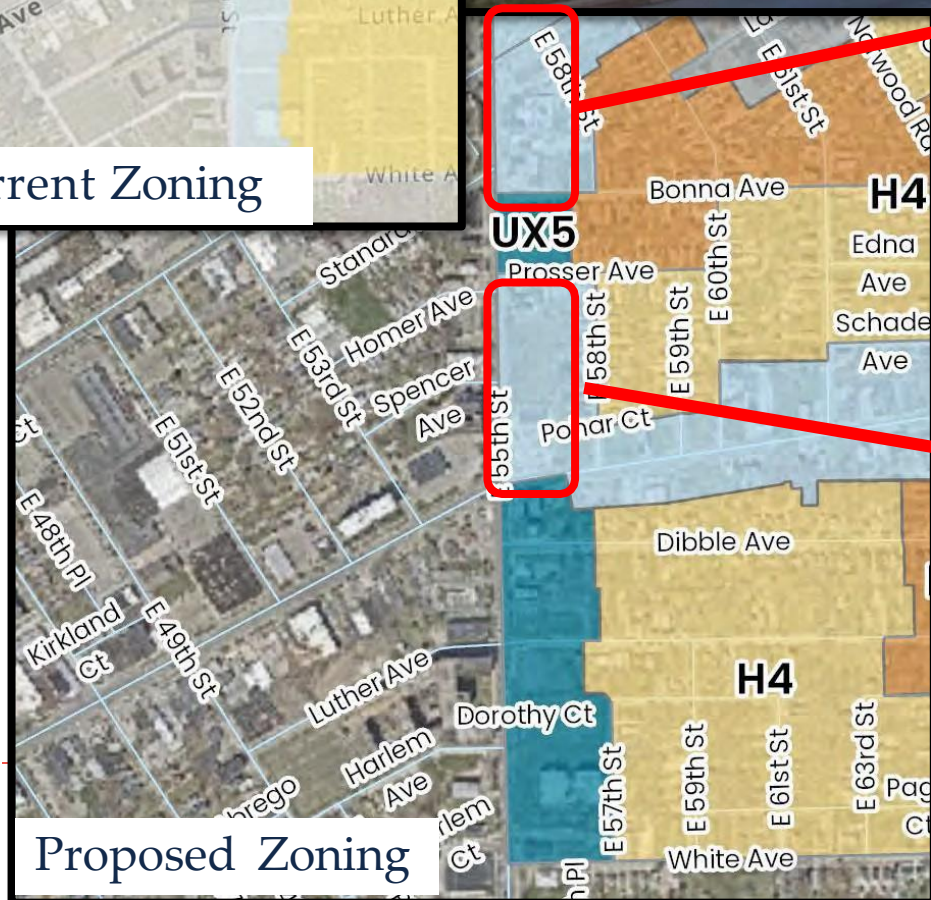
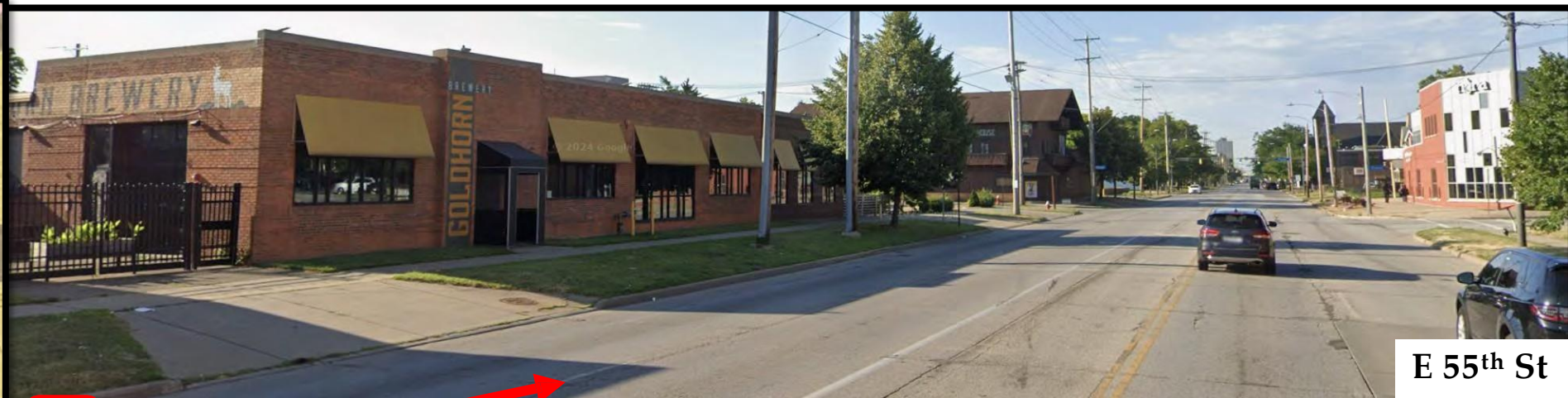
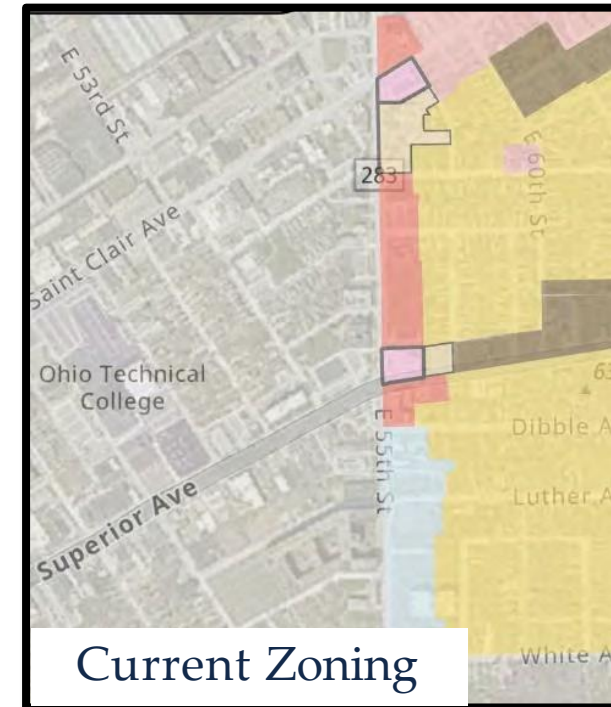
1. Building	2.2.11
A Height (max stories/feet)	3/42'
B Width (max)	275'
Active depth (min)	
C Primary street	15'
D Side street	9'
Dwelling units per building (max)	Unlimited
2. Story Height	2.2.12
E Ground story height (min)	
Residential	10'
Nonresidential	12'
F Ground floor elevation (min/max)	
Residential	2'/5.5'
Nonresidential	-2'/5.5'



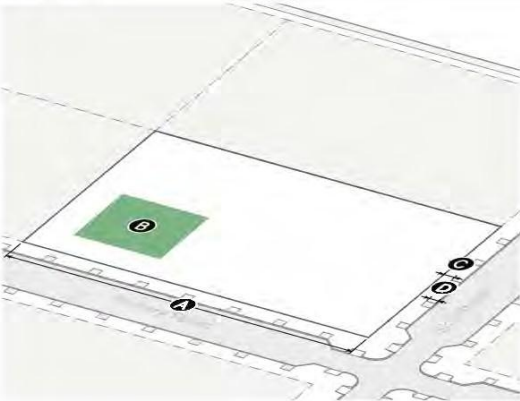
	Primary St.	Side St.
3. Windows	2.2.13	
G Ground story (min)		
Residential	35%	30%
Nonresidential	50%	35%
H Upper story (min)	15%	15%
I Blank wall width (max)	20'	30'
4. Doors	2.2.14	
J Street-facing entry spacing (max)	75'	100'



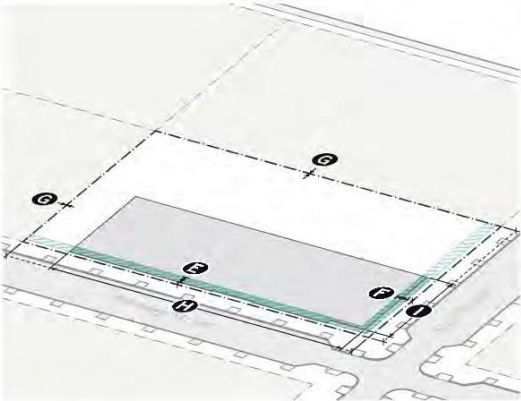




A. SITE

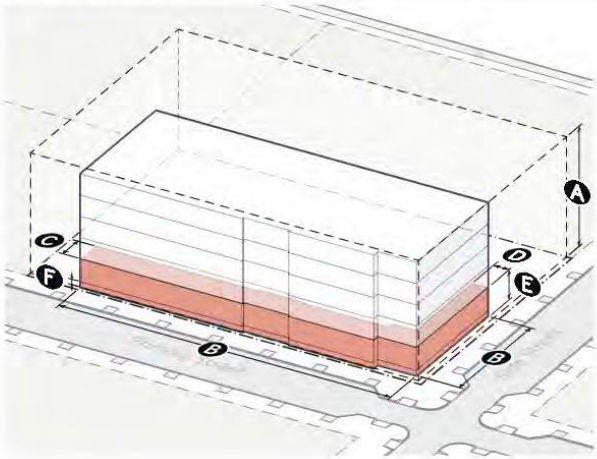


1. Size	2.2.2
A Width (min)	
Front access	35'
Side/rear access	15'
2. Dwelling Units	2.2.3
Max per site	Unlimited
3. Amenity	2.2.4
B Outdoor amenity space (min)	10%
4. Walls & Fences	2.2.5
Front yard height (max)	Type C4 6'
Side street yard height (max)	Type C4 6'
Side/rear yard height (max)	Type C6 8'
5. Streetscape	2.2.6
C Pedestrian zone (min)	7'
D Furniture zone (min)	6'
Planting strip type	Raised curb planter
Trees in planting strip	Required (2.2.6(F))



6. Setbacks	2.2.7
E Primary street boundary line (min/max)	3'/10'
F Side street boundary line (min/max)	3'/10'
G Rear/side boundary line (min)	0'
Alley boundary line	3' or 20' min
7. Transitions	2.2.8
Setback from transition boundary line (min)	10'
8. Street Build-Out	2.2.9
H Primary street (min)	75%
I Side street (min)	45%
9. Parking Location	2.2.10
No parking between the building and the street	

B. MASSING

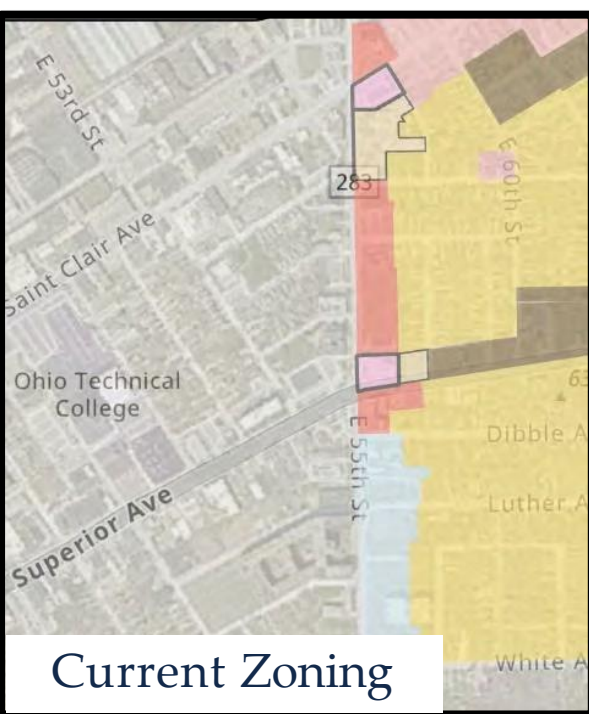


1. Building	2.2.11
A Height (max stories/feet)	5/68'
B Width (max)	275'
Active depth (min)	
C Primary street	15'
D Side street	9'
Dwelling units per building (max)	Unlimited
2. Story Height	2.2.12
E Ground story height (min)	
Residential	10'
Nonresidential	12'
F Ground floor elevation (min/max)	
Residential	2'/5.5'
Nonresidential	-2'/5.5'

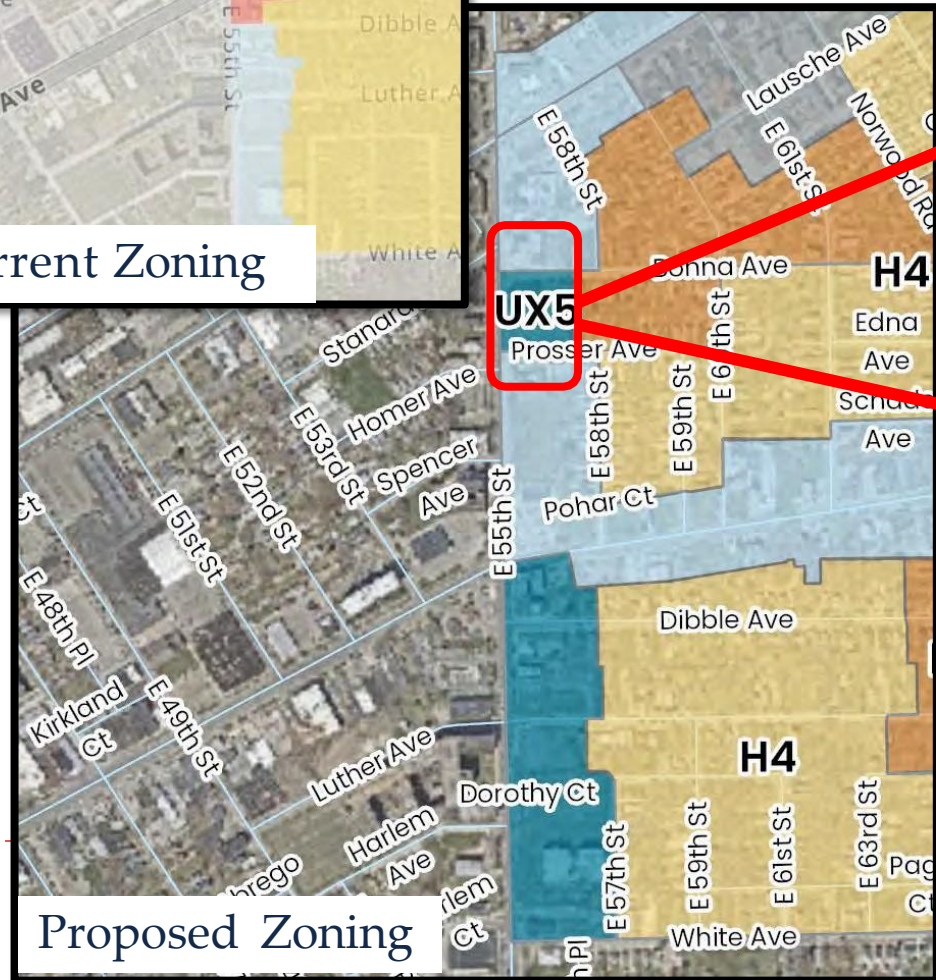


	Primary St.	Side St.
3. Windows	2.2.13	
G Ground story (min)		
Residential	35%	30%
Nonresidential	50%	35%
H Upper story (min)	15%	15%
I Blank wall width (max)	20'	30'
4. Doors	2.2.14	
J Street-facing entry spacing (max)	75'	100'





Current Zoning



Proposed Zoning



E 55th St & Bonna Ave

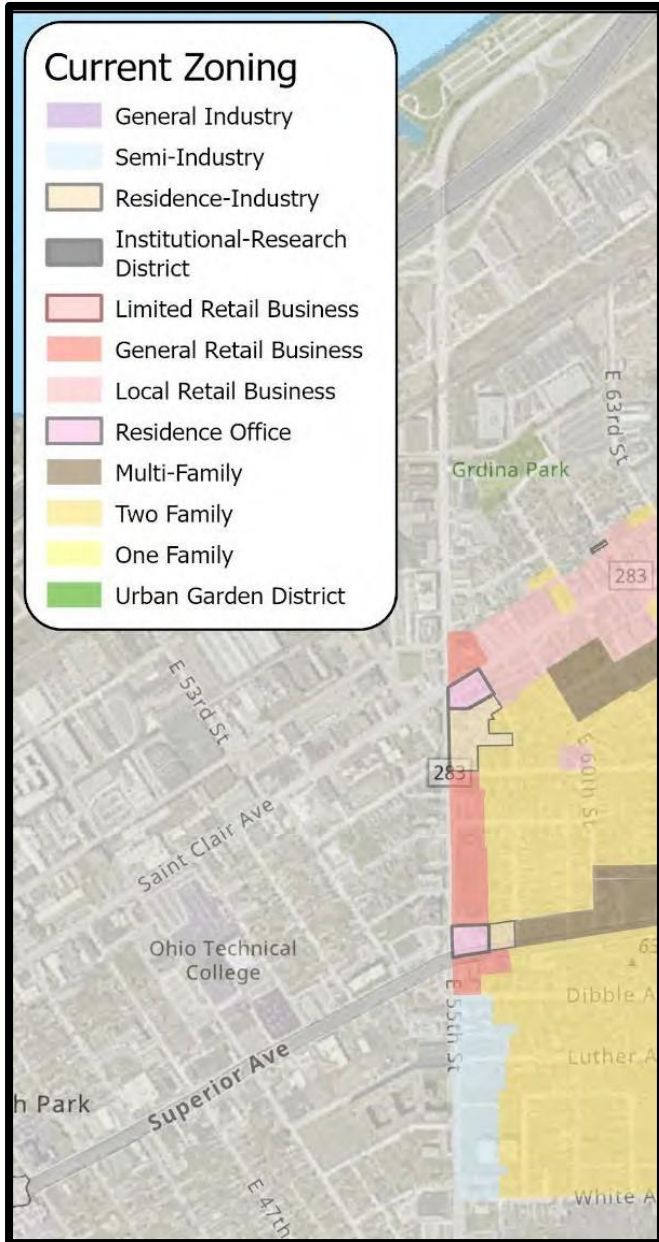


Urban Flex 5

E 55th St

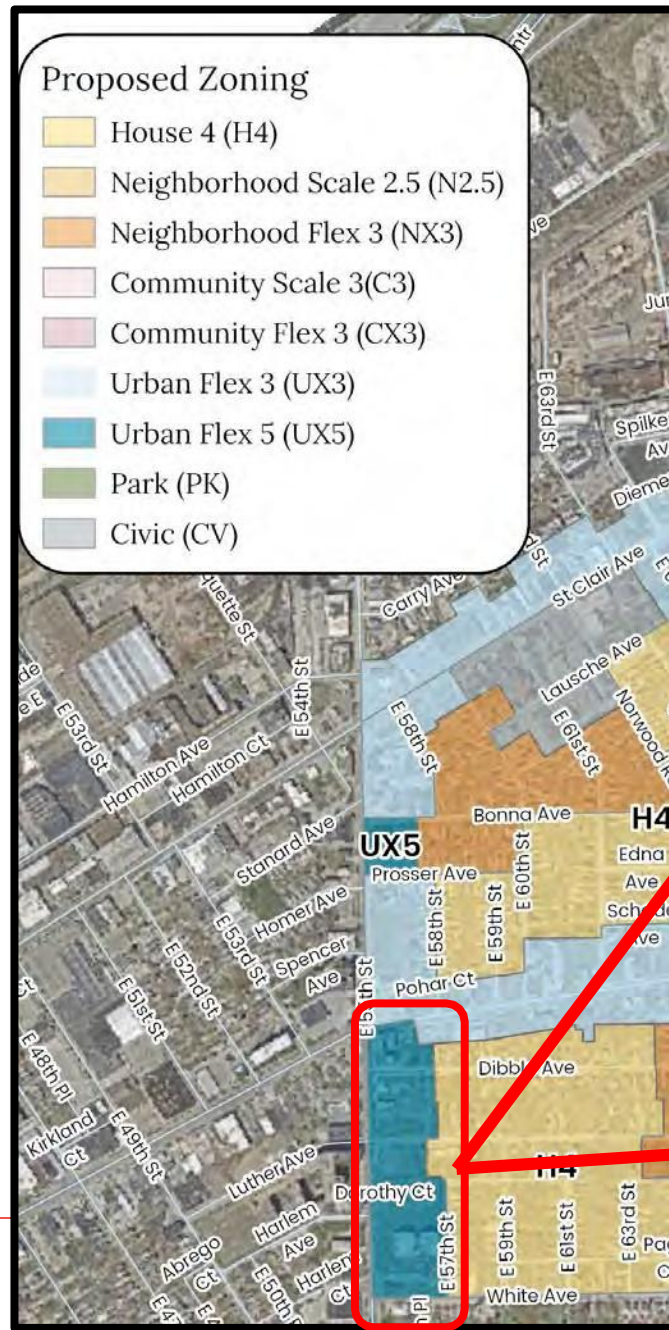
Current Zoning

- General Industry
- Semi-Industry
- Residence-Industry
- Institutional-Research District
- Limited Retail Business
- General Retail Business
- Local Retail Business
- Residence Office
- Multi-Family
- Two Family
- One Family
- Urban Garden District



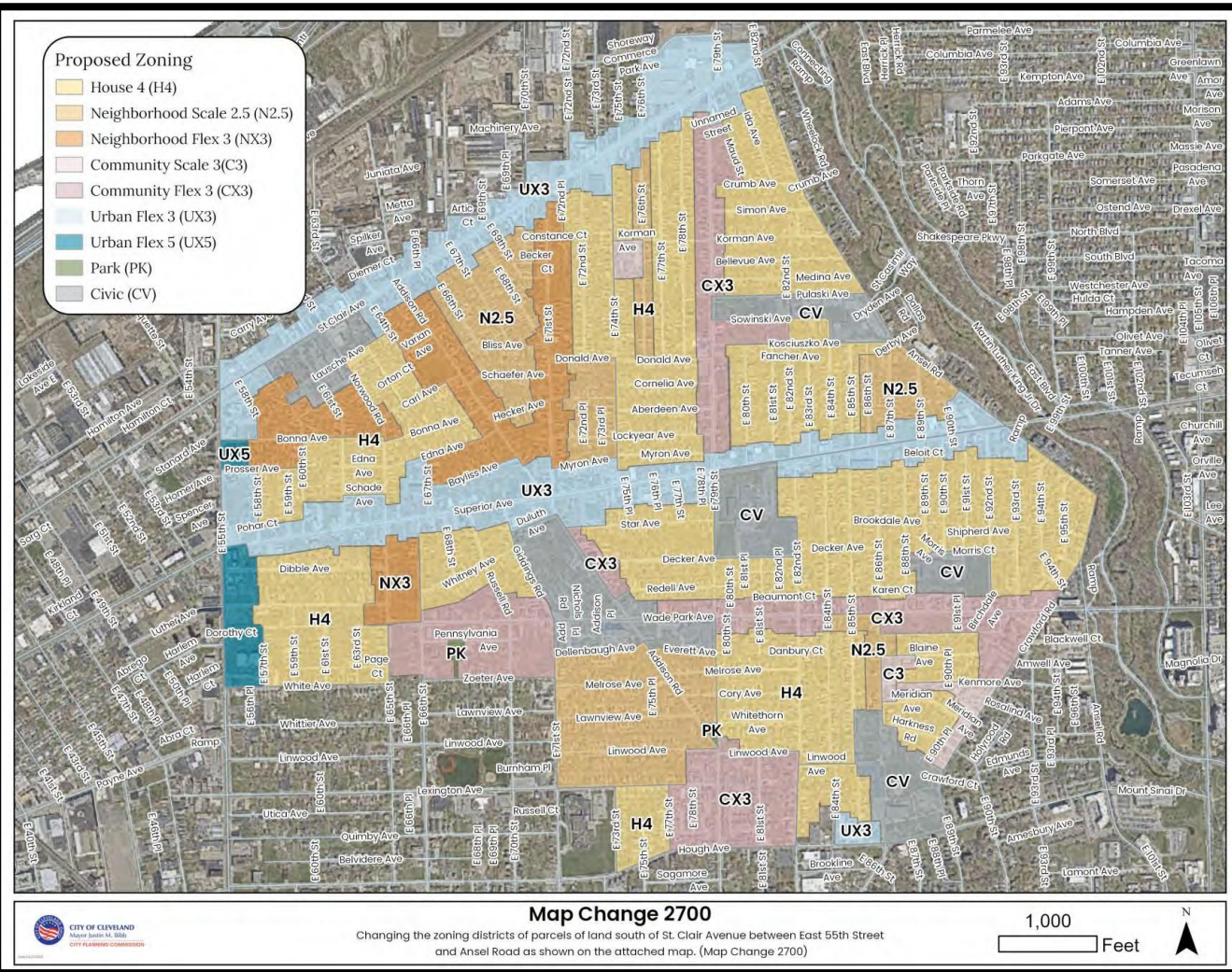
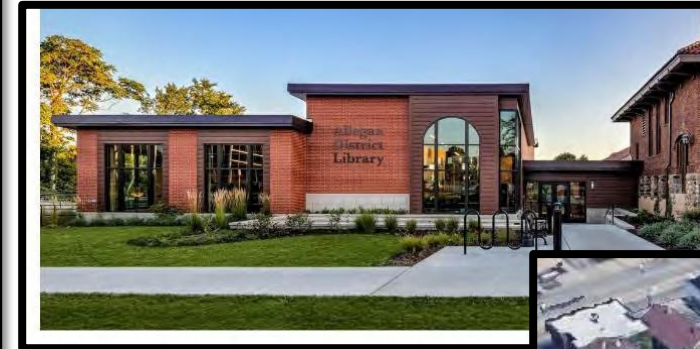
Proposed Zoning

- House 4 (H4)
- Neighborhood Scale 2.5 (N2.5)
- Neighborhood Flex 3 (NX3)
- Community Scale 3(C3)
- Community Flex 3 (CX3)
- Urban Flex 3 (UX3)
- Urban Flex 5 (UX5)
- Park (PK)
- Civic (CV)



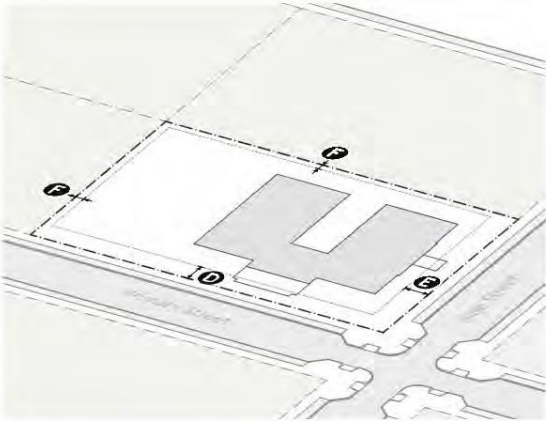
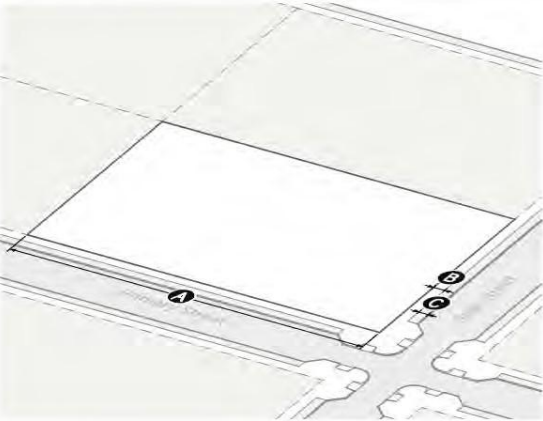
Civic (CV)

- Existing Institutions/amenities
- Special land use context (place of worship, assisted/group living, schools)



Civic: Intended to accommodate civic and institutional uses that serve the surrounding neighborhoods and produce activities that do not readily assimilate into other zoning districts.

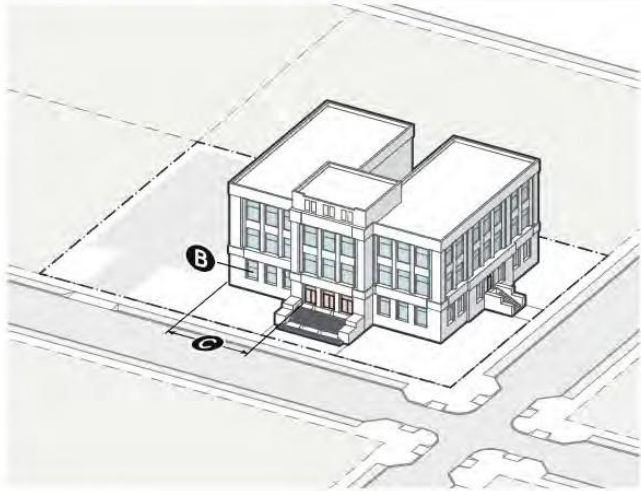
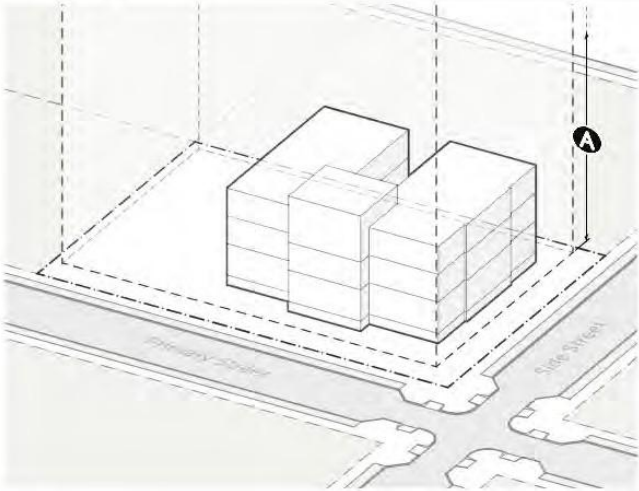
A. SITE



1. Size	2.2.2
A Width (min)	60'
2. Dwelling Units	2.2.3
Max per site	Not allowed
3. Amenity	2.2.4
Outdoor amenity space (min)	n/a
4. Walls & Fences	2.2.5
Front yard height (max)	Type C4 6'
Side street yard height (max)	Type C4 6'
Side/rear yard height (max)	Type C6 8'
5. Streetscape	2.2.6
B Pedestrian zone (min)	6'
C Furniture zone (min)	6'
Planting strip type	Tree lawn/ Raised curb planter
Trees in planting strip	Required (2.2.6(F))

6. Setbacks	2.2.7
D Primary street boundary line (min)	5'
E Side street boundary line (min)	3'
F Rear/side boundary line (min)	5'
Alley boundary line	3' or 20' min
7. Transitions	2.2.8
Setback from transition boundary line (min)	10'
8. Street Build-Out	2.2.9
Primary street (min)	n/a
Side street (min)	n/a
9. Parking Location	2.2.10
No parking between the building and the street	

B. MASSING



1. Building	2.2.11
A Height (max stories/feet)	n/a
Width (max)	n/a
Active depth (min)	n/a
2. Story Height	2.2.12
Ground story height (min)	n/a
Ground floor elevation (min/max)	n/a

	Primary St.	Side St.
3. Windows	2.2.13	
B Ground story (min)	20%	n/a
Upper story (min)	n/a	n/a
Blank wall width (max)	n/a	n/a
4. Doors	2.2.14	
C Street-facing entry spacing (max)	200'	n/a

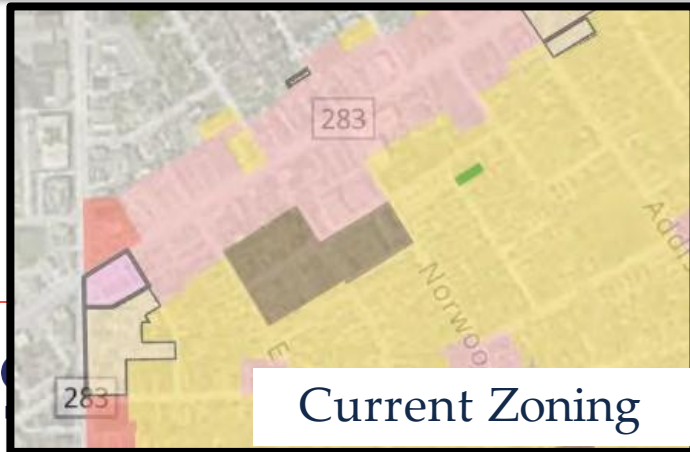


Proposed Zoning

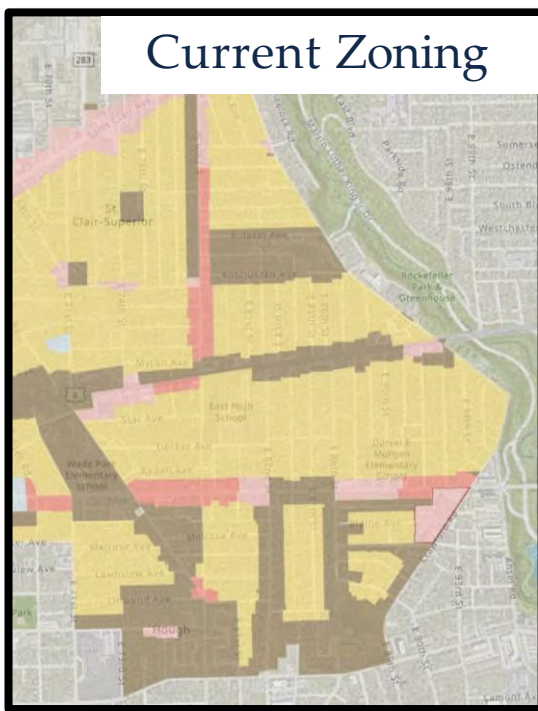
- Civic (CV)
- Park (PK)
- House 4 (H4)
- Neighborhood Scale 2.5 (N2.5)
- Neighborhood Flex 3 (NX3)
- Community Scale 3 (C3)
- Community Flex 3 (CX3)
- Urban Flex 3 (UX3)
- Urban Flex 5 (UX5)

The map shows a city street grid with various colored areas representing different zoning types. A red box highlights a specific area, and a red diagonal line crosses through the bottom right corner. The text 'H4' is visible in the bottom right corner of the map area.

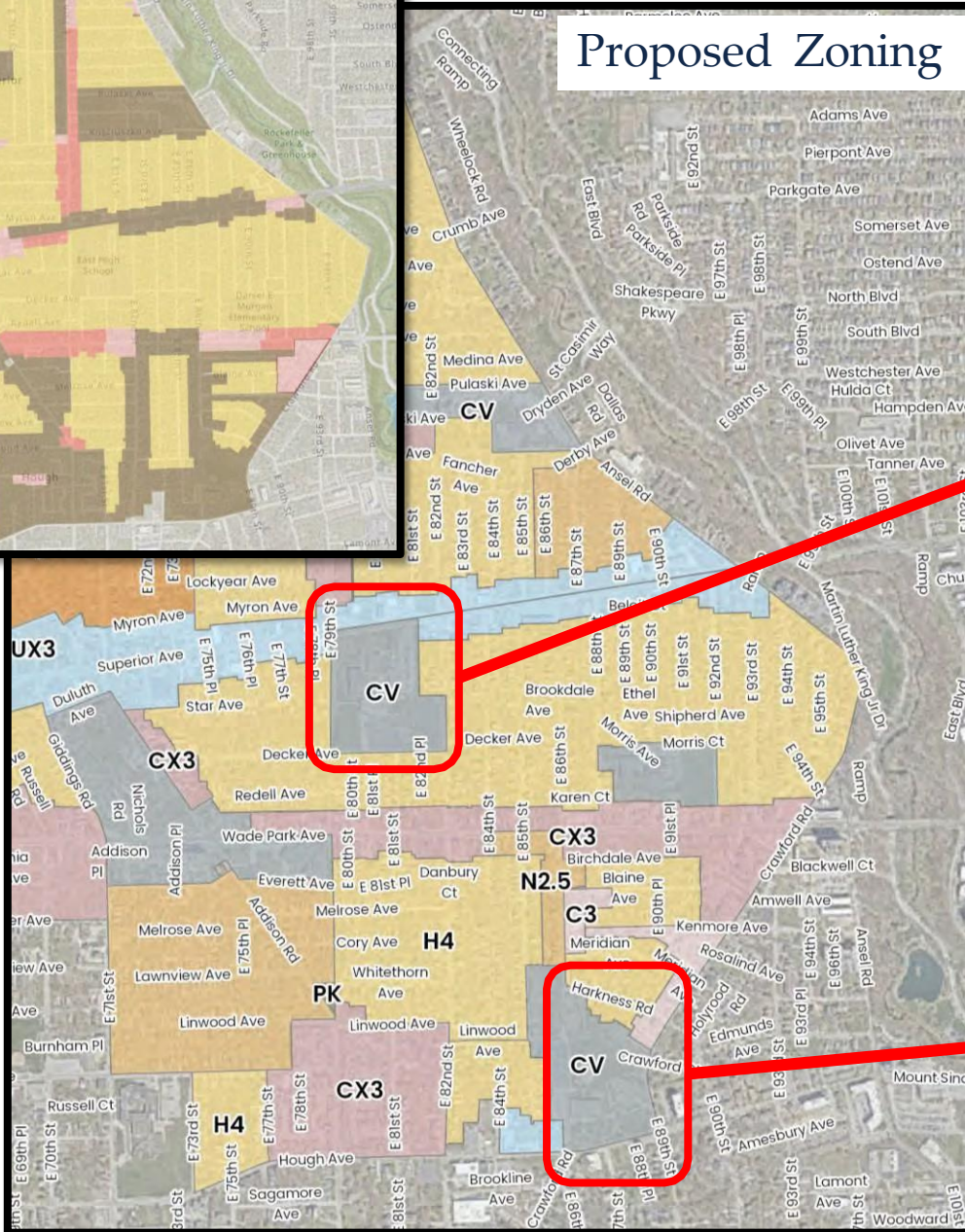
-
- Proposed Zoning**
- Civic (CV)
 - Park (PK)
 - House 4 (H4)
 - Neighborhood Scale 2.5 (N2.5)
 - Neighborhood Flex 3 (NX3)
 - Community Scale 3 (C3)
 - Community Flex 3 (CX3)
 - Urban Flex 3 (UX3)
 - Urban Flex 5 (UX5)
- The map shows a city street grid with various colored areas representing different zoning types. A red box highlights a specific area, and a red diagonal line crosses through the bottom right corner. The text 'H4' is visible in the bottom right corner of the map area.



Current Zoning



Proposed Zoning

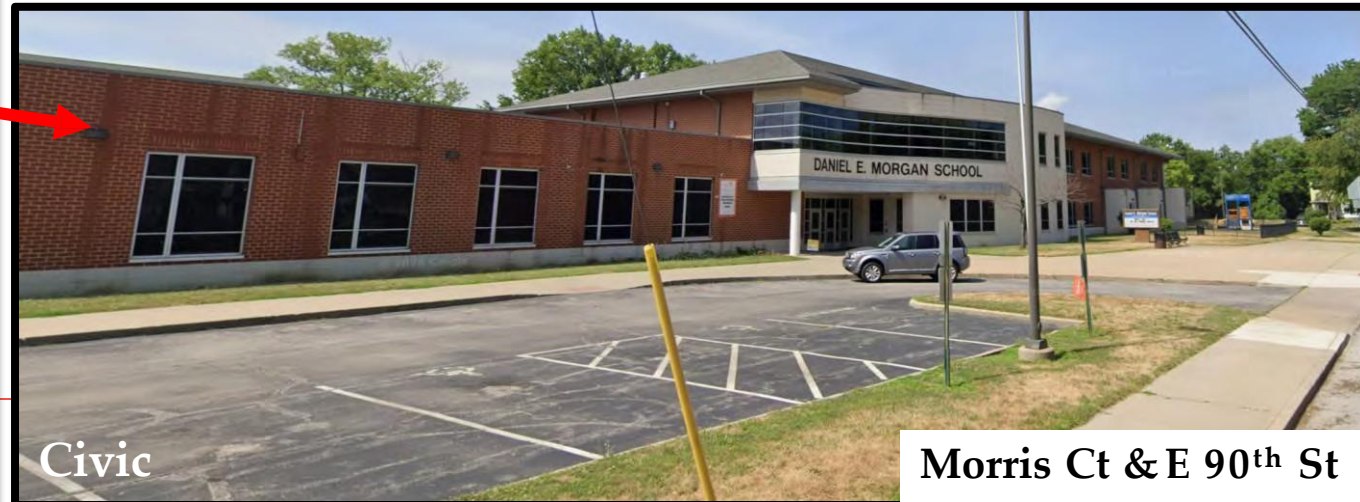


E 79th St & Superior Ave



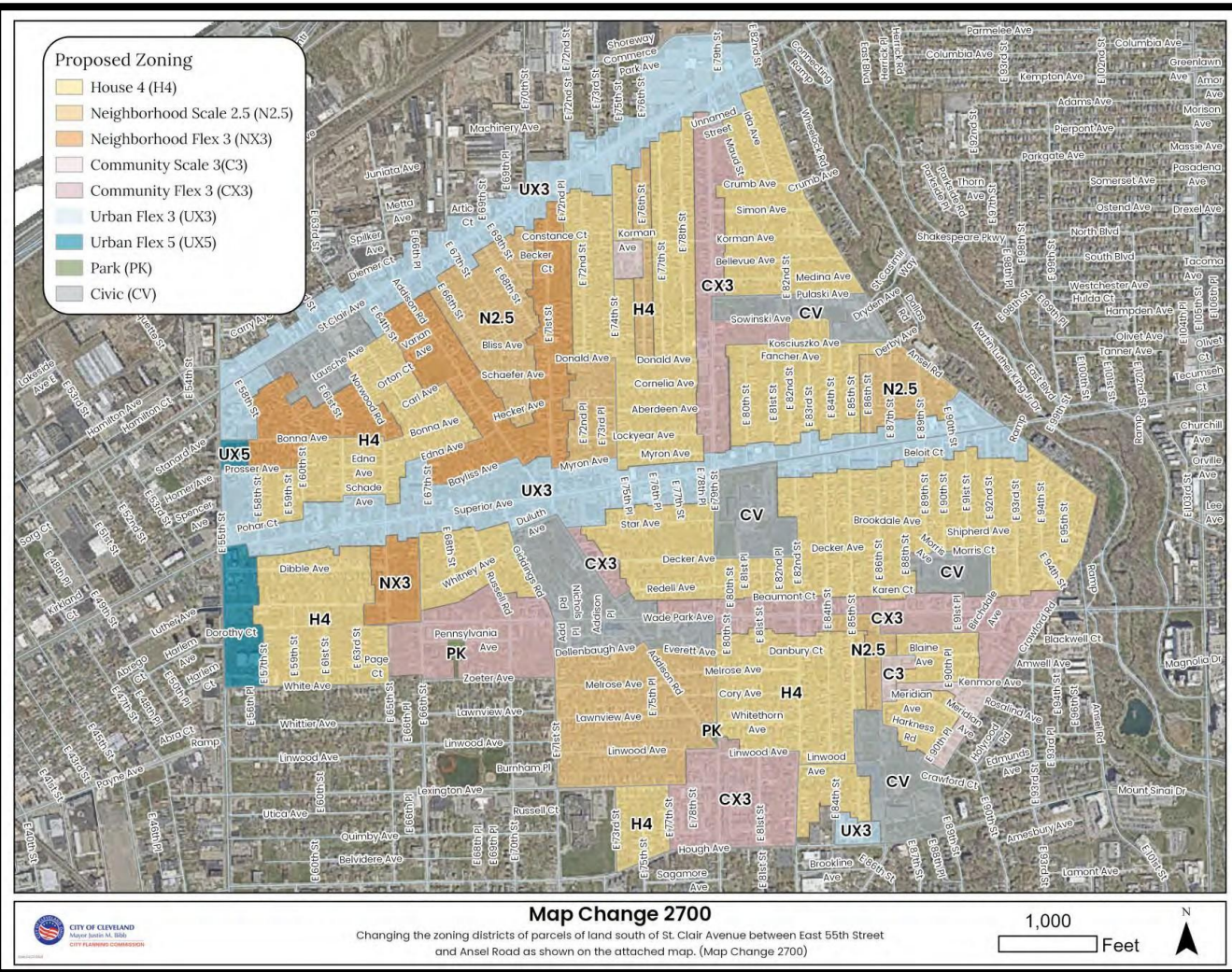
Current Zoning

Proposed Zoning



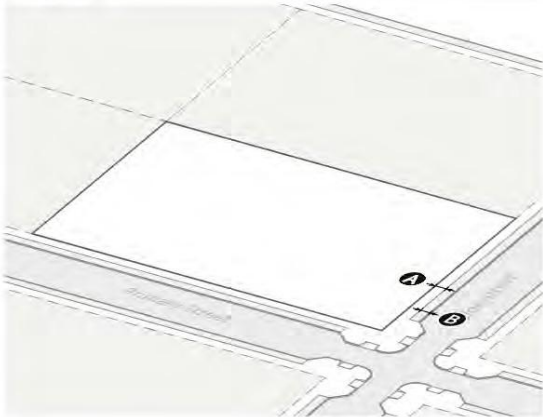
Park (PK)

- Existing Parks/Amenities

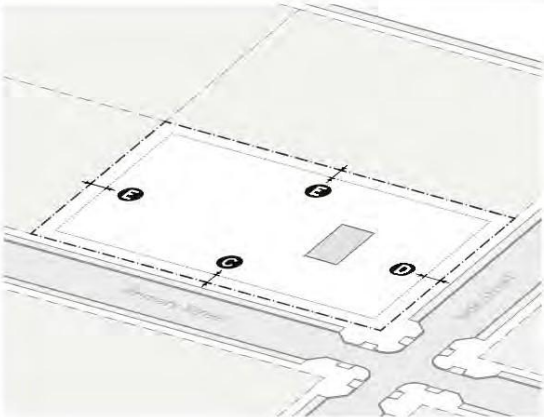


Park: Intended to create, preserve and enhance parkland to meet the active and recreational needs of the City. Intended to provide for both improved and unimproved parkland. Activities may include, but are not limited to, structures or other active, player-oriented facilities such as playgrounds, recreational fields, ballfields, sport courts, dog parks and associated accessory facilities such as parking areas and restrooms.

A. SITE

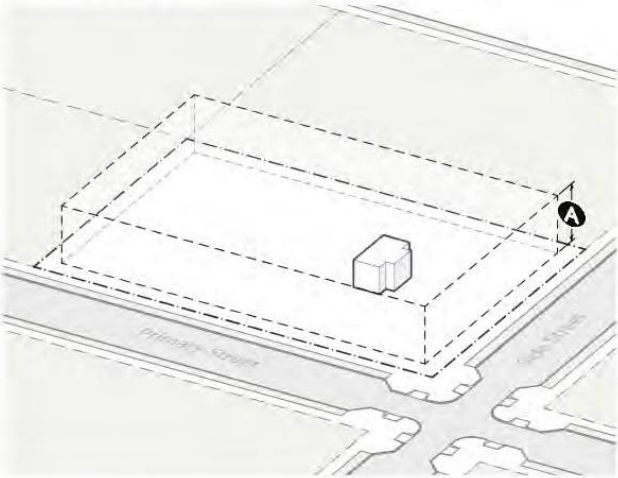


1. Size	2.2.2
Width (min)	n/a
2. Dwelling Units	2.2.3
Max per site	Not allowed
3. Amenity	2.2.4
Outdoor amenity space (min)	n/a
4. Walls & Fences	2.2.5
Front yard height (max)	Type C4 6'
Side street yard height (max)	Type C4 6'
Side/rear yard height (max)	Type C6 8'
5. Streetscape	2.2.6
A Pedestrian zone (min)	6'
B Furniture zone (min)	6'
Planting strip type	Tree lawn/ Raised curb planter
Trees in planting strip	Required (2.2.6(F))

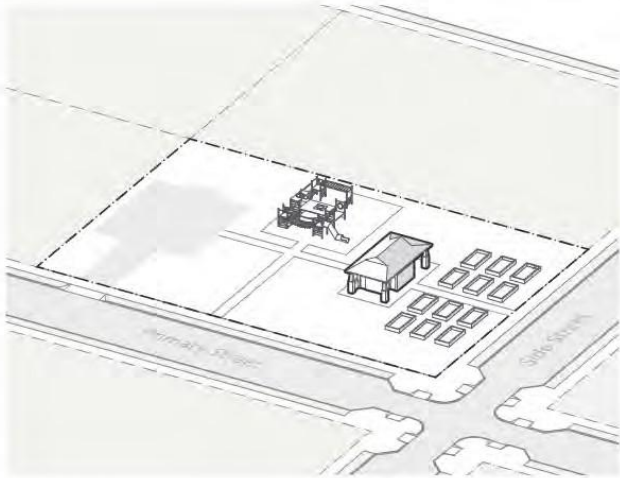


6. Setbacks	2.2.7
C Primary street boundary line (min)	10'
D Side street boundary line (min)	10'
E Rear/side boundary line (min)	10'
Alley boundary line	3' or 20' min
7. Transitions	2.2.8
Setback from transition boundary line (min)	n/a
8. Street Build-Out	2.2.9
Primary street (min)	n/a
Side street (min)	n/a
9. Parking Location	2.2.10
No parking between the building and the street	

B. MASSING



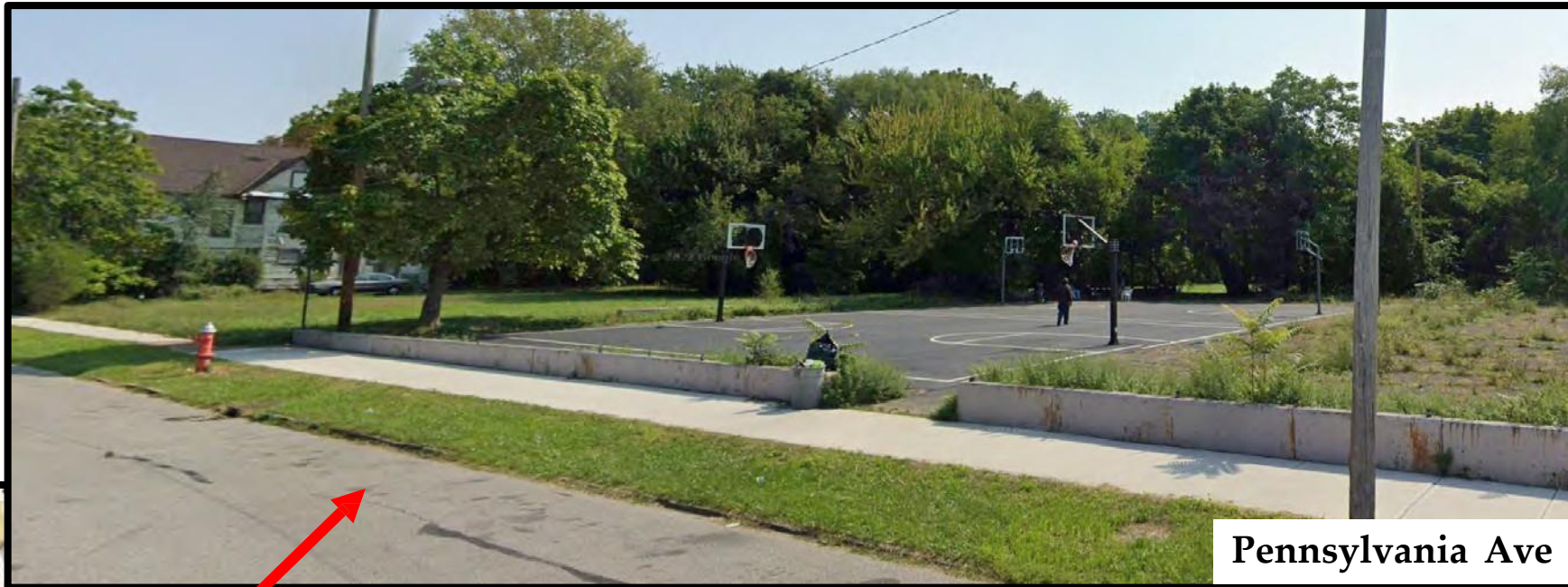
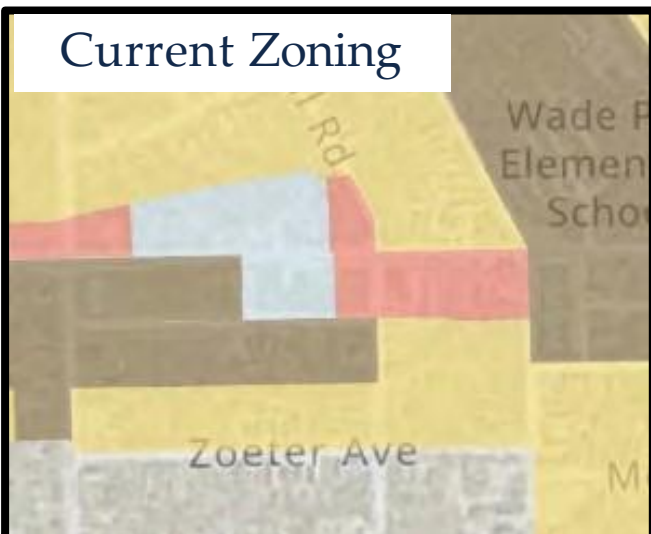
1. Building	2.2.11
A Height (max)	32'
Width (max)	n/a
Active depth (min)	n/a
2. Story Height	2.2.12
Ground story height (min)	n/a
Ground floor elevation (min/max)	n/a



	Primary St.	Side St.
3. Windows	2.2.13	
Ground story (min)	n/a	n/a
Upper story (min)	n/a	n/a
Blank wall width (max)	n/a	n/a
4. Doors	2.2.14	
Street-facing entry spacing (max)	n/a	n/a

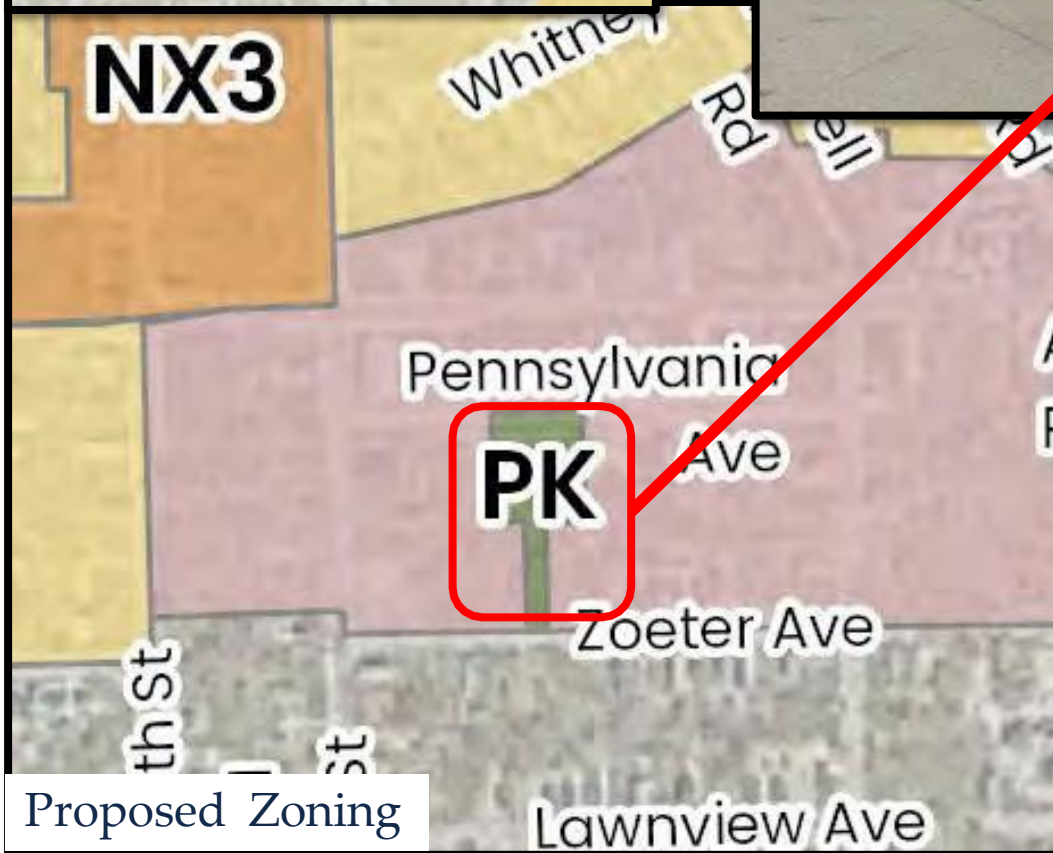


Current Zoning

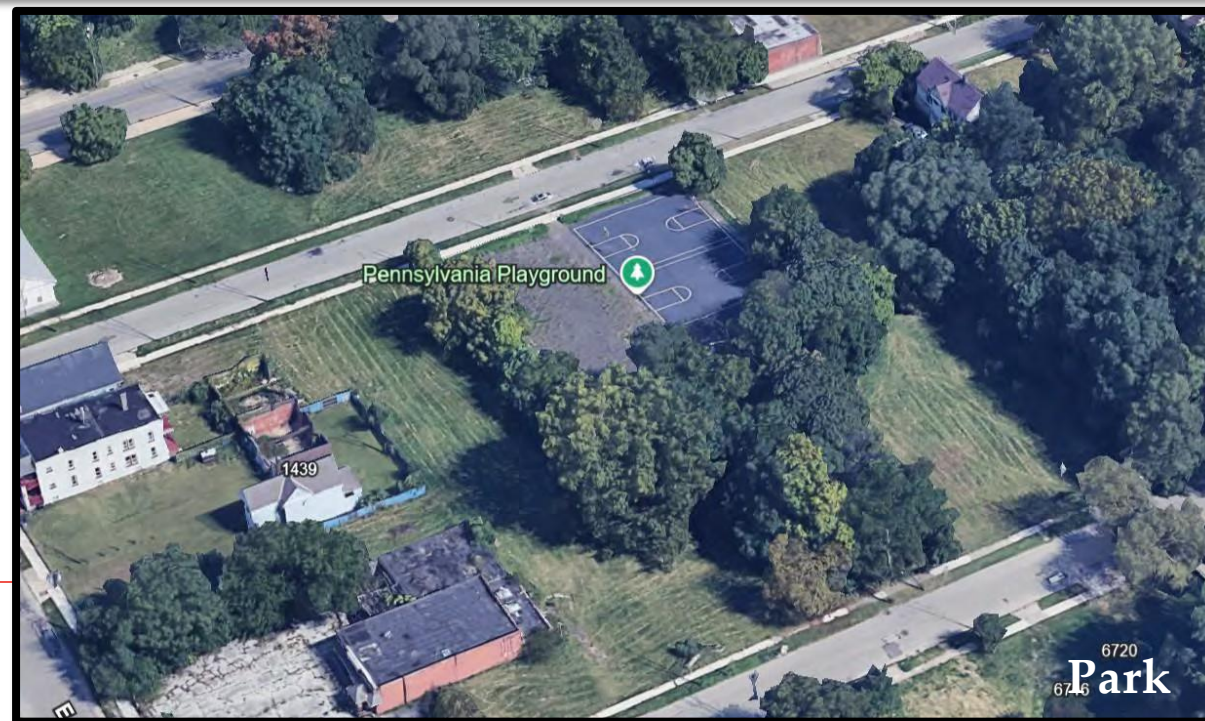


Pennsylvania Ave

NX3



Proposed Zoning



6720
Park
6746

